

## Notice of Meeting

### Planning Committee

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

**Thursday 13 February 2020, 7.30 - 9.30 pm**  
**Time Square, Market Street, Bracknell, RG12 1JD**



### Agenda

Item	Description	Page
1.	<b>Apologies for Absence</b>	
	To receive apologies for absence.	
2.	<b>Minutes</b>	3 - 4
	To approve as a correct record the minutes of the meeting of the Committee held on 16 January 2020.	
3.	<b>Declarations of Interest</b>	
	<p>Members are asked to declare any disclosable pecuniary or affected interests in respect of any matter to be considered at this meeting.</p> <p>Any Member with a Disclosable Pecuniary Interest in a matter should withdraw from the meeting when the matter is under consideration and should notify the Democratic Services Officer in attendance that they are withdrawing as they have such an interest. If the Disclosable Pecuniary Interest is not entered on the register of Members interests the Monitoring Officer must be notified of the interest within 28 days.</p> <p>Any Member with an Affected Interest in a matter must disclose the interest to the meeting. There is no requirement to withdraw from the meeting when the interest is only an affected interest, but the Monitoring Officer should be notified of the interest, if not previously notified of it, within 28 days of the meeting.</p>	
4.	<b>Urgent Items of Business</b>	
	Any other items which, pursuant to Section 100B(4)(b) of the Local Government Act 1972, the Chairman decides are urgent.	

### Planning Applications

(Head of 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**

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5.	<b>PS 19-00343-FUL Moat Farm, Winkfield Lane, Winkfield, Windsor, Berkshire SL4 4SR</b>	9 - 34
	Erection of 12 dwellings with parking, access, and landscaping following demolition of existing buildings.	
6.	<b>PS 17-00754-FUL Land to Rear of 92 College Road, Sandhurst, Berkshire GU47 0QZ</b>	35 - 56
	Erection of 5no. apartments, associated car port and parking and creation of new access off Academy Place.	
7.	<b>18-00845-FUL Royal County of Berkshire Racquet and Health Club, Nine Mile Ride, Bracknell, Berkshire RG12 7PB</b>	57 - 64
	Installation of 8no. floodlights on 8m high columns to illuminate three outdoor tennis courts.	
8.	<b>19-00964-FUL 31 Reeds Hill, Bracknell, Berkshire RG12 7LJ</b>	65 - 72
	Erection of shed to rear of property (part retrospective).	
9.	<b>19-00964-FUL 14 Burnt House Gardens, Warfield, Bracknell, Berkshire RG42 3XY</b>	73 - 80
	Erection of single storey rear extension with rooflight following demolition of existing conservatory.	
10.	<b>19-009913 - Millins Close, Owlsmoor, Sandhurst, Berkshire</b>	81 - 88
	Conversion of existing grassed areas into 13 no. additional parking spaces	

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

Published: 3 February 2020

### **EMERGENCY EVACUATION INSTRUCTIONS**

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**PLANNING COMMITTEE  
16 JANUARY 2020  
7.30 - 8.20 PM**

**Present:**

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Dr Barnard, Bhandari, D Birch, Gbadebo, Green, Mrs Hayes MBE, Heydon, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Mossom, Parker and Virgo

**Apologies for absence were received from:**

Councillors Angell, Brown and Skinner

**Also Present:**

Councillors Ms Gaw

**63. Minutes**

**RESOLVED** that the minutes of the meeting of the Committee held on 16 December 2019 be approved as a correct record and signed by the Chairman.

**64. Declarations of Interest**

There were no declarations of interest.

**65. Urgent Items of Business**

There were no urgent items of business.

**66. 19-00832-FUL Clare Cottage, Winkfield Street, Winkfield, Windsor, Berkshire SL4 4SW**

**Erection of a detached car port and storage outbuilding.**

A site visit had been held on Saturday, 11 January 2020, which had been attended by Councillors Bhandari, Brossard, Brown, Dudley, Green, Mrs McKenzie, Mrs McKenzie-Boyle, Mossom and Virgo.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Winkfield Parish Council.
- The one letter of support that had been received from the occupants of the neighbouring property.

**RESOLVED** that the application is **REFUSED** for the following reason:-

01. The proposed erection of a detached outbuilding is considered to be inappropriate development within the Green Belt which by definition is harmful. The proposed development is therefore contrary to Policy CS9 of the Core Strategy Development Plan Document, 'Saved' Policies GB1 and EN8 of

the Bracknell Forest Borough Local Plan and the National Planning Policy Framework.

**CHAIRMAN**

**PLEASE NOTE PLANS FOR ALL OF THE APPLICATIONS ON THIS  
AGENDA CAN BE FOUND ON OUR WEBSITE  
[www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)**

**PLANNING COMMITTEE  
13th February 2020**

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

		<b>Case Officer</b>	<b>Reporting Officer</b>
5	<p>19/00343/FUL Moat Farm Winkfield Lane Winkfield (Winkfield And Cranbourne Ward) Erection of 12 dwellings with parking, access, and landscaping following demolition of existing buildings. Recommendation: Approve Subject To The Completion Of Planning Obligation(s).</p>	Margaret McEvit	Martin Bourne
6	<p>17/00754/FUL Land To R/O 92 College Road College Town Sandhurst (College Town Ward) Erection of 5no. apartments, associated car port and parking and creation of new access off Academy Place. Recommendation:</p>	Sarah Fryer	Basia Polnik
7	<p>18/00845/FUL Royal County Of Berkshire Racquet and Health Club Nine Mile Ride Bracknell (Hanworth Ward) Installation of 8no. floodlights on 8m high columns to illuminate three outdoor tennis courts. Recommendation: Approve.</p>	Olivia Jones	Basia Polnik
8	<p>19/00751/FUL 31 Reeds Hill Bracknell Berkshire (Old Bracknell Ward) Erection of shed to rear of property (Part Retrospective). Recommendation: Approve.</p>	Edgar Starmes	Basia Polnik
9	<p>19/00964/FUL 14 Burnt House Gardens Warfield Bracknell (Warfield Harvest Ride Ward) Erection of single storey rear extension with</p>	Edgar Starmes	Basia Polnik

rooflight following demolition of existing conservatory.

Recommendation: Approve.

- |    |   |               |              |
|----|---|---------------|--------------|
| 10 | 19/00991/3<br>Millins Close Owlsmoor Sandhurst<br>(Owlsmoor Ward)<br>Conversion of existing grassed areas into 13 no.<br>additional parking spaces.<br>Recommendation: Approve. | Helen Maynard | Basia Polnik |
|----|---|---------------|--------------|

### Background Papers

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

## **PLANNING COMMITTEE - POLICY REFERENCES**

Key to abbreviations used in the following planning reports.

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

SPG Supplementary Planning Guidance  
SPD Supplementary Planning Document

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

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

## **SITE LOCATION PLAN**

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

## **THE HUMAN RIGHTS ACT 1998**

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

Those rights include:-

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

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

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

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

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

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

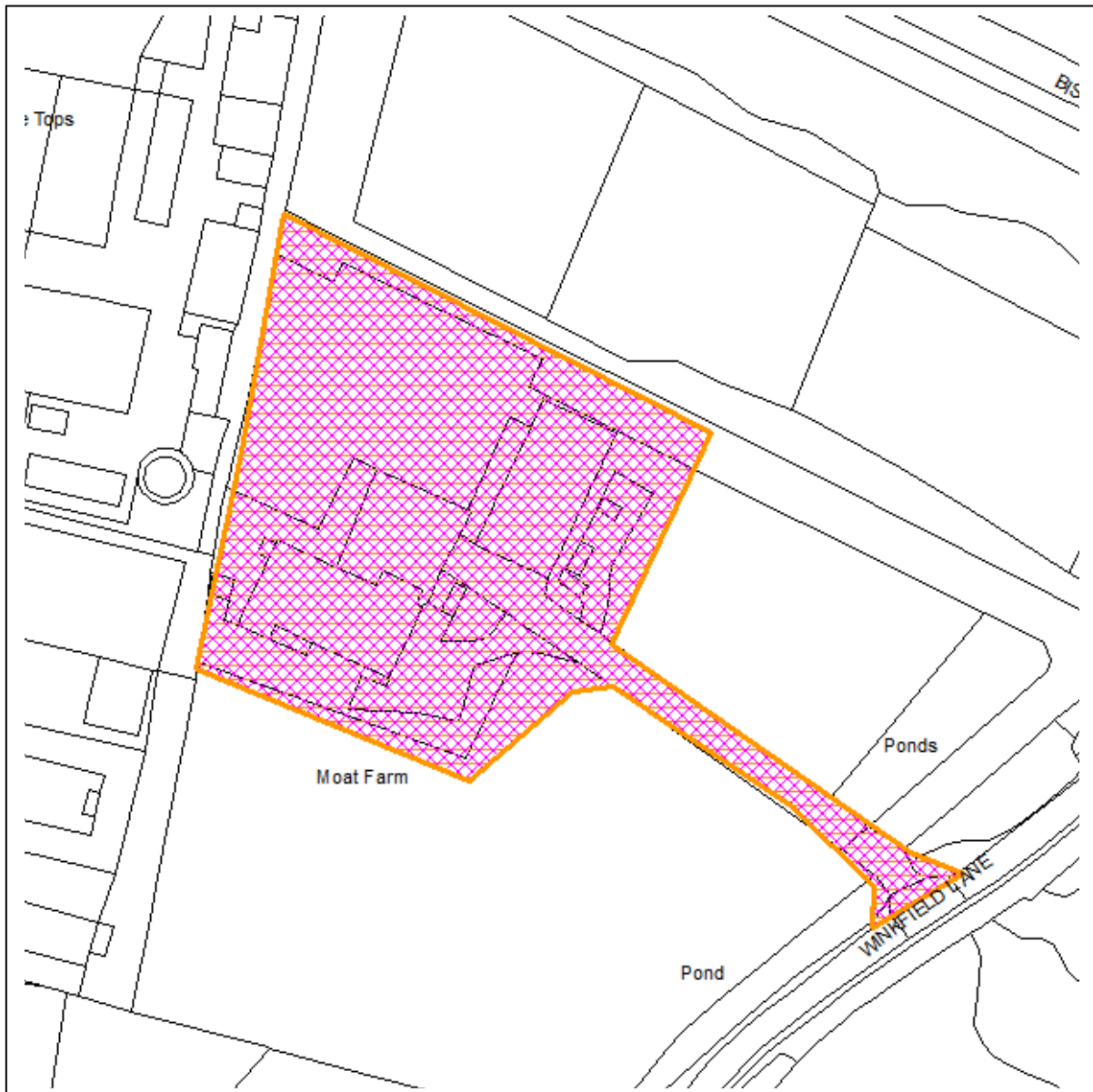
The Human Rights Act will not be specifically referred to elsewhere [in the Agenda] beyond this general statement, unless there are exceptional circumstances which require a more

detailed consideration of any Convention Rights affected.



<b>Unrestricted Report</b>			
<b>ITEM NO: 05</b>			
Application No. <b>19/00343/FUL</b>	Ward: Winkfield And Cranbourne	Date Registered: 11 April 2019	Target Decision Date: 11 July 2019
Site Address: <b>Moat Farm Winkfield Lane Winkfield Windsor Berkshire SL4 4SR</b>			
Proposal: <b>Erection of 12 dwellings with parking, access, and landscaping following demolition of existing buildings.</b>			
Applicant: Mr Richard Barter			
Agent: (There is no agent for this application)			
Case Officer: Margaret McEvit, 01344 352000 <a href="mailto:Development.control@bracknell-forest.gov.uk">Development.control@bracknell-forest.gov.uk</a>			

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



## **OFFICER REPORT**

### **1. SUMMARY**

- 1.1 The proposal is for the demolition of the existing buildings on site and the erection of 12 dwellings with parking, access from Winkfield Lane and landscaping. The site currently contains two large, I barns and extensive areas of hardstanding currently used in connection with its the use of the site as a B2 (industrial) use as a 4-wheel drive and car repair and service centre.
- 1.2 The site is located outside of a settlement area within the Green Belt and the proposed development would be carried out on previously developed land (PDL). The proposed dwellings will be sited on the footprint of the existing buildings and hardstanding on the site. The footprint and volume of the development would be reduced when compared to the existing buildings on site and while the average height of buildings on the site would increase slightly from 4.67m to 4.85m, the majority of dwellings would be lower in height than the existing buildings and the scale of proposed buildings would be reduced. The distribution of development across the site will result in a less intensive form of development that will not have a greater impact on the openness of the Green Belt than existing development. The site is well screened by existing mature trees and landscaping and is set back from Winkfield Lane. The design and layout of the proposed development is considered to be appropriate to the rural location.

<b>RECOMMENDATION</b>
Planning permission be granted subject to the completion of a S106 and subject to conditions in Section 11 of this report

### **2. REASON FOR REPORTING APPLICATION TO COMMITTEE**

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

### **3. PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
Within Green Belt
Maidens Green Local Wildlife Site (LWS) adjacent to site
The existing access road crosses a Scheduled Ancient Monument, the medieval moated site at Winkfield Lane.

- 3.1 Moat Farm is a site within rural surroundings that is accessed from Winkfield Lane. It is currently operated as Nick Kerner 4 Wheel Drive, a commercial business specialising in the servicing and repairing of Land Rovers.

- 3.2 The property consists of two principal buildings sited around an area of hardstanding located within the northwestern corner, with the remainder of the site being undeveloped meadow. The building to the south of the parking area consists of workshops and ancillary offices associated with the business. The hardstanding consists of various areas of parking for staff and customers as well as area for the parking of 4x4s, horseboxes and trailers that are being serviced and repaired at the site. The hardstanding also provides areas for

access to these spaces and the agricultural barn to the east.

- 3.3 The property is heavily screened from the carriageway of Winkfield Lane by a linear row of large (unprotected) trees and other planting. The front of the site and the land on the opposite side of Winkfield Lane to the immediate east forms a Scheduled Monument known as the 'Moated site at Winkfield Lane'.

#### **4. RELEVANT SITE HISTORY**

624330

Retrospective application for the change of use of agricultural building to repair and maintenance of agricultural tractors and machinery and Landrovers. Retention of 2.4m high boundary fence.  
Approved (1998)

00/00369/FUL

Continued use of land and building for repair and maintenance of agricultural tractors, machinery and Landrovers with ancillary parking.  
Approved (2000)

01/00491/FUL

Section 73 application to allow the permanent use of land and buildings for the repair and maintenance of agricultural tractors, machinery and cars, without compliance with condition 08 of 00/00369/FUL.  
Approved (2001)

08/00685/FUL

Use of buildings for the repair and maintenance of agricultural tractors, agricultural machinery, 4 wheel drives and cars together with provision of MOT testing centre and associated parking. Refused (2008)

15/00787/LDC

Application for a certificate of lawfulness for the continued use of land and buildings with B2, B8 and A1 use. Refused (2016)

18/00063/FUL

Change of use from barn to general industrial use (Class B2).  
Approved (2018)

#### **5. THE PROPOSAL**

5.1 This full application proposes the removal of existing buildings and areas of hardstanding and the erection of 12 dwellings. T

5.2 The existing access to Winkfield Lane would be retained. The dwellings are shown as 4no detached houses and 2no terraces each containing 4 houses. Parking barns are provided to serve the terraces with garages provided for the detached houses. The houses in the terrace forming plots 1-4 are brick built with dropped eaves, dormer windows on the front elevations and tile hanging. Plots 5 and 6 include timber cladding and hipped roofs, with plot 7 partially timbered with brickwork. The terrace including plots 8-11 is a combination of brick built and a timber clad unit, with dormers on the front elevation and dropped eaves. Plot 12 is a brick-built detached two-storey dwelling with accommodation

within the roof. A terrace is provided on the rear elevation at first floor level over the kitchen.

5.3 Parking barns and garages are shown as timber clad with tiled roofs.

5.4 As at present access to the site will be from Winkfield Lane, using the existing access point. Some changes are proposed to the access road to allow it to curve to the right approaching the dwellings.

5.5 The application has been amended in the course of its consideration primarily to alter the design and siting of the proposed houses.

## **6. REPRESENTATIONS RECEIVED**

### Parish Council:

6.1 Objects to the application on the following grounds:

- Maidens Green crossroads close to the site is a recognised dangerous highways situation. Future development should aim to ameliorate the dangers of this crossroad.
- The nearest school is 2 miles from the site with no suitable pedestrian or public access arrangements.
- No public transport serves the site.
- There is currently no doctors' surgery in Winkfield.
- The development will place additional burden on an inadequate and overloaded sewerage and drainage system.
- The traffic movements referred to in supporting documents are not considered to be accurate. Traffic movements of 150 per day would be expected. Currently the site produces 15-20 movements per day.
- The business currently operating on the site plays an important economic role which is appropriate for the Green Belt location.
- The site is adjacent to a wildlife heritage site so the proposal is contrary to policy EN9 of the BFBLP.
- The proposals are contrary to Green Belt policy with no exceptional circumstances. The application is harmful to the character of the Maidens Green settlement.

### Other representations:

6.2 A total of 42 letters of representation objecting to the application have been received from 28 addresses. One letter in support of the application has also been received from the current occupier of the site stating that the current site is not appropriate for expansion of the use and he would like to relocate his business to more suitable premises in the area.

The representations raise the following planning considerations:

- Scale of development is inappropriate and is out of character and scale to the small settlement of Maidens Green. The development will increase the number of dwellings in Maidens Green by over 40%
- Development will have an urbanising effect on the village.
- Proposal is contrary to the emerging Winkfield Neighbourhood Plan. The Plan supports small, brownfield development sites within or adjacent to settlement boundaries.
- Proposal is not sustainable. Maidens Green has no shops or public transport

- Harm to local wildlife
- Current use of the site provides a local amenity. The use of the site does not detract from the openness of the Green Belt. The loss of local amenities to housing will change the character of Maidens Green
- Site is sensitive due to the presence of the ancient monument, The Moat
- The site currently contains temporary buildings. The replacement with houses will change the character of the site.
- Proposal is contrary to green Belt policy with no evidence of very special circumstances
- Openness of the Green Belt is not related to the relative attractiveness of buildings on the site. The large barn like structures on the site are part of the Green Belt landscape. Replacing them with residential dwellings will have an urbanising effect.
- Site will be visible, especially in winter and more intrusive in terms of light and noise pollution.
- Proposed traffic movements are inaccurate. Due to the lack of local facilities and services movements will be significantly higher. Traffic movements will be increased all day rather than the set times of the current use of the site.
- BF can demonstrate a 5 year supply of land for housing so housing development in the Green Belt is unjustifiable.
- Drains in the area cannot accommodate the level of development
- Winkfield Lane/Church Rd crossroad has been the subject of several accidents. Increased traffic from this site would increase highway dangers.
- Site is a wildlife heritage site (Comment. *The site is adjacent to the WHS but not included within it.*)
- Little demand in the area for housing
- Current use of the site appears to have been an attempt to manipulate the planning system to permit a residential development of the site.
- Inclusion of hardstanding within calculations of existing levels of development on the site is inappropriate as these areas are not visible from outside the site.
- Remaining paddock areas should be made available for public use.
- The area suffers from flooding and the site has no mains drainage.
- Style of houses is inappropriate in this area.
- Concerns over possible ground contamination requiring ground clearing and the impact on local ecology.

## 7. SUMMARY OF CONSULTATION RESPONSES

### 7.1 Winkfield Parish Council

-Maidens Green crossroads are recognised as being the site of several traffic incidents including fatal accidents. Development should aim to ameliorate dangers and any extra traffic will exacerbate the dangers of this junction.

-The nearest school is approximately 2 miles from the site with no suitable pedestrian or public access arrangements.

-Site is not accessible to public transport.

-There is currently no doctors' surgery in Winkfield.

-The development will increase the burden on an already inadequate sewerage and drainage system.

-The proposed traffic movements from the site are considered to be inaccurate and to be lower than is likely to be the case.

-The site plays an important economic role appropriate for the Green Belt.

Highway Officer

### Access

- 7.2 It is proposed to utilise the existing access, and the applicant's Transport Statement notes that visibility splays of 2.4m by 90m could be achieved. This exceeds the requirements for a 30mph speed limit road. Visibility splays would not require the loss of any trees/hedgerow along the site frontage, and the Highway Authority maintains a metre-wide verge along this ancient highway, which assists in protecting visibility splays.
- 7.3 The access road is 3.8m wide which would enable two cars to pass. This would provide adequate access for refuse vehicles to enter the site.
- 7.4 There are no footways around the existing access, and a footway return should be provided on at least one side of the access to reduce pedestrian conflict. Also, there is no footway on the western side of Winkfield Lane along the site frontage, and pedestrian dropped kerbs should be provided to enable pedestrians to cross to the continuous footway on the eastern side of Winkfield Lane to enhance pedestrian accessibility.
- 7.5 The revised site layout includes a turning head at the end of the cul-de-sac, and the layout and dimensions are in line with the Council's Highways Guide for Development, and would enable a refuse to access and turn within the site.
- 7.6 The Highway Authority would not seek to adopt roads within this estate, as it is a gated cul-de-sac, which does not provide wider public access. The access road and turning areas will need to be constructed to take the weight of a refuse vehicle, should incorporate SUDs, and have suitable levels.
- 7.7 There are no schools, shops, doctor's surgeries etc... within reasonable walking distance (up-to 2km is considered the maximum walking distance). The Oaktree Garden Centre and Stirrups Country House Hotel are within 800m of the site, providing some limited local facilities, which could be accessible on-foot. However, there is limited pedestrian provision to cross at the Maidens Green Crossroads, and the busyness of this junction is likely to further discourage walking. This junction is lit; though generally the area is unlit, which is not conducive to walking at night. The Winning Post (public house/restaurant) is nearby, and could be accessible via Winkfield Lane and Winkfield Street.
- 7.8 The site is within 400m of a bus route along Maidens Green. However, the 162/162a bus services (between Bracknell and Ascot) are limited ranging from hourly services to gaps of an hour and a half, services are limited in the evenings, and there are no Sunday services. Nevertheless, provision for pedestrian facilities within the site layout, and at the access with Winkfield Lane is required to maximise pedestrian accessibility to local facilities and bus services albeit limited. Cycling provides opportunities to reach further afield (up-to 5km is not an unreasonable distance for cycling).

### **Parking**

- 7.9 The Feasibility Layout (Drawing: SK-005) shows 32 parking spaces, and this provision would be in line with the Council's parking standards. The proposed parking includes driveways, courtyards, car ports and garages, and the layout provides spaces which would be accessible by a disabled user. Cycle parking could be accommodated within car ports and garages, or rear cycle stores; and details of cycle parking should be secured via planning condition.

## **Trips**

- 7.10 Twelve dwellings are likely to generate 72 two-way trips per day, including 6 or 7 movements in each peak period. However, a B2 general industrial use of the current site area could generate in the region of 90 movements per day. This is based on TRICs data, which is an accepted approach, rather than a survey of the actual traffic generated by the existing vehicle repairs/servicing. Thus, the proposed development would result in a reduction in trips across the day.
- 7.11 Some local comments consider the residential trips to be under-estimated, and the higher end trip rates for large residential dwellings could give to 86 two-way trips per day, including 8 or 9 movements in each peak period. This would be similar to the 90 trips, which could be generated by 1,056m<sup>2</sup> of a B2 general industrial use, or vehicle repairs/servicing uses.
- 7.12 There are highway safety issues at the nearby Maidens Green Crossroads, and the Highway Authority has introduced some safety improvements, including signs and markings in recent years. Whilst the proposed development would result in a reduction in the number of trips across the day, when compared with existing permitted uses, this junction is on the CIL 123 List. Therefore, if the development is CIL liable, some monies could be available to improve the junction.

## **Historic England**

- 7.13 Relatively few moated sites survive in Berkshire and the example on this site is of particular importance as it survives well and has a good range of features. The monument is now divided by Winkfield Road, and the western arm of the monument is defined by linear ponds along the line of the moat with a grown-out hedgerow external to, and growing within it.
- 7.14 The proposed development is of a scale and design that will have a slight, but acceptable detrimental effect on the setting of Scheduled Monument, however, the proposed tall close boarded fencing along the western edge of the monument will impact upon the setting of the monument and its landscape context, given that the moated site would have been designed to exist in an open landscape related to its high status, and linked to its function as the centre of a rural estate. Given its proximity to the boundary of the monument, there is also the potential for disturbance of in-situ archaeological deposits closely related to the monument.
- 7.15 Paragraph 194 of the National Planning Policy Framework states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from *development within its setting*), should require clear and convincing justification. Also, Paragraph 193 - in that great weight is given to the asset's conservation.
- 7.16 The Historic England position therefore is that whilst the development itself is acceptable, the high close boarded wooden fence on the boundary of the monument (including the gate) would have both an unacceptable visual impact on the landscape setting of the monument, and potentially disturb associated archaeological deposits.

## **Conservation Officer**

- 7.17 The Scheduled Ancient Monument (SM) is primarily located to the east of Winkfield Lane, with only a small section is located to the west of Winkfield Lane. Whilst the proposal

includes part of the SM, there is an existing farm access road crossing the SM at this point and the main body of the development is outside the SM.

- 7.18 The existing buildings on the site do not contribute positively to the setting of the Scheduled Monument and demolition would not harm the setting of the SM.

### SuDS Officer

- 7.19 During the course of the application an Addendum Flood Risk Assessment (FRA) and Drainage Strategy has been submitted. The site is considered to be at risk with regard to surface water flood risk but the Addendum FRA provides a comprehensive strategy for drainage for the site and is considered to be acceptable. No levels details have been provided for the realigned ditches on site, but given the space available there are not considered to be constraints to delivering these ditches and a condition has been included requiring full details of the drainage system to be submitted before development takes place.

### Environmental Health

- 7.20 No objection to the application subject to conditions relating to contamination investigation and mitigation. The application includes phase 1 and phase 2 reports in accordance with part 1 of this condition.

### Berkshire Archaeology

- 7.21 The proposed development will have no direct physical impact on the Scheduled moat and the submitted archaeology assessment concludes that it will not harm the setting of the monument but has the potential to improve its setting by replacing the existing buildings.
- 7.22 Despite the previous development on the site, it retains an archaeological potential by virtue of its size (1.8ha) and the potentially shallow nature of previous impacts. On this basis further archaeological investigation can be secured by condition should the scheme be permitted. This is in accordance with Paragraph 141 of the NPPF which states that local planning authorities should 'require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'

## 8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CP1 of SALP,  CS1 & CS2 of CSDPD	Limited (policy not used in planning application decision-making)  Consistent
Green Belt	CS9 of CSDPD, GB1 of BFBLP,	Consistent
Housing	H5 of BFBLP	Partially out of date but weight can be attached where the policy aligns with the tests of policy GB1.
Design	CS7 of CSDPD, 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.
Trees & Landscaping	CSDPD Policies CS1 & CS7 BFBLP 'Saved' Policies EN1, EN2 & EN20	Consistent (paras. 127 & 170)
Heritage	CSDPD Policies CS1 & CS7	Consistent (paras. 189 to 197)
Drainage	CS1 of CSDPD	Consistent (paras. 163 & 165)
Biodiversity	CSDPD Policies CS1 & CS7 BFBLP 'Saved' Policies EN1, EN2 & EN20	Consistent (paras. 170 & 175)
Noise and Pollution (including Land Contamination)	CSDPD Policy CS1 BFBLP 'Saved' Policy EN25	Consistent (paras. 118, 170, 178 & 180)
Sustainability (Renewable Energy and Water Use)	CSDPD Policies CS10 & 12	Consistent (para. 149)
Archaeology	NPPF (para. 189)	Consistent (para. 189)
Open Space Provision	CSDPD Policy CS8	Consistent (paras. 92 & 97 of the NPPF)
Securing Necessary Infrastructure	CSDPD Policy CS6	Consistent (para. 54 to 56, 92 and 94)
<b>Supplementary Planning Documents (SPD)</b>		
Parking standards SPD Planning Obligations SPD (2015)		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)		

## 9. PLANNING CONSIDERATIONS

9. 1 The key issues for consideration are:

- i Impact on the Green Belt
- ii Impact on character and appearance of the area
- iii Impact on the scheduled ancient monument

- iv Impact on highway safety
- v impact on local ecology
- vi SuDS
- vii Contamination
- viii Air Quality Assessment
- ix Securing Necessary Infrastructure
- x Community Infrastructure Levy
- xi Sustainability

**i. Impact on the Green Belt**

9.2 The site is located on land outside of a defined settlement and within the Green Belt, as shown on the Bracknell Forest Borough Policies Map (2013). Section 13 of the NPPF contains specific policies relating to development within the Green Belt. Paras. 143-144 set out that inappropriate development is, by definition, harmful to the Green Belt and that the construction of new buildings should, other than with certain exceptions set out in paragraph 145, be regarded as inappropriate in the Green Belt. One of the exceptions listed in paragraph 145 (g) is the 'partial or complete redevelopment of previously developed sites, whether redundant or in continuing use (excluding temporary buildings) which would not have a greater impact on the openness of the Green Belt than the existing development'. The BFBLP and CSDPD are both silent on the redevelopment of previously developed land within the Green Belt. Therefore this application should be assessed under the policies set out in section 13 of the NPPF and, in particular, paragraph 145 .

9.3 Policy CS9 of the Core Strategy and 'Saved' Policy GB1 of the BFBLP set out a presumption against inappropriate development in the Green Belt. 'Saved' Policy GB1 sets out a list of uses that may be permissible in the Green Belt. New dwellings are not included as new buildings that may be permissible within the Green Belt. 'Saved' Policy GB1 also refers to a number of other detailed considerations, such as the scale, form, effect, character and siting. Policy CS9 is considered to be consistent with the NPPF in relation to Green Belt and so significant weight can be afforded to this policy. 'Saved' Policy GB1 is considered to be consistent with the NPPF with regard to restricting the development of new dwellings on greenfield sites. Therefore, significant weight can be attached to this policy and the detailed considerations can be used in the assessment of impact on openness.

9.4 'Saved' Policy H5 of the BFBLP states that outside the defined settlement boundaries the erection of new dwellings will not be permitted except where there is a need for it in connection with an accepted use associated with that location, and where it would cause no harm to the character of the area.

9.5 Para. 145 (g) of the NPPF includes as an exception to the construction of new buildings being considered to be inappropriate in the Green Belt limited infilling or the partial or complete redevelopment of previously developed land whether redundant or in continued use if it would not have a greater impact on the openness of the Green Belt than the existing development.

**Impact on openness**

9.6 The proposed dwellings would be located on the footprint of the existing buildings and hardstanding on the site. The existing buildings are approximately 4.7m in height and will be replaced by dwellings predominantly two storeys in height with plot 12 being a two and a half storey detached dwelling. The proposed dwellings will vary in height with plots 1-4 and 8-11 being 4.3m in height and the 4 detached houses 5.1 and 5.2m in height. Although this represents an increase in average height of approximately 0.2m, the proposed dwellings will be smaller in scale than the existing buildings on the site.

9.7 The footprint and volume of the proposed development would be reduced when compared to the existing buildings on site which would be demolished. The footprint of the existing buildings is 1191 sq.m with the proposed dwellings having a combined footprint of 954 sq.m - a reduction of 19.9%. The volume of development on the site would also be reduced, from 6,223 cubic metres to 6,197 cubic metres, representing a 0.4% reduction in volume. The area of hardstanding on the site would be reduced by 41.6%. The existing buildings are large and bulky but would be replaced by two terraces of houses and 4 detached houses. The distribution of buildings across the previously developed areas of the site in smaller scale buildings will not have a greater impact on the openness of the Green Belt than existing development on the site.

9.8 Buildings will be lower in height than existing buildings and the smaller scale of the proposed houses will result in a less intensive form of development, scattered across the site. Proposed buildings would be screened to some extent by existing trees along the boundaries of the site and there are opportunities to increase soft landscaping within the site. This can be secured by condition. The site is set back from Winkfield Lane down its existing access road and is screened by mature trees along its boundaries. The proposed development would be contained within the existing previously developed area of the site and would result in a reduction on developed footprint and a slight reduction in volume. It is therefore considered that the proposal would not result in a greater impact on the openness of the Green Belt, in comparison to the existing situation and would be acceptable in terms of para. 145 of the NPPF.

## **ii Impact on character and appearance of the area.**

9.9 The site is visually and physically separated from the village of Maiden's Green, with fields to the immediate north and south and houses with livery businesses and associated buildings to the west. It will therefore have little impact on the character of the village. Fields adjacent to the site form part of the Maidens Green Local Wildlife Site (LWS).

9.10 The site falls within the Landscape Character Area C2 (Winkfield and Cranbourne Clay Farmland) of the Bracknell Forest Landscape Character Assessment. This assessment identifies that the presence of rural lanes bordered by trees and deciduous hedges are particularly valued. The proposal does not seek to alter the densely planted frontage of the site facing Winkfield Lane.

9.11 Buildings on the site are former agricultural, metal clad barns. Immediately behind the site to the west are residential properties and livery businesses with buildings related to the equestrian business sited along the western boundary of the site. Within Maidens Green residential properties are predominantly single and two storey residential properties constructed predominantly in red brick with some properties including render and timber details.

9.12 The application has been designed to reflect a large farmhouse (plot 12) with a cluster of subsidiary buildings around it to reflect the form of development that might be found in a rural settlement. The buildings include architectural features found in the area, being brick built with extensive use of timber detail. Roofs are mostly hipped with dropped eaves and dormer windows provided across the eaves. The layout provides for buildings to be erected around a central open area to give a courtyard feel to the development. The development will be viewed from Winkfield Lane down the access road and the layout will allow for limited views of the boundary landscaping between buildings.



9.13 Policy CS7 of the CSDPD requires high quality design for all development within Bracknell Forest with development building on local character and respecting local patterns of development. The proposed development is considered to build on the local rural character in terms of layout, scale and materials.

9.14 Policy EN20 of the BFBLP requires new development to be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials, layout and siting both in itself and in relation to adjoining buildings, spaces and views.





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9.15

Given its acceptability under para 145 of the NPPF, it is not considered that the proposal would adversely affect the character, appearance or function of the land (policy CS9 of the CSDPD refers) and would be acceptable in terms of scale, form, effect, character and siting as required by BFBLP policy GB1.

9.16 The application is considered to comply with policy CS7 and EN20. The application has been amended to provide a form of development that is appropriate in this rural area and considered to be in sympathy with the area in terms of scale, materials and layout.

### **iii Impact on the scheduled ancient monument**

9.17 The front part of the site along Winkfield lane includes part of the Moated Site; a Scheduled Monument. The majority of the Monument is on land separated by Winkfield Lane from the application site.

9.18 Moated sites are a class of medieval monument that are important for the understanding of the distribution of wealth and status in the countryside. Very few of the moated sites remain in Berkshire. And the moated site on Winkfield Lane is of particular importance because it survives well and has a good range of features. The monument is now divided by Winkfield Road, and the western arm of the monument is defined by linear ponds along the line of the moat with a grown-out hedgerow external to and growing within it.

9.19 The proposed development has the potential to have a slight impact on the Scheduled Monument. However the view of both Historic England and the Council's conservation consultant is that the potential for a slight detrimental impact on the setting of the Scheduled Monument is acceptable. The existing buildings on the site are not considered to contribute positively to the setting of the Scheduled Monument and their demolition would not harm its setting. The revised layout with a less formal layout than shown in the original submission would in part contribute to a creeping suburbanisation within the vicinity of the Scheduled Monument but it is considered that the demolition of the existing out of character large scale buildings on site would be an improvement.

9.20 Historic England are of the view that the development itself is acceptable but high close boarded wooden fencing along the boundary of the monument would have an

unacceptable visual impact on the landscape setting of the monument and could potentially disturb associated archaeological deposits. A condition is proposed requiring details of boundary treatments to be submitted for approval prior to occupation of the development. The boundary treatment scheme could include the removal of existing fencing along the site frontage.

#### **Iv Impact on Highway Safety**

##### **Access**

9.21 This residential development would use the existing access to Moat Farm off Winkfield Lane, a local distributor road, which is subject to a 30mph speed limit. There are no parking restrictions.

9.22 The proposed development would use the existing access, and the applicant's Transport Statement notes that visibility splays of 2.4m by 90m could be achieved. This exceeds the requirements for a 30mph speed limit road. Visibility splays would not require the loss of any trees/hedgerow along the site frontage, and the Highway Authority maintains a metre-wide verge along this ancient highway, which assists in protecting visibility splays.

9.23 This existing bell-mouth has circa 5m to 6m radii, leading into a 4.8m wide access road. This would enable two cars to pass at the access and provide suitable access for domestic delivery vehicles. This would provide adequate access for refuse vehicles off Winkfield Lane. The existing access is used by commercial vehicles for access to the existing vehicle repairs/servicing business.

9.24 There are currently no footways around the existing access but a footway return has been provided along one side of the access road to reduce pedestrian conflict. There is no footway on the western side of Winkfield Lane along the site frontage, and pedestrian dropped kerbs should be provided to enable pedestrians to cross to the continuous footway on the eastern side of Winkfield Lane to enhance pedestrian accessibility. The applicant will require an s278 agreement for highway access works.

9.25 Gates are proposed at the access, and these should be set back from the edge of the carriageway of Winkfield Lane a sufficient distance to allow a refuse vehicle to wait in the area. A planning condition is recommended to ensure gates at the access are set-back at least 10m from the edge of the carriageway of Winkfield Lane.

9.26 A 4.8m wide access road is to be provided for the first 30m into the site, and this would enable vehicles, and other road users to pass at low speed; and is in line with the Council's Highways Guide for Development for this scale of development. A 4.8m wide shared surface is proposed thereafter, in line with the Council's Highways Guide for Development and the road will curve slightly to the right approaching the proposed dwellings.

9.27 There are no schools, shops, doctor's surgeries or local services within reasonable walking distance (up-to 2km is considered the maximum walking distance). The Oaktree Garden Centre and Stirrups Country House Hotel are within 800m of the site, providing some limited local facilities, which could be accessible on-foot. However, there is limited pedestrian provision to cross at the Maidens Green Crossroads, and the busyness of this junction is likely to further discourage walking. This junction is lit; though generally the area is unlit, which is not conducive to walking at night. The Winning Post (public house/restaurant) is nearby, and could be accessible via Winkfield Lane and Winkfield Street.

9.28 The site is within 400m of a bus route along Maidens Green. However, the 162/162a bus services (between Bracknell and Ascot) are limited, ranging from hourly services to gaps of an hour and a half, services are limited in the evenings, and there are no Sunday services. Nevertheless, provision for pedestrian facilities within the site layout, and at the access with Winkfield Lane is required to maximise pedestrian accessibility to local facilities and bus services albeit limited. Cycling provides opportunities to reach further afield (up-to 5km is not an unreasonable distance for cycling).

9.29 The Highway Authority would not seek to adopt roads within this estate, as it is a gated cul-de-sac, which does not provide wider public access. Whilst roads could remain private, these should be suitably surfaced, drained, and lit, in line with the Council's Highways Guide for Development. The access road and turning areas will need to be constructed to take the weight of a refuse vehicle, should incorporate SUDs, and have suitable levels.

### **Parking**

9.30 32 parking spaces will be provided in line with the Council's parking standards. The proposed parking includes driveways, courtyards, car ports and garages, and the layout provides spaces which would be accessible by a disabled user. Cycle parking could be accommodated within car ports and garages, or rear cycle stores; and details of cycle parking should be secured via planning condition.

9.31 The scheme does not include dedicated visitor parking however, the site layout provides spaces for occasional short-stay visitor parking, and some properties have long driveways, which could accommodate visitor parking.

### **Trips**

9.32 Twelve dwellings are likely to generate 72 two-way trips per day, including 6 or 7 movements in each peak period. However, a B2 general industrial use of the current site area could generate in the region of 90 movements per day. This is based on TRICs data, which is an accepted approach, rather than a survey of the actual traffic generated by the existing vehicle repairs/servicing. Thus, the proposed development would result in a reduction in trips across the day.

9.33 Some local comments consider the residential trips to be under-estimated, and the higher end trip rates for large residential dwellings could give to 86 two-way trips per day, including 8 or 9 movements in each peak period. This would be similar to the 90 trips, which could be generated by 1,056m<sup>2</sup> of a B2 general industrial use, or vehicle repairs/servicing uses.

9.34 There are highway safety issues at the nearby Maidens Green Crossroads, and the Highway Authority has introduced some safety improvements, including signs and markings in recent years. Whilst the proposed development would result in a reduction in the number of trips across the day, when compared with existing permitted uses, this junction is on the CIL 123 List. Therefore, as the development is CIL liable, some monies could be available to improve the junction.

9.35 In terms of the access to the site, parking and trip generation levels the proposed development is considered to be acceptable and to comply with policy M9 of the BFBLP.

### **v impact on local ecology**

9.34 The site is immediately adjacent to the Maidens Green Local Wildlife Site (LWS). The ecological report submitted with the application confirms that the LWS will not be used as open space. The survey had also indicated that the construction compound could be

located within the LWS. This would not be acceptable and a condition has been included requiring site management details to be approved prior to any works commencing on site.

9.37 The proposed development has the potential to impact Great Crested Newts on this European protected species through the development of the site, improvements to drainage and realignment of the access road as explained above. A Great Crested Newt Survey has been submitted which provides a population assessment to form the basis of an avoidance and mitigation strategy.

9.38 The submitted ecological report indicates that the landowner will not be enhancing the LWS to compensate for this development. However, it does indicate the site owner would be open to receiving biodiversity offsets now known as Biodiversity Credits within emerging Net Gain publications. The Council will seek to identify this site as a beneficiary subject to a landowner's agreement.

9.39 The report does suggest that a range of biodiversity enhancements can be delivered within the development area such as bird and bat boxes. A condition has been included to secure these measures.

## **vi SuDS**

9.40 The site is located in Flood Zone 1 but has areas shown to be at risk of surface water flooding across the site and extensive areas of significant surface water flood risk at the northern boundary. A Drainage Strategy has been submitted to support the Application. Paragraph 163 of the NPPF Footnote 50 States "A site specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use".

9.41 Following initial comments from the LLFA an Addendum Flood Risk Assessment and Drainage Strategy has been submitted. This revised scheme addresses concerns raised by the LLFA and provides a comprehensive strategy.

9.42 There are no levels details for the proposed realigned ditches but given the space available it is not considered that there will be constraints delivering these ditches and a condition has been included requiring details to be submitted before works start on site.

9.43 It is likely that there will be some reduction in storage once services and sewers are considered but the approach that the applicant has taken is conservative and, as such, details of the design can be covered by condition.

## **vii Contamination**

9.44 A Phase I (Desk Study) and Phase II (Ground Investigation) Geo-Environmental Risk Assessment (GERA) has been prepared as part of this application to assess areas of potential contamination of the site that may have implications for the provision of residential development on the site.

9.45 The report concludes that the overall environmental risk classification of the site is moderate due to the presence of metals and Poly-Cyclic Aromatic Hydrocarbons (PAH) and hazardous ground gases. The report proposes works to reduce contamination levels by the removal of asbestos and preparation of a remediation method statement. The Council's environmental health officer has been consulted and has no objection to the



application subject to the inclusion of conditions to ensure that an approved method of remediation is approved before works take place.

### **Viii Air Quality Assessment**

9.46 The site is beyond 5km of the Thames Basin Heaths SPA so the proposal is not considered to have an adverse effect on the SPA. There are no issues of air quality requiring the carrying out of an air quality assessment.

### **ix Securing Necessary Infrastructure**

9.47 The following matters would be secured by means of a Section 106 Legal Agreement:

-A contribution will be sought towards active open space of public value to increase capacity at Warfield Memorial Ground.

-Maintenance of the SUDS features

-A S278 to be entered into to secure works to provide pedestrian access and dropped kerbs at the site entrance.

### **x Community Infrastructure Levy (CIL)**

9.48 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.49 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted), including extensions of 100 square metres of gross internal floor space, or more, or new build that involves the creation of additional dwellings. This application is CIL liable.

### **xi Sustainability Implications**

9.50 CSDPD Policy CS10 requires the submission of a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day. Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how 10% of the development's energy requirements will be met from on-site renewable energy generation.

## **10. CONCLUSIONS**

10.1 The site is located within the Green Belt and represents development on previously developed land PDL. Para. 145 (g) of the NPPF states that within the Green Belt the complete redevelopment of previously developed land is not inappropriate development (by definition, harmful to the Green Belt) if it does not have a greater impact on the openness of the Green Belt than the existing development. It is not considered that the proposed development would have a greater impact on the openness of the Green Belt than the existing development on site. The footprint and volume of the proposed development would be reduced when compared to the existing buildings on site and although there would be a slight increase in the average height of buildings on site, the

majority of houses would be lower in height than existing buildings. Development will be sited on the footprint of existing buildings and hardstanding on the site.

10.2 The development has been designed to reflect a large farmhouse with a cluster of buildings around it. This form of development reflects the form of a development found in rural areas and is considered to be appropriate for this site.

10.3 The front section of the site adjacent to Winkfield lane includes part of a scheduled monument, the Moated Site on Winkfield Lane. Both Historic England and the Council's conservation consultant consider that, with appropriate conditions, the proposed development would not harm the setting of the scheduled monument.

10.4 The application is considered to be acceptable in terms of using an existing access, providing sufficient parking services to meet adopted Car Parking Standards and producing a reduction in trip levels over the use of the site as a B2 general industrial site. It is recognised that the site is not sustainably located but a relatively modest number of dwellings are proposed and this is not considered to be a matter which, alone, justifies the refusal of the application.

10.5 The site is immediately adjacent to a LWS but development will not extend into this area. The development has the potential to impact on Great Crested Newts(GCN's) which may be present in ponds in the vicinity of the site that may be affected by changes to drainage of the site. A mitigation plan has been prepared within the submitted GCN survey to protect this species during construction and in the longer term. Phase 1 and 2 Geo-Environmental Risk Assessment (GERA) have been submitted with the application. These confirm that subject to remediation measures the site is suitable for residential development in terms of potential for contamination.

10.6 Finally, although the Council can currently demonstrate a five supply of housing land, some weight – tempered by the relatively modest number of dwellings proposed – should be given to the housing proposed by the application.

10.7 Taking all these matters into consideration the application is recommended for conditional approval on completion of a s106 agreement to secure a contribution towards active open space, SuDS maintenance and an appropriate highway agreement.

## **11. RECOMMENDATION**

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

- A contribution towards active open space of public value
- Maintenance of the SUDS features
- A S278 agreement to secure works to provide pedestrian access and dropped kerbs at the site entrance.

That the Head of Planning be authorised to **APPROVE** the application subject to the following condition(s):-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2 The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received by the Local Planning Authority on 29.11.2019, 17.02.2020, 14.01.2019, 31.08.2019,

LP Rev B  
C001 Rev E

010 RevA  
011 RevA  
012 RevC  
013 RevA  
014 RevA  
015 RevB  
016 RevB  
017 RevA  
021 Rev B  
MIG22028-03

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

3 No development above slab level shall take place until samples of the materials to include bricks, roof tiles and timbers, to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the visual amenities of the area.  
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

4 The development hereby permitted shall not be begun until details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

REASON: In the interests of the character of the area.  
[Relevant Policies: SEP CC6, BFBLP EN20, Core Strategy DPD CS7]

5 No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with the approved site plan.

REASON: In the interests of highway safety.  
[Relevant Policies: Core Strategy DPD CS23]

6 The dwelling(s) shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent carriageway. The dimensions shall be measured along the edge of the drive and the edge of the carriageway from their point of intersection. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.

REASON: In the interests of highway safety.  
[Relevant Policies: Core Strategy DPD CS23]

7 No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.

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

8 The garage accommodation shall be retained for the use of the parking of vehicles at all times, unless otherwise agreed in writing by the Local Planning Authority.

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

[Relevant Policy: BFBLP M9]

9 The car ports hereby approved shall be retained for the use of the parking of vehicles at all times and, notwithstanding the provisions of the Town and Country (general Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port.

REASON: To ensure that the development is provided with adequate parking to prevent the likelihood of on-street parking which could be a danger to other road users.

[Relevant Policy: BFBLP M9]

10 Prior to the first occupation a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. No dwellings shall be occupied until the approved scheme has been implemented. The facilities save as otherwise agreed in writing by the Local Planning Authority shall be retained.

REASON: In the interests of accessibility of the development to cyclists.

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

11 Any gates provided shall open away from the highway and be set back a distance of at least 10 metres from the edge of the Winkfield Lane carriageway of the adjoining highway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

12 Prior to first occupation a scheme has been submitted to and approved in writing by the Local Planning Authority for off site highway works and pedestrian improvements at the access to the site with Winkfield Lane.

The dwellings provided by the carrying out of the development shall not be occupied/open for trade until the off site highway works have been completed in accordance with the scheme.

REASON: In the interests of highway safety.

[Relevant Policy: BFBLP M4]

13 Before any dwelling hereby permitted can be occupied a pedestrian crossing point shall be provided across Winkfield Lane close to the site access incorporating dropped kerbs and tactile paving.

REASON: In the interests of highway safety and pedestrian amenity.

[Relevant Policy: Core Strategy CS23, CS34; NPPF paragraphs 110 a) to c)]

14 Before any dwelling hereby permitted can be occupied, details of the design, operation and ongoing maintenance regime for electric vehicle charging infrastructure with a minimum output of 7kW to be provided for the three proposed visitors parking spaces shown on the approved Site Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the electric vehicle charging infrastructure shall be provided for the three visitor parking spaces and maintained in working order thereafter.

REASON: In the interests of sustainable transport.

[Relevant Policy: NPPF paragraph 110 e); Parking Standards SPD paragraph 3.8 part 1 (established through NPPF paragraph 105 e)].

15 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) Loading and unloading of plant and vehicles
- (c) Storage of plant and materials used in constructing the development
- (d) Wheel cleaning facilities
- (e) Temporary portacabins and welfare for site operatives

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (d) above without the prior written permission of the Local Planning Authority.

REASON: In the interests of amenity and road safety.

16 Prior to first occupation a comprehensive scheme providing details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-

- a) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.
- b) Details of semi mature tree planting.
- c) Comprehensive 5 year post planting maintenance schedule.
- d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
- e) Means of enclosure (walls and fences etc)
- f) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.

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 (1<sup>st</sup> October to 31<sup>st</sup> March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner, or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (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 (1<sup>st</sup> October to 31<sup>st</sup> March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation.

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

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

17 The development hereby permitted shall not be commenced until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

In the interests of the amenities of the area.

[Relevant Policies: BFBLP EN25]

18 The development hereby permitted shall not be commenced until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared and approved in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

In the interests of the amenities of the area.

[Relevant Policies: BFBLP EN25]

19 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

In the interests of the amenities of the area.

[Relevant Policies: BFBLP EN25]

20 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 15, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 16 which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 17.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

In the interests of the amenities of the area.

[Relevant Policies: BFBLP EN25]

21 No dwelling shall be occupied until a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of time has been submitted to and approved in writing by the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

In the interests of the amenities of the area.

[Relevant Policies: BFBLP EN25]

22 No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

REASON: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

[Relevant Policies: BFBLP EN25]

23 The development hereby permitted shall be carried out in accordance with the mitigation measures outlined in Great Crested Newt Mitigation Plan January 2020

REASON: In the interests of nature conservation

[Relevant Plans and Policies: Core Strategy CS1]

24 If more than 2 years elapse between the previous protected species surveys and the due commencement date of works, an updated protected species survey shall be carried out by a suitably qualified ecologist. 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.

[Relevant Plans and Policies: BFBLP EN3, CSDPD CS1 and CS7]

25 Prior to the commencement of development, including any site preparation works, the applicant will implement a programme of archaeological field evaluation in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in

writing by the Local Planning Authority. The results of the evaluation will inform the preparation of a mitigation strategy which will be submitted by the applicant and approved in writing by the Local Planning Authority prior to the commencement of the development. The mitigation strategy shall be implemented in accordance with the approved details.

26 Prior to the commencement development, an Energy Demand Assessment shall be submitted to and approved in writing by the Local Planning Authority. This Assessment shall demonstrate how (a) the development in that relevant Phase will reduce carbon dioxide emissions by at least 10% and detail what specific measures will be carried out to ensure this, and (b) where relevant will outline, what proportion of the buildings energy requirements will be provided from onsite renewable energy production (which proportion shall be 20% unless otherwise agreed in writing by the Local Planning Authority). The buildings shall be constructed in accordance with the approved Energy Demand Assessment and retained in accordance therewith, unless the Local Planning Authority gives prior written consent to any variation.

REASON: In the interests of the sustainability and the efficient use of resources.  
[Relevant Plans and Policies: CSDPD CS12]

27. No development shall commence until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.  
[Relevant Policy: Core Strategy DPD CS10]

28. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no enlargement, addition, improvement or other alteration permitted by Classes A, B, C and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out.

The site is located within the designated Green Belt where strict controls over the form, scale and nature of development apply.

[Relevant Policies: BFBLP GB1, Core Strategy DPD CS9]

#### Informatives:

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. The proposal has been assessed against all relevant material considerations, including planning policies and any representations that may have been received. 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. Commencement
2. Approved Plans
8. Retention of garages
9. Retention of car ports
11. Entrance gates
19. Approved remediation scheme



- 20. Contamination
  - 22. Working hours
  - 23. Protected species mitigation measures
  - 24. Protected species surveys
  - 28. Restriction on permitted development
- 03 Details will be required in respect of the following conditions before the commencement of development:
- 4. Finished floor levels
  - 15. Site management
  - 17. Contamination investigation and risk assessment
  - 18. Contamination remediation scheme
  - 24. Archaeological field evaluation
  - 26. Energy Demand Assessment
  - 27. Sustainability
- 04 Details will be required in respect of the following conditions before the commencement of above slab level works:
- 3. Materials
- 05 Details will be required in respect of the following conditions before the occupation of dwellings:
- 5. Vehicular access
  - 6. Visibility splays
  - 7. Parking and turning spaces
  - 10. Covered and secure cycle parking facilities
  - 12. Off site highway works
  - 13. Pedestrian crossing point
  - 14. Electric vehicle charging infrastructure
  - 16. Hard and soft landscaping
  - 21. Contamination monitoring and maintenance scheme

Should the applicant fail to complete the required S106 agreement by 31<sup>st</sup> May 2010 the Head of Planning be authorised to **REFUSE** the application for the following reasons: -

1. The proposed development would unacceptably increase the pressure on open space of public value. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secures the on-site provision of open space of public value, the proposal is contrary to Policies R4 of the Bracknell Forest Borough Local Plan, Policy CS8 of the Core Strategy Development Plan Document and the Planning Obligations Supplementary Planning Document (adopted February 2015), and the NPPF.

2. 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.

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](http://www.bracknell-forest.gov.uk)

**Unrestricted Report**

**ITEM NO: 06**

Application No.  
**17/00754/FUL**  
Site Address:

Ward:  
College Town

Date Registered:  
19 July 2017

Target Decision Date:  
13 September 2017

**Land To R/O 92 College Road College Town  
Sandhurst Berkshire GU47 0QZ**

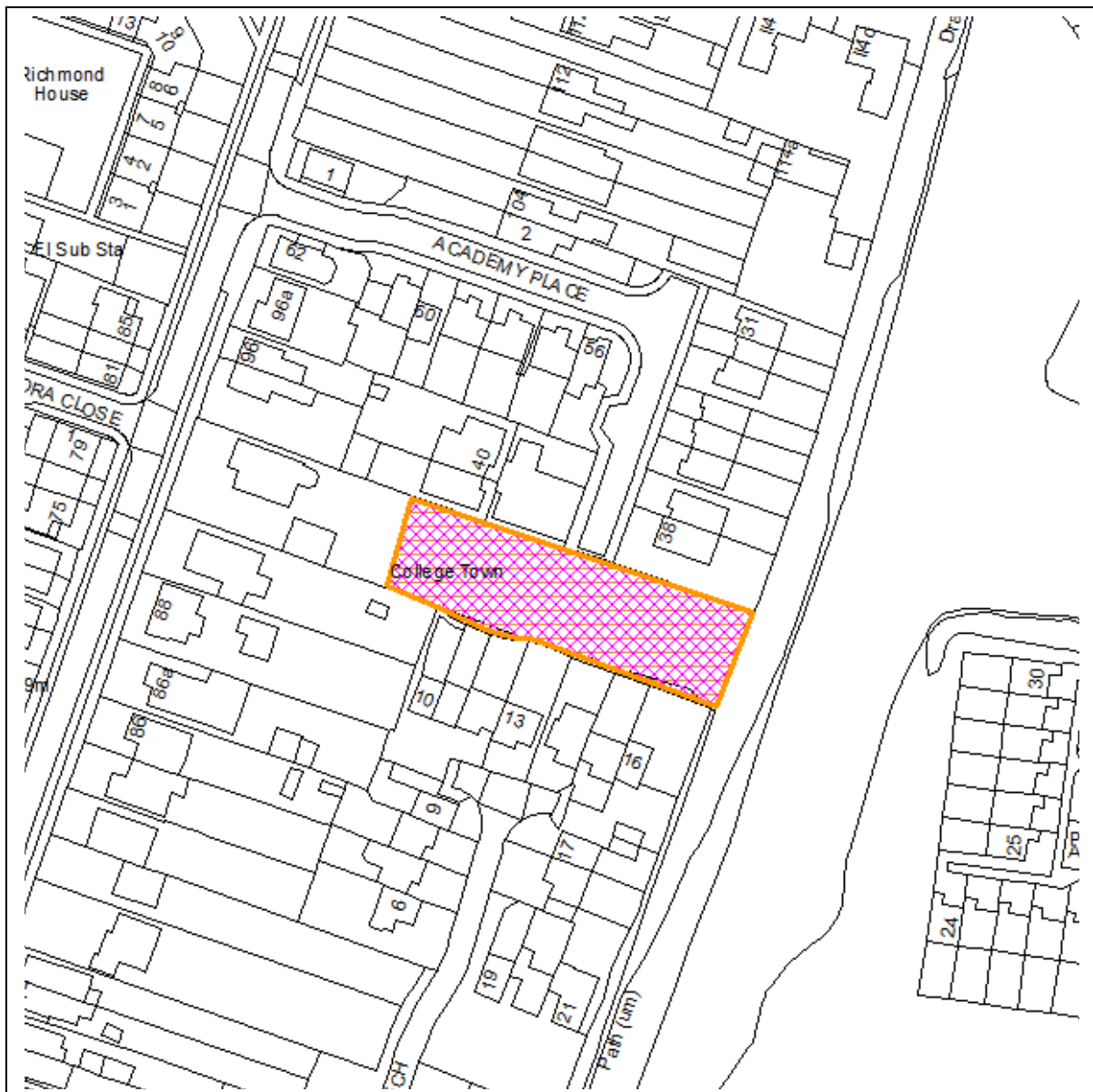
Proposal: **Erection of 5no. apartments, associated car port and parking and creation of new access off Academy Place.**

Applicant: Mr Nick Hoare

Agent: (There is no agent for this application)

Case Officer: Sarah Fryer, 01344 352000  
[Development.control@bracknell-forest.gov.uk](mailto:Development.control@bracknell-forest.gov.uk)

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



## **OFFICER REPORT**

### **1. SUMMARY**

1.1 This application seeks full planning permission for the erection of 5no. 2 bedroomed apartments on land to the rear of 92 College Road, Sandhurst, with associated parking and waste storage.

<b>RECOMMENDATION</b>
Approve subject to S106 agreement

### **2. REASON FOR REPORTING APPLICATION TO COMMITTEE**

2.1 The application is being reported to the Planning Committee as it has received 12 objections.

### **3. PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
Within Settlement Boundary
Flood Zone 2
Between 400m and 5km SPA

3.1 The application relates to a 0.126ha area currently in use as rear garden to 92 College Road, Sandhurst. The site is laid to lawn with an area of bark mulch, on top of weed suppressant material, to the end of the garden which also contains a garden shed. To the southern boundary there are several mature trees, a number of which are protected by Tree Preservation Order (TPO). The northern side of the site contains a number of young trees yet to establish.

3.2 The site is surrounded by residential developments. To the north, Academy Place is a modern residential development which has been recently extended to the rear of College Road and has access from College Road.

3.3 To the south the site borders the rear of the properties of 10 to 16 The Breech. These are two storey link detached dwellings given consent in 1991. 92 College Road is a detached two storey dwelling with a detached garage and would be located to the west of the site, whilst to the east the site adjoins the Royal Military College, Sandhurst.

### **4. RELEVANT SITE HISTORY**

4.1 Various consents relating to the use of the site in connection with the Royal Military Academy Sandhurst are not considered relevant to this application.

16/00440/FUL Erection of 65no dwellings comprising 32no. 2 bed apartments and 33 no. 3 bed houses with associated parking, amenity and landscaping following demolition of existing educational buildings - Withdrawn

### **5. THE PROPOSAL**

5.1 Full planning permission is sought for the erection of 5 two bedroomed apartments. The development is split across 2 buildings. Access would be from Academy Place located to the north of the site and currently separated by a 2m high timber fence.



5.2 Plots 1-3 would be contained within a two storey block located to the western end of the site. This building would have a two storey projecting element containing car ports on the ground floor with plot 3 above. Towards the eastern end of the site a two storey block containing two apartments would be located. Amenity areas are proposed to the rear of each block with parking between the two blocks and within the proposed car ports which form the ground floor of part of the development.

5.3 The proposed apartment blocks are mainly traditionally designed, with a hipped roof and chimneys. Principal elevations are treated with a two storey bay window which extends through the eaves.

## 6. REPRESENTATIONS RECEIVED

- 6.1 12 letters have been received objecting to the proposal on the following grounds.
- a) Detrimental impact on parking and access.
  - b) Adverse impact on the residential amenities of neighbours due to noise, proximity, loss of privacy and overshadowing.
  - c) High density and over-development
  - d) Insufficient parking is being proposed
  - e) Highway safety and convenience
  - f) Visual impact, loss of enjoyment and views
  - g) Flatted development would be out of keeping with the general area and would dominate the skyline.
  - h) Increased pressure on local infrastructure.
  - i) Disruption during the building works.

### Sandhurst Town Council

- 6.2 Sandhurst Town Council objects to the proposal for the following reasons;
- Cramped development which is considered to be detrimental to the amenities of adjoining residents
  - Inadequate private amenity space
  - Proposal is a form of unneighbourly development
  - Insufficient storage for waste.

## 7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority  
7.1 Considered acceptable subject conditions. This is discussed below.

Bio-diversity  
7.2 Acceptable ecological assessments. Recommends conditions.

Tree Service  
7.3 Raised concerns about loss of light to windows due to the proximity of the trees.

Waste  
7.4 The communal bin store areas are all of adequate size.

Drainage  
7.5 Following the submission of a revised FRA, raises no objection subject to conditions.

Environmental Health  
7.6 Site is low risk of contamination- suggest conditions to mitigate impact during construction.

## 8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF	Weight to be attributed, with reference to para. 213 of NPPF
Sustainable development principles	SALP Policy CP1	Para. 11(d) refers to 'policies which <u>are most important for</u> determining the application are out-of-date'. CP1 wording differs from this. Furthermore, the PPG states that there is no need for a policy to directly replicate para. 11.	Limited (policy not used in planning application decision-making)
	CSDPD Policy CS1	Consistent (Paras. 7, 8, 11, 12, & 117 - 119)	Full
Housing Provision	CSDPD Policy CS15	Inconsistent – utilises now outdated evidence base as basis for policy requirements.	None (policy not used in planning application decision-making)
Design & Character	CSDPD Policy CS7	Consistent (Chapter 12)	Full

	BFBLP 'Saved' Policy EN20	"	Full
Trees & Landscape	CSDPD Policies CS1 & CS7  BFBLP 'Saved' Policies EN1, EN2 & EN20	Consistent (paras. 127 & 170)  "	Full  Full
Residential Amenity	'Saved' Policies EN20 & EN25 of BFBLP	Consistent (paras. 127, 170 & 180)	Full
Transport	CSDPD Policies C23 & CS24  BFBLP 'Saved' Policies M4, M6, M8 & M9	Consistent (Chapter 9)  "	Full  Full
Drainage	CS1 of CSDPD	Consistent (paras. 163 & 165)	Full
Biodiversity	CSDPD Policies CS1 & CS7  BFBLP 'Saved' Policies EN1, EN2 & EN20	Consistent (paras. 170 & 175)  "	Full  Full
SPA	SEP 'Retained' Policy NRM6  CSDPD Policy CS14  BFBLP 'Saved' Policy EN3	Consistent (paras. 170, 171, 173, 175, 176, 177)  "  "	Full  Full  Full
Noise and Pollution (including Land Contamination)	CSDPD Policy CS1  BFBLP 'Saved' Policy EN25	Consistent (paras. 118, 170, 178 & 180)  "	Full  Full
Sustainability of build (Renewable Energy and Water Use)	CSDPD Policies CS10 & 12	Consistent (para. 149)	Full
Archaeology	CSDPD Policy CS1  'Saved' Policy EN7	Consistent (para. 189)  "	Full  "
Heritage	CSDPD Policies CS1 &	Consistent (paras. 189	Full

	CS7	to 197)	
Affordable Housing/Mix	CSDPD Policies CS16 & CS17  'Saved' Policy H8 of BFBLP	Consistent (paras. 61, 62, 64 of the NPPF).  Definition of 'affordable housing' provided in Para. 5.59 of Policy is not consistent with the NPPF. However main thrust of policy is consistent with paras. 61, 62 and 64 of the NPPF.	Full  Moderate
Open Space Provision	CSDPD Policy CS8  'Saved' Policy R4 of the BFBLP	Consistent (paras. 92 & 97 of the NPPF)  "	Full  Full
Securing Necessary Infrastructure	CSDPD Policy CS6	Consistent (para. 54 to 56, 92 and 94)	Full
<b>Supplementary Planning Documents (SPD):</b>			
Character Area Assessments SPD (2010) Design SPD (2017) Parking Standards SPD (2016) Planning Obligations SPD (2015) Streetscene SPD (2011) Sustainable Resource Management SPD (2008) Thames Basin Heaths SPA SPD (2018)			
<b>Other publications:</b>			
National Planning Policy Framework (NPPF) (2019) National Planning Policy Guidance (NPPG) (2019) Bracknell Forest Borough Landscape Character Assessment (LUC) (2015)			

## 9. PLANNING CONSIDERATIONS

9. 1 The key issues for consideration are:
- i Principle of development
  - ii Impact on character
  - iii Design
  - iv Residential Amenity
  - v Impact on Highway safety
  - vi Drainage
  - vii Bio-diversity
  - viii Trees and Landscaping



- ix Thames Basin Heaths Special Protection Areas (SPA)
- x Sustainability Issues
- xi Securing necessary infrastructure / CIL

## **i. Principle of Development**

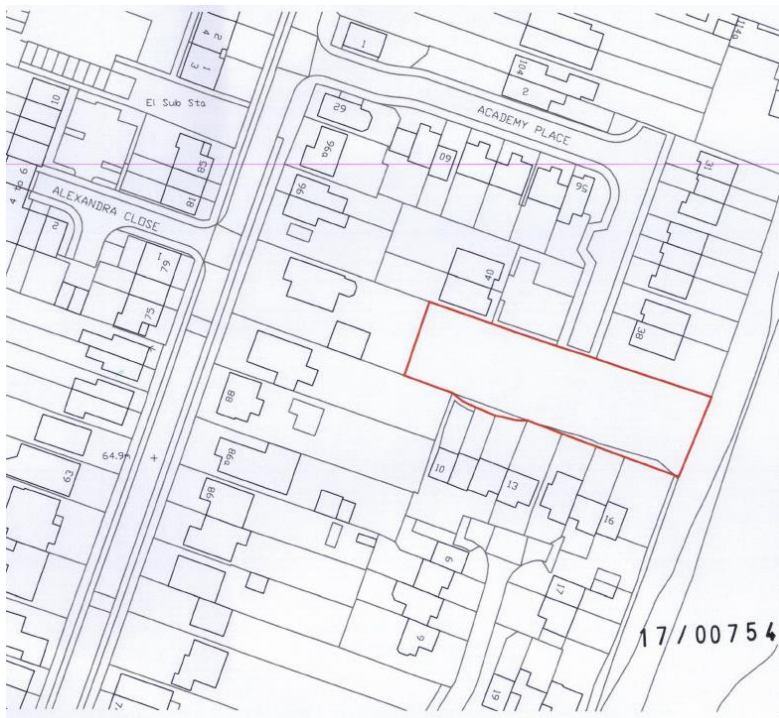
9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration.

9.3 The site is located within the settlement boundary as defined by the Bracknell Forest Policies Map 2013. Policy CS2 of the CSDPD sets out the order in which the Council will allocate land for development. It gives priority to development first within Bracknell Town Centre, then previously developed land (PDL) and buildings within defined settlements and then other land within defined settlements. The definition of PDL within the NPPF excludes ‘...land in built-up areas such as residential gardens...’. Whilst the site is therefore not considered to be previously developed, the location within the settlement boundary is not considered to be contrary to the objectives of the CSDPD and therefore the principle is considered acceptable.

## **ii Impact on character**

9.4 Policy CS7 of the CSDPD seeks a high quality of design for all development in Bracknell Forest. This should be achieved by building upon the local character, respecting local patterns of development and enhancing the landscape.

9.5 Part of the site is located within the College Town Character Area, part of the wider Sandhurst study area. This states that the character of the area is mainly rectilinear in layout but that this has in parts been ‘dissolved by infill development, particularly to the east of College Road’, where the application site lies.



9.6 The proposal would take both vehicular and pedestrian access from Academy Place, a

cul-de-sac which terminates just to the north of the site boundary. Academy place to the north and Breech Close to the south are both examples of 'infill' development which has dissolved the rectilinear layout as identified within the character area assessment. The principle of development to the rear between these two existing backland developments is therefore considered acceptable.

9.7 The proposal generally follows the built form of the properties on Academy Place, however this scheme proposes a two storey projection to the northern side, and boundary with no.39 Academy Place which has a large hard surfaced parking area to its front. This would not affect the character or appearance of College Road or the character of Academy Place. The site is considered to be sufficiently visually self-contained to create a character of its own.

**iii Design**

9.8 Policy CS7 of the CSDPD seeks a high quality of design for all development in Bracknell Forest. Policy EN20 of the BFBLP is also relevant and states that the Local Planning Authority will have regard to the appearance and character of the local environment and the development should be appropriate in scale, mass and design.

9.9 Access to the site is obtained through Academy Place a modern development with frontages onto the access road. The application proposal would have the appearance of two large houses. The blocks would have hipped roofs with chimneys and double height bay window details. The properties on Academy place closest to the proposal have pitched roofs, with gable details. There are examples of gabled and hipped roof treatments in the area, including a pair of semi-detached older cottages on Academy Place and the closest recent properties on Academy Place. In this respect the proposal would be in keeping with the surrounding development. The proposal would not be seen within the streetscene, and the details proposed and scale of the development are considered acceptable for the site. Conditions securing materials can be imposed to ensure that the palette complements the predominantly red brick and tile finish of the area. The proposal is therefore considered not to harm the character or appearance of the area.



9.10 Accordingly the proposal is considered to comply with Policies CS7 of the CSDPD and EN20 of the BFBLP.

**iv Residential amenity.**

9.11 Saved Policy EN20 of the BFBLP seeks to protect the amenity of surrounding properties. This policy requires that new development should not adversely affect the amenity of surrounding properties and adjoining areas. Paragraph 17 of the NPPF also seeks to protect the amenities of future occupiers.

Existing occupiers

9.12 The closest existing residents to the proposal are the occupiers of no. 39 Academy Place located to the north of plots 3, 4 and 5; no. 38 Academy Place located to the north of plots 1 and 2; and 10-16 Breech Close located to the south and 92 College Road to the west.

39 Academy Place.

9.13 This is a two-storey semi-detached dwelling located to the north of plots 3, 4 and 5. To the front elevation there is a window serving a kitchen with dining space at ground floor and a window serving a bedroom at first floor. 39 Academy Place would be located 2.6m from the proposal and separated by a 2m high timber fence. The northern projection containing the car-ports and plot 5, would extend 18.4m to the front of this property.

9.14 The Council uses the guidance within the BR209- site layout planning for sunlight and sunlight to assess the impact of proposed development. The first test is to draw a line on the horizontal plane towards the proposal at 45 degrees from the centre point of the nearest affected window. In this case this is the kitchen/ breakfast room window of Academy Place. The line dissects the proposal and therefore the next step is triggered.

9.15 A line is drawn on the elevation drawing towards the development again at 45 degrees. This line misses the proposed built form and therefore it cannot be demonstrated that the proposal would significantly affect daylight and sunlight to this room to sustain a reason for refusal.



9.16 The proposal would not project past the rear elevation of no 39 Academy Place and there are no more windows serving habitable rooms which would be affected by the proposal.

9.17 Windows serving the first floor flat above the car-ports would overlook the front parking area of 39 and 40 Academy Place. This is already viewable from the public highway and accordingly there is not considered to be any unacceptable loss of privacy. The windows are

at 90 degrees to the first floor windows serving Academy Place and at such an angle there is not considered to be any loss of privacy.

### 38 Academy Place

9.18 Again this is a two-storey semi-detached dwelling located to the north of proposed plots 1 and 2. The proposal would be set in line with this property neither projecting to the front or the rear. There would be a separation distance of 6.6m between the side elevation and the proposed development. The approved plans to no.38 Academy Place show windows to the side elevation serving the kitchen/ diner and rear lounge. These rooms are served by other windows and therefore the side elevation windows constitute a secondary source of light.

### 10-16 Breech Close

9.19 These properties are two storey link-detached dwellings that back onto the site and have private gardens of approximately 11m in length. The two proposed blocks are between 5m and 9m from the boundary and separated by a tree belt protected by a TPO. Between windows there would be a separation distance of 22m.

9.20 Section 3.9.11 of the adopted Design SPD states that 'all development should be arranged on plots to achieve reasonable levels of privacy for the inhabitants and for residents of neighbouring buildings'. This gives guidance on what distances should be achieved.

9.21 Paragraph 3.9.14 of the Design SPD continues that 'In considering siting relationships minimum distance between facing habitable windows of 22m will be sought to avoid unacceptable levels of overlooking'

9.22 As 22m can be achieved in this instance, this is considered acceptable and in accordance with the Council's expected standards.

### 92 College Road

9.23 As the application seeks permission to develop part of the rear amenity area of 92 College Road an assessment has been made of whether sufficient space is retained for the amenities of future residents of this property, and whether any overlooking would result from the proposal which would be detrimental to the privacy of existing occupiers.

9.24 92 College Road will be left with a garden and private amenity area of a length in excess of 15m from the back of the rear projecting conservatory. The garden area is considered to be appropriate for the size and scale of the dwelling.

9.25 There would be habitable windows facing the rear elevation of 92 College Road. These would be located at a distance of 21m from the conservatory and 24m from the main rear elevation. This is comparable to the properties of 39 Academy Place and whilst the distance to the conservatory is marginally below standard, as the applicant is the owner of the existing property and any prospective purchaser of the new property would be aware of its situation this is not considered unacceptable.

### Future Occupiers of the Proposed Development

9.26 The proposal includes amenity space around the flats for the use of residents. This is considered sufficient for the size of the dwellings.

9.27 The Tree Officer has raised concerns about the overshadowing caused by the trees which have been considered. The properties facing the trees would be located at first floor level lessening the overshadowing impact. Living rooms have been provided with dual aspects and it is only bedrooms which would have a single aspect. It is considered that this relationship would not be detrimental to the future living conditions of occupiers.

## Conclusion

9.28 Accordingly, given the above analysis, it is not considered that the proposal would have a detrimental effect upon the amenities currently enjoyed by existing occupiers or future occupiers to warrant a refusal of planning permission. Accordingly, the application is considered to comply with Policy EN20 criterion g, of the BFBLP.

## v Impact on Highway safety

### Access

9.29 The 5 no. apartments would take access off Academy Place, an adopted residential cul-de-sac which is subject to a 20mph speed limit. The additional traffic on a 5.5m wide road currently serving 18 or 19 properties which is lit with footways to either side would not be detrimental to highway safety.

9.30 The adopted highway includes the extended road (constructed to serve the 4 houses permitted via 14/01228/FUL) to the boundary fence of the application site. A private access road is indicated on the Proposed Site Layout to serve these apartments with a continuation of the 5.5m road and 2m wide footways to either side providing an acceptable access arrangement for residents. Turning for cars and domestic delivery vehicles is proposed, however, the proposed turning area would not be capable of accommodating a refuse vehicle and bins will need to be brought to within 25m of the current refuse turning head along Academy Place.

9.31 The means of access should be provided prior to commencement of development and details should be secured via planning condition. The applicant will require the consent of the Highway Authority to create a highway access and should be advised of this by way of an informative.

### Parking

9.32 12 car parking spaces, including two visitor spaces are proposed to comply with the Council's parking standards for 5 no. 2-bed apartments. The Highway Authority acknowledges there is parking pressure along Academy Place and the provision of parking to standard would ensure this development does not add to on-street parking. Car ports are proposed and the use of car ports for parking, including not installing doors on them should be secured via planning condition. The parking spaces in front of the car ports are 3m wide by 4.8m long which complies with current standards and this wider width would assist disabled users. Car parking should be secured via planning condition. Also, cycle parking is required and this should be secured via planning condition.

### Trips

9.33 5 no. apartments are likely to generate 20 two-way movements per day, including two or three movements in both peak periods. There are a number of facilities and services in the surrounding area and not all trips would be by private cars. Construction traffic, including site deliveries and contractor parking could be dealt with by planning condition.

## vi Drainage

9.34 The site lies within Flood Zone 2 and therefore a Flood Risk Assessment has been submitted in support of the application.

9.35 In response to the initial Lead Local Flood Authority (LLFA) comments a revised Flood Risk Assessment (FRA) has been submitted to support the application. The revised report includes detailed hydraulic modelling which demonstrates that the site is not affected by flooding. To support the modelling a channel survey has been undertaken and an assessment of the upstream catchment. The applicant has tested blockage scenarios on the

downstream culvert and has demonstrated that floodwater would be more likely to flow to ground to the east of the site.

9.36 The drainage strategy utilises a hydro-brake which limits runoff from the site. Whilst this rate is higher than the existing greenfield rate it is likely to be acceptable to Thames Water.

9.37 Having regard to the above, and several conditions, the drainage strategy is considered acceptable and would not result in flooding of either the property or neighbouring properties.

## **vii Biodiversity**

9.38 The biodiversity survey submitted in support of the application concludes that there is little potential for protected species to be present on the site except nesting birds. It does identify the existing trees as highly likely to be used by foraging bats but does not make any comment on the overall value of these features for biodiversity in the area. From a broader biodiversity perspective, the existing trees form a corridor which connects to larger areas of woodland directly to the east which increases its value as part of green infrastructure.

9.39 The biodiversity survey makes recommendations for biodiversity enhancements in section 5 that include installation of bat bricks within the new dwelling (plan 3), sensitive lighting and fencing permeable to wildlife (i.e. hedgehogs). If the application is approved, a condition should be used to secure mitigation measures in accordance with the biodiversity survey including submission of an ecological inspection report to confirm these features have been installed.

9.40 Accordingly subject to securing biodiversity enhancements by condition, the proposal complies with Policies CS1 and CS7 of the CSDPD.

## **viii Trees and Landscaping**

9.41 The trees along the southern boundary are the subject of individual Tree Preservation Orders (TPO) (TPO 296).

9.42 The proposal was submitted with a tree survey and full arboricultural report. The tree constraints plan shows that proposed areas of parking would be located within the root protection areas (RPAs) of the trees along the southern boundary of the site.

9.43 Policy EN1 protects the loss of trees and hedgerows which are important for the retention of:-

- a clear distinction between built up areas and countryside,
- the character and appearance of the landscape or townscape,
- provide green links between open spaces and wildlife heritage sites,
- habitats for local wildlife, or
- areas of historical significance.

9.44 The trees along the southern boundary and eastern boundary of the site are to be retained and details of no dig construction of the parking and access road have been provided. The Tree Officer accepts these but questions how the proposed surfacing will marry up with the highway. This section lies out-side the RPA areas and therefore could be dug if necessary. As such it is not considered that these details are necessary.

9.45 The Council's Tree Officer has raised concerns regarding the proximity of the proposal to the trees and the potential overshadowing which could result as a consequence. The proposal has been designed with dual aspect windows to the majority of rooms to reduce the

impact. Given this it is not considered that the harm to future occupiers would be so severe or future pressure to prune to sustain a reason for refusal.

9.46 This application was deferred from a previous committee last year in order for the applicant to provide details of how the development could be constructed without harming the protected trees.

9.47 Following discussions with the applicant, a site construction methodology has been submitted demonstrating that the proposal can be constructed whilst adequately protecting the trees. The applicant has undertaken this by:

- Accepting that there will be more smaller deliveries of materials due to limited storage capacity within the site.
- Materials will be craned from a position outside the RPA of the trees and lifted to set locations also outside the RPA area, where they will then be distributed without going through the canopies of the trees. Larger parts of the structure (rafters, floor joists etc.) will be assembled off site and craned into place.
- Site facilities will be situated outside the RPA and within the amenity space of plots 1 and 2.
- Car parking will be constructed last and be of no-dig construction, and permeable paving over a surface designed to prevent compaction of the soil.

Site Set Up Plan



9.48 The Tree Officer has indicated that the methodology described above ensures minimum impact upon the trees. Additional conditions like restricting construction traffic past the temporary haul road are also recommended and the applicant has indicated their agreement.

9.49 Accordingly, the impact upon trees is considered acceptable.

## **ix Thames Basin Heaths Special Protection Areas (SPA)**

9.50 The Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other plans or projects. An Appropriate Assessment has been carried out and agreed with Natural England, including mitigation requirements.

9.51 This site is located approximately 1 km from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

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

9.53 In this instance, the development would result in a net increase of five x 2 bedroom dwellings which results in a total SANG contribution of £8,005.

9.54 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which will also be calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of £2,630.

9.55 The total SPA related financial contribution for this proposal is £10,635. The applicant must agree to enter into a S106 agreement to secure this contribution and a restriction on the occupation of each dwelling until the Council has confirmed that open space enhancement works to a SANG is completed. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP Saved Policy NRM6, Saved policy EN3 of the BFBLP and CS14 of CSDPD, the Thames Basin Heaths Special Protection Area SPD, the Planning Obligations SPD and the NPPF.

9.56 Subject to an appropriate legal agreement being completed the proposal would comply with SEP Saved Policy NRM6, Saved policy EN3 of the BFBLP and CS14 of CSDPD, the Thames Basin Heaths Special Protection Area SPD, the Planning Obligations SPD and the NPPF.

## **X Sustainability issues**

9.57 CSDPD Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards.

9.58 CSDPD Policy CS12 seeks a reduction in the potential emissions and energy usage.

9.59 Whilst a sustainability statement was submitted this only showed 9.4% being regarded as renewable energy, below the targeted 20%. However, this requirement can be secured by



a condition to be imposed requiring the submission and implementation of an energy statement.

9.60 In terms of CSDPD Policy CS10, the Council can only request details of water usage. The applicants have provided details of the proposed water usage calculations which equate to 104 liters/person/day. This is beneath the target of 110 litres/person/day and therefore in compliance with Policy CS10.

#### **xi Securing Necessary Infrastructure / CIL**

9.61 CSDPD Policy CS6 states that development is expected to contribute to the delivery of:-

- (a) infrastructure needed to support growth and;
- (b) infrastructure needed to mitigate impacts upon communities, transport and the environment.

9.62 Guidance in the Planning Obligations SPD, which came into effect (with CIL) on 6 April 2015, is relevant.

9.63 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. It applies to any new build but in the case of outline applications is calculated when reserved matters are submitted.

9.64 If this application were to be approved, CIL payments would be collected following commencement of the development. CIL receipts could be spent on infrastructure projects or types of infrastructure identified in the Council's Regulation 123 list of infrastructure that it intends will be wholly or partly funded by CIL. These comprise:-

- Provision and enhancement of land to Suitable alternative Natural Greenspace (SANG) standard (part of Special Protection Area (SPA) Avoidance and Mitigation measures)
- specified Local Road Network capacity improvements.
- strategic road network improvement outside the borough
- specified footpath and cycleway improvements
- bus service subsidies
- specified educational projects
- libraries
- built sports facilities

9.65 CIL receipts could be spent on items not listed on the Regulation 123 list that meet the Government criteria on CIL spending.

## **10. CONCLUSION**

10.1 The proposal seeks consent for the erection of 5 flats to the rear of 92 College Road, Sandhurst on land which is currently part of a large residential garden. The proposal would continue the existing backland development to the north and south of the application site and is considered to have adequate access from Academy Place.

10.2 The proposal has been carefully assessed in terms of its impact upon the protected trees, flooding and the amenities of neighbouring residents. Officers are satisfied that the proposal would not result in harm to the trees along the southern boundary of the site subject to the scheme being completed in accordance with the details contained within the arboricultural report. Following the re-modelling drainage report, it has been demonstrated

that the site will not flood and the proposal can be adequately drained. The effect upon neighbouring residents has been addressed and it is considered that the proposal would not result in an unacceptable effect upon their living conditions.

10.3 Accordingly, subject to conditions and a S106 agreement to secure SPA mitigation, the proposal is considered acceptable and compliant with the development plan.

## 11. RECOMMENDATION

11.1 Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to the following measures:

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

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

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

Site Location Plan (377-BB-SP-00-DR-A-007 Rev A)  
Proposed Site Layout (3766-PL/001 Rev A)  
Proposed Plans and Elevations plots 1 & 2 (3766-PL/002)  
Proposed Plans Plots 3, 4, 5 (3766-PL/003)  
Proposed Elevations (3766-PL/004)  
Proposed Elevations (3766-PL/005)  
MJC Tree Service: Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan & Heads of Terms for the Arboricultural Method Statement Rev. 2.  
Lowans Ecology & Associates Version 1 (Bio-diversity survey/ assessment)  
Weetwood- Flood Risk Assessment Final Report v1.0 July 2019. Including amended Figure 8 received: 19.09.2019  
Construction Method Statement Rev. B

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

03. No superstructure works shall take place 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, Core Strategy DPD CS7]

04. Notwithstanding the submitted plans, no dwelling hereby permitted shall be occupied until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the buildings approved in this permission.

REASON: - In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.

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

05. The development shall not be begun until details showing the finished floor levels of the buildings hereby approved in relation to the external land levels including 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 interest of the character of the area.

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

06. The biodiversity mitigation measures as stipulated within the Lowans Ecology & Associates Version 1 (Bio-diversity survey/ assessment), shall be implemented prior to the occupation of any of the dwellings hereby permitted. Within 3 months of the first occupation, an ecological inspection report shall be submitted and agreed in writing by the Local Planning Authority.

REASON: In the interest of bio-diversity.

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

07. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with details which 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]

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

REASON: To ensure that the development is provided with adequate parking to prevent the likelihood of on-street parking which could be a danger to other road users.

[Relevant Policy: BFBLP M9]

09. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. No dwelling shall be occupied until the approved scheme has been implemented. The facilities shall be retained.

REASON: In the interests of accessibility of the development to cyclists.

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

10. 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]

11. No development shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. 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. The proposal shall be implemented 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.

12. No development shall commence until details of how the surface water drainage shall be maintained and managed after completion have been submitted to and approved in writing by the Local Planning Authority. The details shall include confirmation of the required maintenance activities with expected frequency, with site specific assessments included to demonstrate that health and safety has been fully considered in the design and that access and egress for future residents will be maintained during any operations to repair or replace drainage features. The proposal shall be managed 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.

13. Prior to occupation of any property a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details of the drainage system and specifications have been implemented, shall be submitted and approved in writing by the Local Planning Authority. This will include photos of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, aquacludes or aquabrakes 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.

14. The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement, in so far as it relates to water use, and shall be retained in accordance therewith.

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

[Relevant Policy: Core Strategy DPD CS10]

15. Notwithstanding the information submitted the development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be at least 20%). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

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

[Relevant Plans and Policies: CSDPD Policy CS12]

16. No dwelling hereby approved shall 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 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.

REASON: In the interests of bio-diversity and visual amenity of the site

[Relevant Plans and Policies: CSDPD CS1, CS7]

17. No development shall commence until a site layout plan at a minimum scale of 1:200 showing the proposed layout of all underground services, including drainage channels has been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in full accordance with the approved site layout.

REASON: - In order to safeguard tree roots and thereby safeguard existing trees and other vegetation considered worthy of retention and to ensure new soft landscape planting areas are not adversely affected and can be used for their approved purpose, in the interests of the visual amenity of the area.

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

18. The protective fencing and other protection measures specified on plan MJC-7-0154-05Rev:1 and contained within the Tree Survey, Arboricultural Impact Assessment, Tree protection Plan and Arboricultural Method Statement Rev: 2, shall be erected in the locations shown prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following:
- a) No mixing of cement or any other materials.
  - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
  - c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
  - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
  - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
  - f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

- a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

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]

19. No development (including initial site clearance) shall commence until a detailed site-specific programme of supervision/monitoring for all arboricultural protection measures, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -
- a) Induction and personnel awareness of arboricultural matters.
  - b) Identification of individual responsibilities and key personnel.
  - c) Statement of delegated powers.
  - d) Timing and methods of site visiting and record keeping.
  - e) Procedures for dealing with variations and incidents.

The program of arboricultural monitoring shall be undertaken in full compliance with the approved details. A copy of the signed inspection report shall be sent to the Local Planning Authority following each visit.

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]

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20. There shall be no construction vehicles permitted past the temporary haul road as defined on the site set up drawing contained within the Construction Method Statement Rev. B

REASON: The applicant has demonstrated that the scheme can be constructed without the use of heavy construction vehicles within the site and these should be prohibited to prevent unnecessary compaction of the soil within the RPA's.

[Relevant Policies: BFBLP EN1]

In the event of the S106 planning obligations not being completed by 31<sup>st</sup> May 2020, the Head of Planning be authorised to extend this period or REFUSE the application on the grounds of:-

1. 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).

## **Informatives**

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. The applicant is advised that the following conditions require discharging prior to commencement of development:

- 05. Finished floor levels
- 09. Cycle Parking
- 11. Drainage
- 12. Surface Water Drainage Maintenance
- 15. Energy use statement
- 17. Service details
- 19. Site supervision – Arbouriculture

The following conditions require discharge prior to the commencement of works on the superstructure of the buildings hereby permitted:

- 03. Materials

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

- 04. Boundary treatments
- 06. Bio-diversity
- 07. Vehicle Access
- 13. Drainage verification
- 16. Landscaping

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

- 01. Time limit
- 02. Approved plans
- 08. Carports
- 10. No gates
- 14. Sustainability
- 18. Tree protection
- 20. No vehicles on site.

03. The applicant is advised that they will require the consent of the Highway Authority to create a highway access.

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](http://www.bracknell-forest.gov.uk)

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**Unrestricted Report**

**ITEM NO: 07**

Application No.  
**18/00845/FUL**  
Site Address:

Ward:  
Hanworth

Date Registered:  
24 August 2018

Target Decision Date:  
19 October 2018

**Royal County of Berkshire Racquet and Health Club  
Nine Mile Ride Bracknell Berkshire RG12 7PB**

Proposal: **Installation of 8no. floodlights on 8m high columns to illuminate three outdoor tennis courts.**

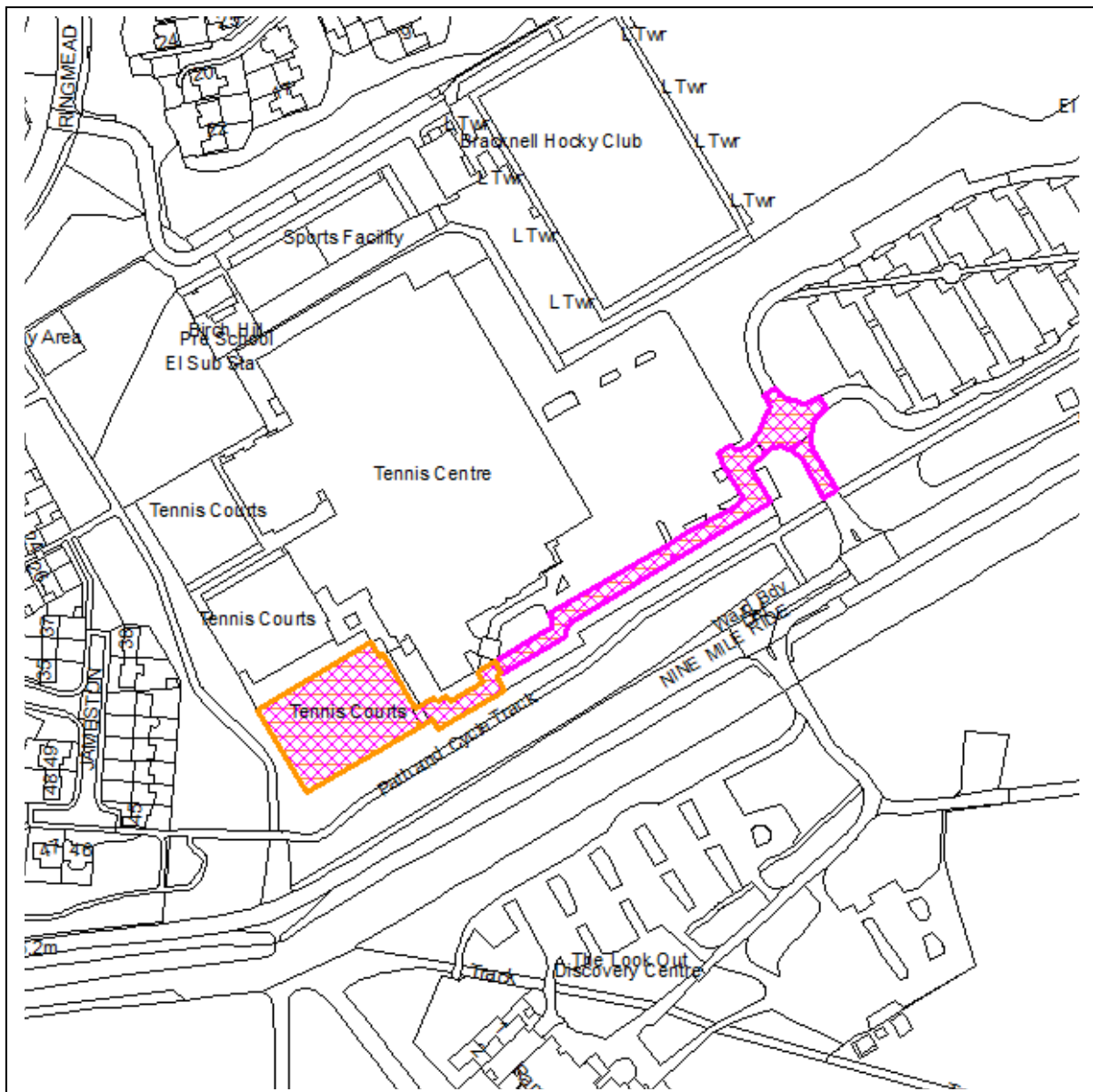
Applicant: Mr Potts

Agent: Anna Gadd

Case Officer: Olivia Jones, 01344 352000

[Development.control@bracknell-forest.gov.uk](mailto:Development.control@bracknell-forest.gov.uk)

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



## 1. SUMMARY

- 1.1 The proposal is for the installation of 8no. 8 metre high lighting posts to illuminate 3 tennis courts.
- 1.2 The development would not result in an adverse impact on the character or appearance of the surrounding area, the amenities of the residents of the neighbouring properties or on biodiversity.

<b>RECOMMENDATION</b>
Planning permission be granted subject to conditions in Section 11 of this report

## 2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application has been reported to the planning committee as 7 letters of objection have been received.

## 3. PLANNING STATUS AND SITE DESCRIPTION

<b>PLANNING STATUS</b>
Within settlement boundary

- 3.1 The property of David Lloyd Royal Berkshire Club (formerly known as the Royal County of Berkshire Racquet and Health Club), Nine Mile Ride consists of a private fitness centre containing various leisure facilities, including indoor swimming pools, a gymnasium, and outdoor tennis courts. The property benefits from a large dedicated car park and is bordered by dense planting and trees on all sides.

## 4. RELEVANT SITE HISTORY

- 4.1 The relevant planning history can be summarised as follows:

2542  
Sports field etc.  
Approved 1954

614562  
Erection of a detached building forming indoor tennis centre, squash courts, pool, restaurant and ancillary facilities. Construction of 8 outdoor tennis courts and provision of car parking.  
Approved 20.04.1989

617428  
Single storey extension to existing building to provide additional creche and childrens' facilities, with additional car parking.  
Approved 1991

619102  
Erection of single storey extension to gymnasium.  
Approved 1993

620639  
Extension to provide new gymnasium (1266 sq m) and addition to restaurant (120 sq m) with internal alterations and extension to car park.  
Approved 1995

621069

Erection of single storey extension for use as office accommodation and provision of additional car parking.

Approved 1995

622893

Erection of extension to swimming pool, and erection of office buildings with additional parking.

Approved 1997

17/00944/FUL

Installation of outside pool and terrace with associated plant room and hard landscaping.

Approved 30.11.2017

18/00289/FUL

Installation of combined heat and power unit

Approved 15.06.2018

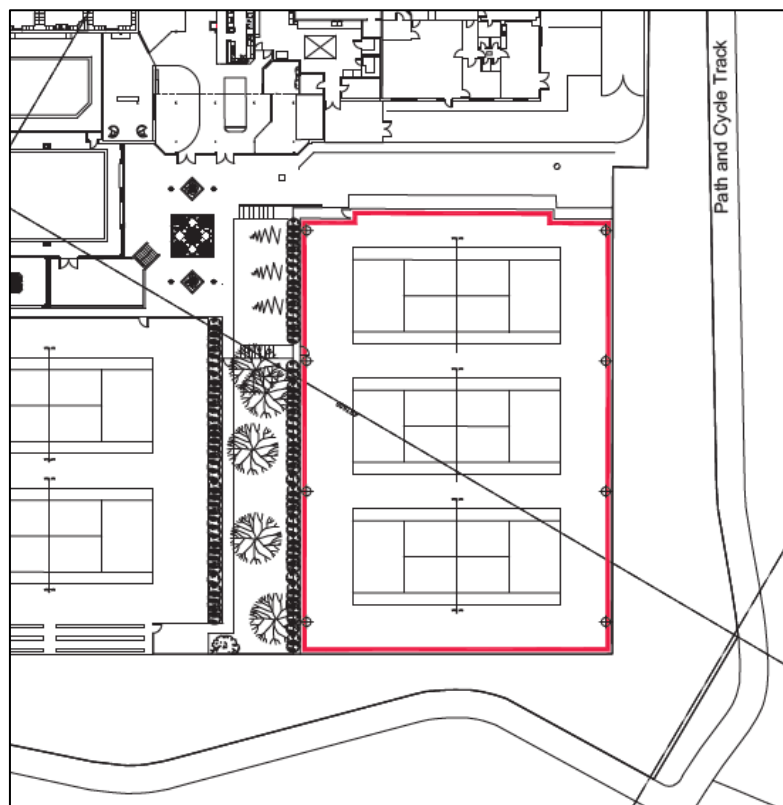
18/00568/FUL

Extension to the existing internal wet spa, erection of sauna and pool plant, creation of an external spa area, and the installation of an external pool with pool side terrace.

Approved 16.08.2018

## 5. THE PROPOSAL

5.1 The 8no. lighting posts are proposed to surround 3no. tennis courts located on the south-west corner of the application site. The proposed lighting posts would have a height of 8 metres and would include a cowl to restrict light spillage.



## 6. REPRESENTATIONS RECEIVED

### Bracknell Town Council

6.1 Bracknell Town Council raised no objection, however requested that the hours of lighting be restricted to reduce the impact on the neighbouring properties.

### Other representations

6.2 12 letters of objection from 7 properties were received raising the concern that the lighting would adversely impact the neighbouring properties.

6.3 It should be noted that these objections were received for the original scheme for 12-metre-high lighting poles. These lighting poles have now been reduced to a height of 8 metres and cowls have been installed to the back of the lights to reduce the impact on the neighbouring properties and the surrounding wildlife.

## 7. SUMMARY OF CONSULTATION RESPONSES

### Environmental Health:

7.1 The Environmental Health Officer has no objection subject to restrictions on hours of operation.

### Biodiversity:

7.2 The Biodiversity Officer has no objection subject to restrictions on hours of operation.

## 8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CS1 and CS2 of the CSDPD CP1 of the SALP	Consistent
Design	CS7 of the CSDPD,	Consistent
Amenity	'Saved' policies EN20 and EN25 of the BFBLP	Consistent
Biodiversity	EN15 of the BFBLP	Consistent
Recreation	CS8 of CSDPD	Consistent
<b>Other publications</b>		
National Planning Policy Framework (NPPF) 2019		

## 9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of Development
- ii. Impact on Character and Appearance of Surrounding Area
- iii. Impact on Residential Amenity
- iv. Biodiversity Implications

### **i. Principle of Development**

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Polices Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with SALP Policy CP1, CSDPD Policies CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon character and appearance of surrounding area, residential

amenities of neighbouring occupiers, etc. These matters are assessed below. Both policy CS8 of CSDPD and Section 8 of the NPPF supports the improvement of recreational facilities. In this case the proposal would enable the increased use of the tennis courts and therefore the recreational facilities at the site would be enhanced by the provision of suitable lighting. As such the proposal is considered acceptable in terms of the NPPF and policy CS8 of CSDPD.

## **ii. Impact on Character and Appearance of Surrounding Area**

9.3 The proposed lighting poles would have a height of 8 metres. Due to the dense and tall trees surrounding the site, the floodlights would be well screened from Nine Mile Ride and would not be prominent from the residential properties to the west. The lighting spill would be sufficiently restricted that the lighting poles would not appear prominent when lit when viewed from public vantage points.

## **iii. Impact on Residential Amenity**

9.4 The submitted lighting assessment indicates that the revised lighting scheme will result in illumination levels at residential properties that are in accordance with the Institute of Lighting Engineers pre-curfew guidelines.

9.5 The curfew hours included in this guidance would accord with the proposed hours of operation, that is 7am - 10pm Monday to Friday, 7am - 9.30pm Saturday, Sunday and Public Holidays. It is therefore not considered that the proposed lighting scheme would have sufficient impact on the neighbouring residential occupiers to warrant a refusal.

9.6 David Lloyd have stated their requirement for the floodlighting is to replace the floodlit tennis courts located immediately to the north west of the application site. Planning permission has been granted for the replacement of these tennis courts with a spa and swimming pool. The existing flood lighting was restricted by condition to be operated only between the hours of 7am and 10pm all days of the week.

9.7 The original floodlighting is located closer to residential properties than the proposed (approximately 24 metres from the residential boundaries to the existing lighting, and approximately 33 metres to proposed), the existing floodlighting has a height of 10 metres, rather than the 8 metres proposed, and the hood and modern design of the floodlighting would reduce the light spillage to a greater extent than the existing lighting. The proposal is therefore considered to improve the existing situation.

9.8 It is recommended that the hours of operation are restricted by planning condition.

## **iv. Biodiversity Implications**

9.9 The submitted bat assessment indicated that the surrounding woodland has a negligible roosting potential, and low suitability as foraging and commuting habitat for bats. The proposed scheme is therefore not considered to adversely impact biodiversity.

## **10. CONCLUSIONS**

10.1 It is considered that the development is acceptable in principle and would not result in an adverse impact on the character and appearance of the leisure complex or surrounding area. The development would not result in an adverse impact on the residential amenity of the neighbouring occupiers, highway safety or biodiversity. It is therefore considered that the proposed development complies with 'Saved' policies M9,

EN15, EN20 and EN25 of the BFBLP, Policies CS1, CS2, CS7 and CS23 of the CSDPD and the NPPF.

## 11. RECOMMENDATION

11.1 The application is recommended to be **APPROVED** subject to the following conditions:-

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
- 2) The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details:  
Site Location Plan Rev A – Received 24<sup>th</sup> August 2018  
Proposed Site Plan Tennis Court Lighting – Received 24<sup>th</sup> August 2018  
Proposed Lighting to Tennis Courts – REV6 – Received 6<sup>th</sup> January 2020  
External Site Plan Proposed Tennis Lighting – Received 6<sup>th</sup> January 2020  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 3) The 8no. 8m high lighting columns hereby permitted shall not be illuminated other than in accordance with the following approved plans and details:  
Proposed Lighting to Tennis Courts – REV6  
External Site Plan Proposed Tennis Lighting  
REASON: In the interests of the neighbouring properties and biodiversity.  
[Relevant Policies: BFBLP EN20 and EN15]
- 4) The lighting columns hereby permitted shall not be operational before 7am or after 10pm from Monday to Friday, and before 7am or after 9.30pm on Saturday, Sunday and Public Holidays.  
REASON: In the interests of the neighbouring properties and biodiversity.  
[Relevant Policies: BFBLP EN20 and EN15]

### Informative(s):

- 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:
  1. Time limit
  2. Approved plans
  3. Levels of illumination
  4. Hours of operation
- 3) 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.
- 4) 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.

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](http://www.bracknell-forest.gov.uk)

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**Unrestricted Report**

**ITEM NO: 08**

Application No.  
**19/00751/FUL**  
Site Address:

Ward:  
Old Bracknell

Date Registered:  
5 September 2019

Target Decision Date:  
31 October 2019

**31 Reeds Hill Bracknell Berkshire RG12 7LJ**

Proposal: **Erection of shed to rear of property (part retrospective).**

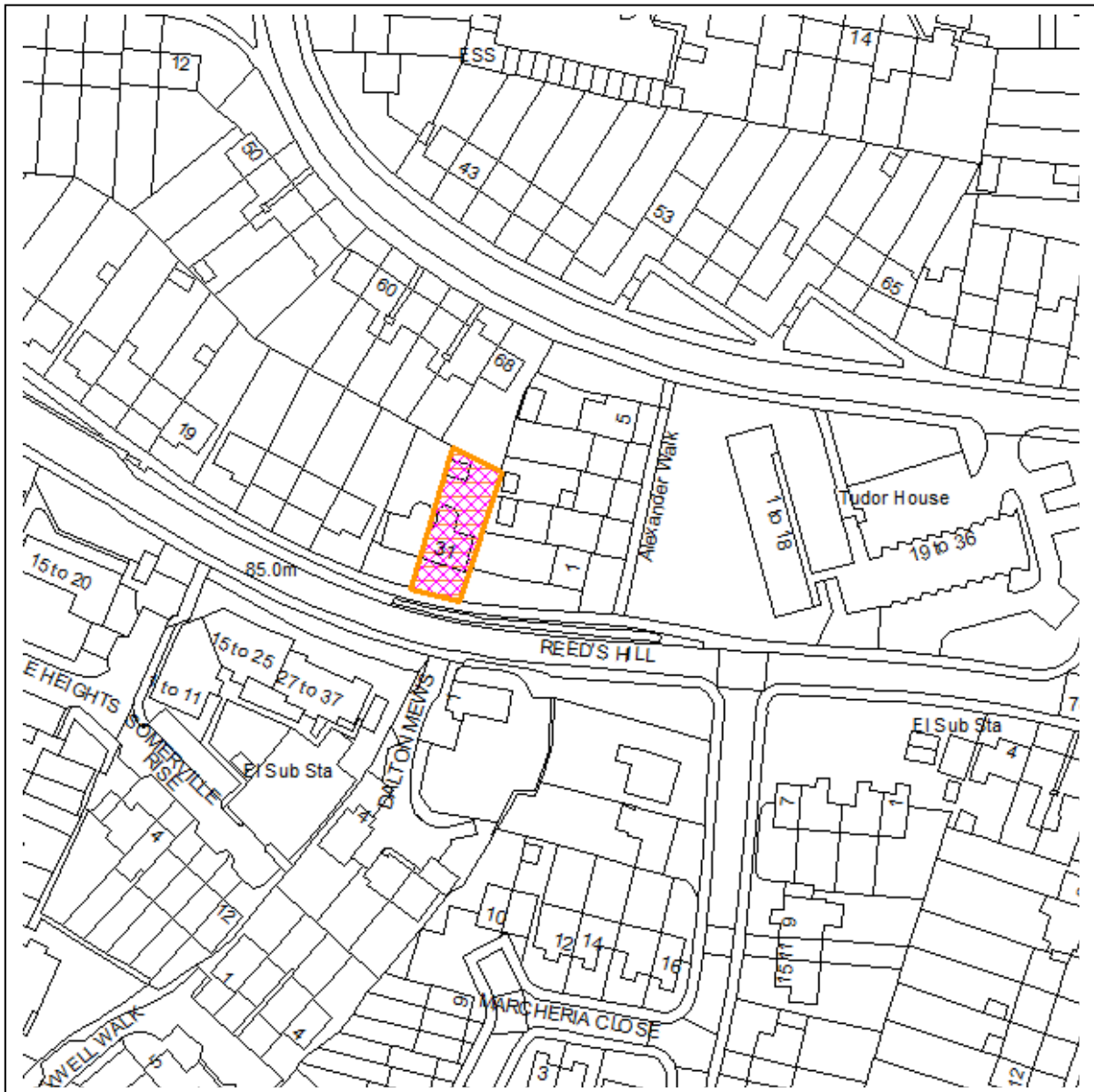
Applicant: Mr Zoltan Gazsi

Agent: (There is no agent for this application)

Case Officer: Edgar Starmes, 01344 352000

[Development.control@bracknell-forest.gov.uk](mailto:Development.control@bracknell-forest.gov.uk)

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



## 1. SUMMARY

- 1.1 Full planning permission is sought for the erection of a shed to the rear of the property (part retrospective). At the time of submission the outer structure of the development was already in place but not fully built.
- 1.2 The development would not result in a significantly adverse impact on the character or appearance of the surrounding area or the amenities of the residents of the neighbouring properties.

<b>RECOMMENDATION</b>
Planning permission be granted subject to conditions in Section 11 of this report

## 2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application has been reported to the Planning Committee as it has been called to committee by Councillor Heydon due to concerns that the shed would be overbearing and detrimental to the residential amenity of the neighbouring occupiers.

## 3. PLANNING STATUS AND SITE DESCRIPTION

<b>PLANNING STATUS</b>
Within settlement boundary

- 3.1 31 Reeds Hill is a semi-detached dwellinghouse located to the North of the highway. The property is linked to 29 Reeds Hill. The surrounding area is predominantly residential.

## 4. RELEVANT SITE HISTORY

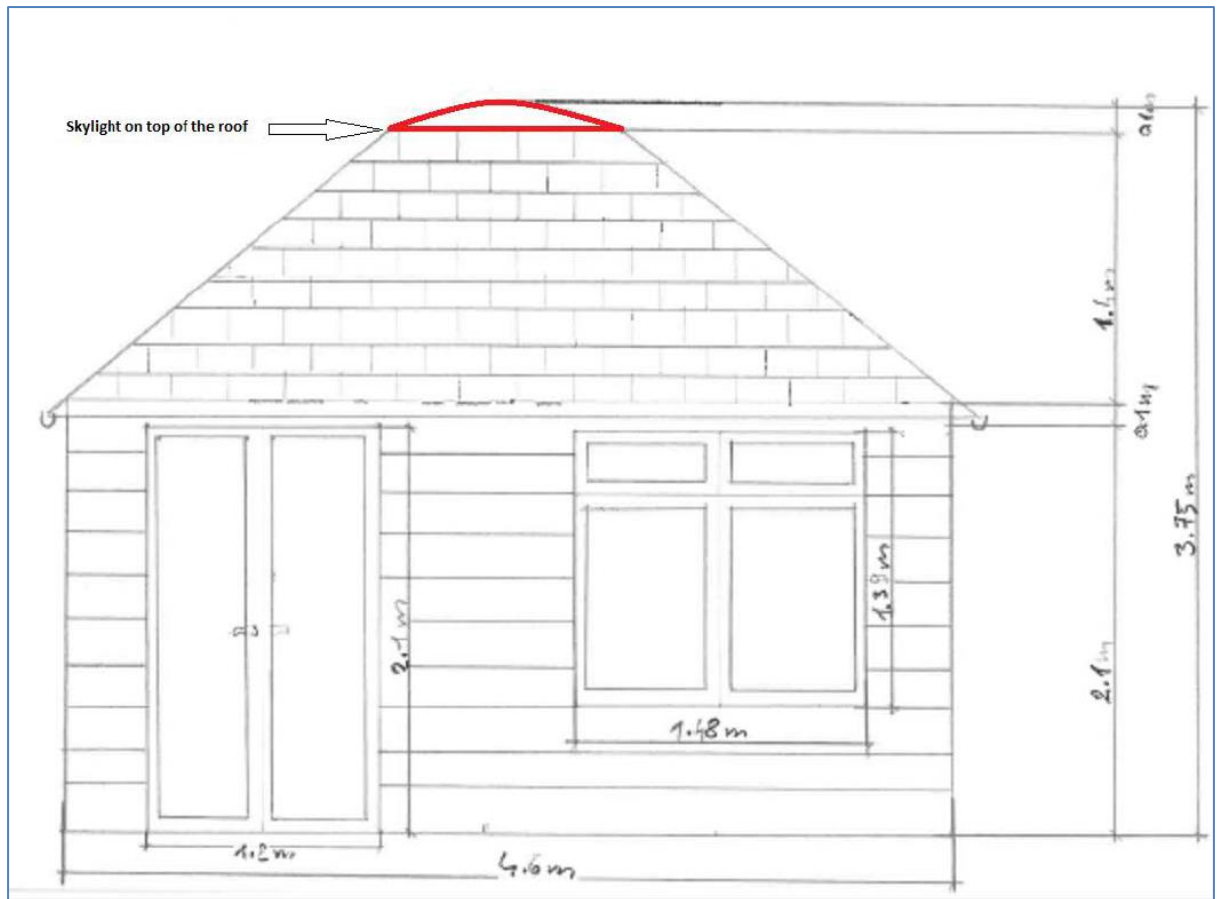
- 4.1 The relevant planning history can be summarised as follows:

PD/05/00165 - Conservatory to rear of property (06.04.2005). The report confirmed that the proposed conservatory would be PD.

- 4.2 There are no conditions restricting permitted development rights for the property.

## 5. THE PROPOSAL

- 5.1 The proposed shed has a maximum depth and width of approximately 4.6 metres, a maximum height of approximately 3.75 metres and a maximum eaves height of approximately 2.2 metres.
- 5.2 Replacement fence panels have also been added and noted on the application form, these are the same height as the existing and would constitute permitted development.



## 6. REPRESENTATIONS RECEIVED

### Bracknell Town Council

6.1 Bracknell Town Council has recommended refusal based on:

- The structure has been already been erected without any permission Councillors feel this could become a precedent.
- The structure is oversized, overbearing and out of character for a shed in this area, a structure this size should not be on the boundary.

### Other representations

- 6.2 The neighbouring resident at 68 South Lynn Crescent has objected based on the development being overbearing, invasive towards their privacy and amenity and encroaching onto their boundary with the roof of the development. They have also commented on it being out of character with the area.
- 6.3 The neighbouring resident at number 3 Alexander Walk has objected based on the height of the shed, overlooking and being overbearing as well as out of character.
- 6.4 The neighbouring resident at number 4 Alexander Walk has objected based on the development being overbearing, out of character with the area and overlook the properties along Alexander Walk.
- 6.5 The neighbouring resident at number 29 Reeds Hill has objected based on the size of the structure being overbearing, much larger than a shed. Also being too close to the boundary.

## 7. SUMMARY OF CONSULTATION RESPONSES

7.1 No statutory or non-statutory consultations were carried out.

## 8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CS1 and CS2 of the CSDPD	Consistent
Design	CS7 of the CSDPD,	Consistent
Amenity	'Saved' policies EN1 and EN20 of the BFBLP	Consistent
<b>Supplementary Planning Documents (SPD)</b>		
BFC Design SPD		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) 2019 Building Research Establishment: Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice 2011 (BRE SLPDS)		

## 9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of Development
- ii. Impact on Character and Appearance of Surrounding Area
- iii. Residential Amenity

### i. Principle of Development

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

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

### ii. Impact on Character and Appearance of Surrounding Area

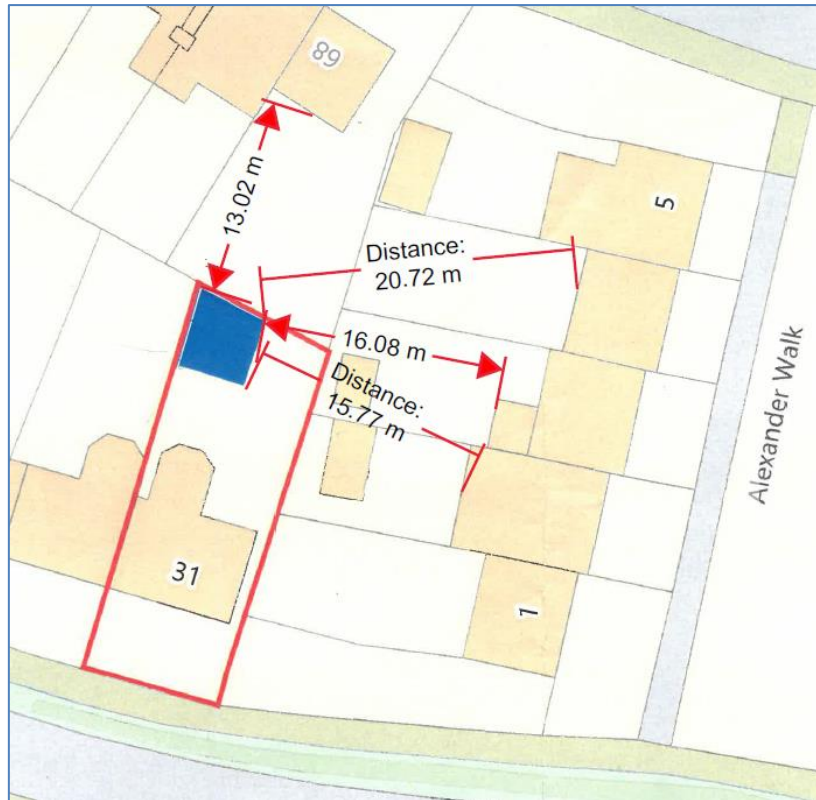
9.4 The shed that has been partially constructed has a pitched roof structure and the appearance of a workshop/summer house rather than traditional shed. There are other sheds visible from the development site at neighbouring properties, some appear wooden and more traditional, but the neighbouring property to the rear (no.

68, South Lynn Crescent) has an outbuilding/shed which is green and appears to be constructed of metal.

- 9.5 The shed would have a different appearance to these examples but is not considered to be significantly out of keeping with the character of the area due to the existing variety of outbuildings in the locality.
- 9.6 The shed would have a set of patio doors and a window added to the South East elevation facing towards the rear of 3 Alexander Walk. There would be no other windows on the other elevations, a skylight would be added centrally in the middle of the roof which would have a 'bubble' appearance being slightly curved.
- 9.7 The shed is sited to the rear left-hand side of the curtilage and screened by the host dwellinghouse. It is therefore not visible from the highway and does not have a significantly adverse impact on the character of the area or streetscene due to this.
- 9.8 Materials used would be of wooden cladded appearance for the walls and grey roofing shingles and the window and door would be UPVC and double glazed.

### **iii. Residential Amenity**

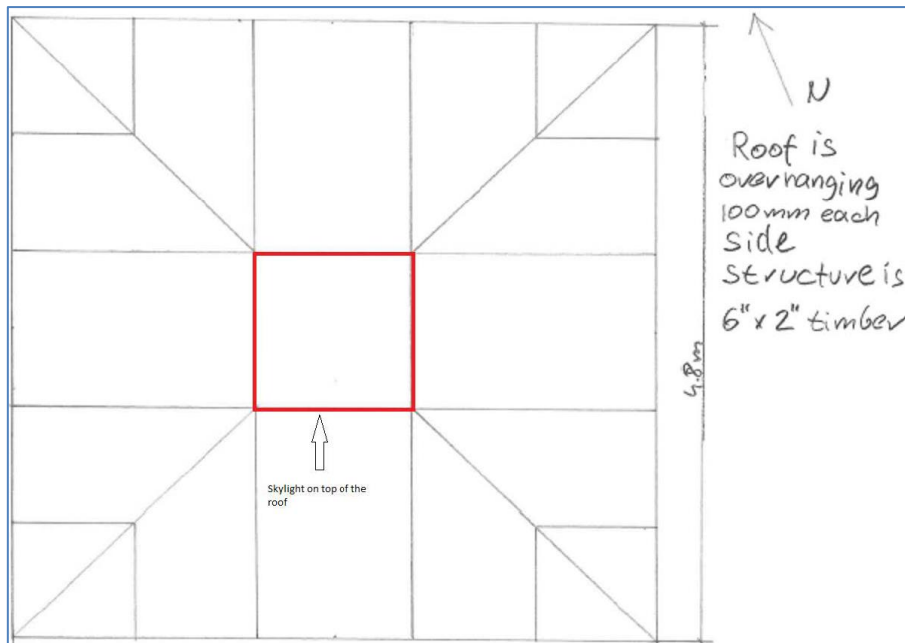
- 9.9 The shed only has a door and window on the side elevation facing towards number 3 Alexander Walk and these are built into the structure from the ground floor level. The structure is not raised off the ground. There is therefore no increased overlooking towards the residential amenity of the neighbouring properties than what would be currently possible from standing in the rear garden of the development site. It is a single storey structure and the skylight would not facilitate any overlooking.
- 9.10 The shed is clearly visible from the gardens of the neighbouring properties due to the height above the fence line which appears to be a standard fence height of around 1.8 metres. It is also within close proximity to the boundary of number 68 South Lynn Drive and 29 Reeds Hill, less than 1 metre. However, the overall height of the structure being 3.75 metres as well as the structure being sited towards the rear of the adjoining gardens would not be significantly overbearing to warrant refusal. There is a significant separation distance from the outbuilding towards the rear elevations of the neighbouring properties to the rear of the development site along South Lynn Crescent and therefore no habitable rooms would be adversely affected. Whilst it is visible from neighbouring properties and it is acknowledged that it would alter the view from 68 South Lynn Drive the impact of the proposal on this view is not a material planning consideration.
- 9.11 The neighbouring properties along Alexander Walk would not be adversely impacted in terms of the structure being overbearing upon them. The outbuilding is sited on the opposite side of the curtilage to their boundary treatments and there is again a significant separation distance as specified in the image below:



9.12 Approximate distances to the rear elevations of objectors' houses from the respective adjacent elevations of the proposed shed are as follows:

- 68 South Lynn Crescent – 13 metres
- 4 Alexander Walk – 20.7 metres
- 3 Alexander Walk – 16 metres
- 2 Alexander Walk – 15.7 metres

9.13 As it currently stands, the roof timbers of the shed do overhang the boundary with the neighbouring property (no. 68 South Lynn Crescent). There has not been a certificate of notice served on the neighbouring occupiers but correspondence has been sent by the applicant to confirm that these will be cut back to be within the applicant's residential boundary and there will be no overhang. The applicant has stated that it only remains overhanging because the construction process has stopped whilst planning permission is being sought. A plan has been submitted showing that there will be a 0.1 m gap to the boundary in line with the annotations on the Roof Plan.



9.14 Overshadowing would only be a factor towards the neighbouring properties number 29 Reeds Hill and 68 South Lynn Crescent. This would also only be a minor factor towards the rear of the residential garden areas and due to the siting of the outbuilding there would be no overshadowing towards the rear windows of these neighbouring properties, this therefore does not warrant refusal of the application.

## 10. CONCLUSIONS

10.1 It is considered that the development is acceptable in principle and would not result in an adverse impact on the character and appearance of the host dwelling or surrounding area, nor would the development result in an adverse impact on the residential amenity of the neighbouring occupiers. It is therefore considered that the proposed development complies with 'Saved' policies EN1, and EN20 of the BFBLP, Policies CS2 and CS7 of the CSDPD and the NPPF.

## 11. RECOMMENDATION

11.1 The application is recommended to be **APPROVED** subject to the following conditions:

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

- Block Plan, Scale 1:500 (Received 20/08/2019)
- Location Plan, Scale 1:1250 (Received 20/08/2019)
- Southeast Elevation, Scale 1:25 (Received 05/09/2019)
- All other elevations, S, SW, N, Scale 1:25 (Received 05/09/2019)
- Floor Plan, Scale 1:25 (Received 05/09/2019)
- Dimensions to the boundary (Received 10/12/2019)
- Email received 23/12/2019 regarding development within the boundary

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

02. The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse, known as 31 Reeds Hill and shall at no time form a separate dwelling.

REASON: The creation of a separate unit would require mitigation measures. [Relevant Policies: Core Strategy DPD CD6].

### Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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. Approved plans
2. Ancillary to the dwellinghouse

03. 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.

04. 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.



**Unrestricted Report**

**ITEM NO: 09**

Application No. **19/00964/FUL**      Ward: **Warfield Harvest Ride**      Date Registered: **11 November 2019**      Target Decision Date: **6 January 2020**  
Site Address: **14 Burnt House Gardens Warfield Bracknell**

**Berkshire RG42 3XY**

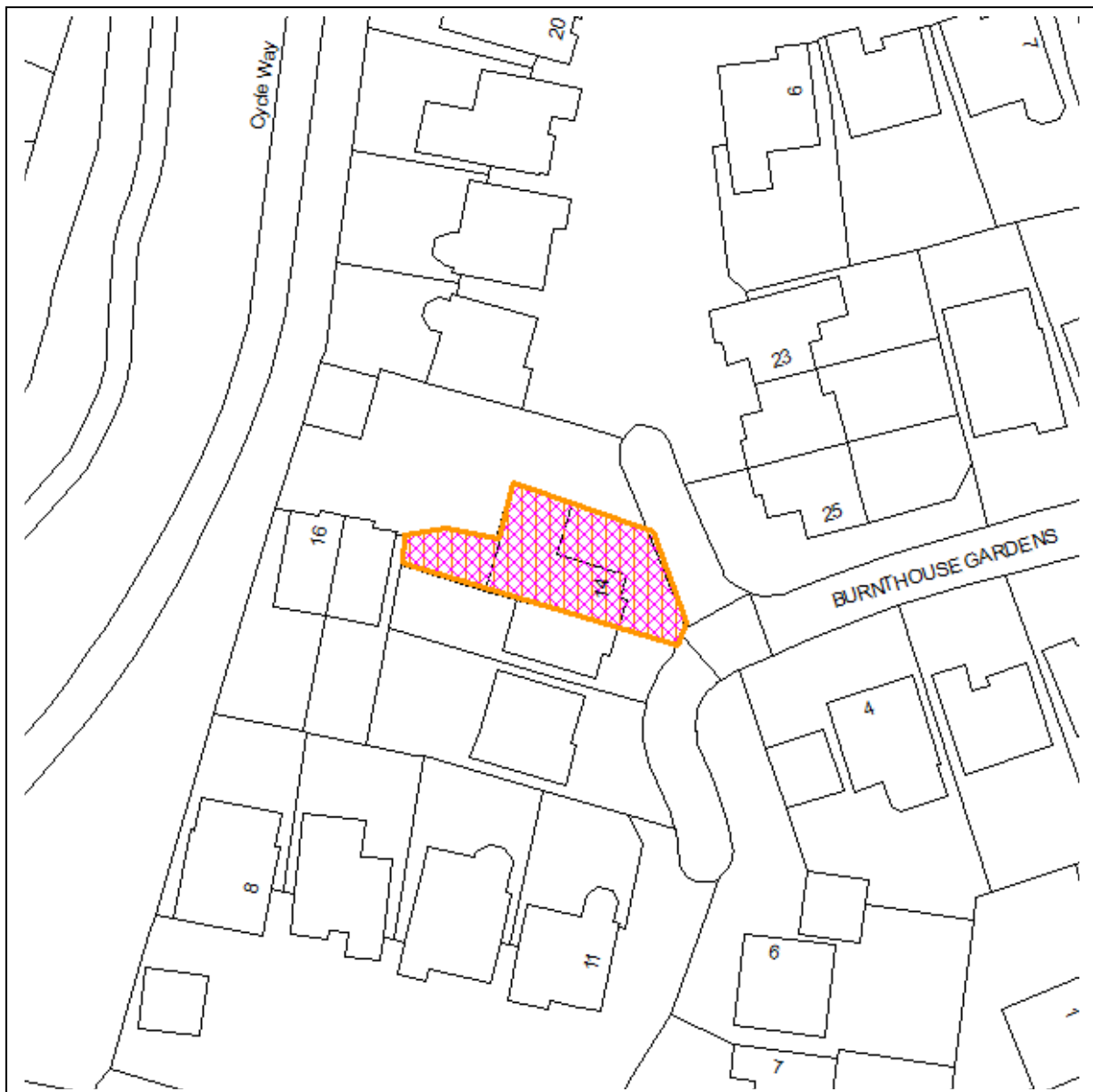
Proposal: **Erection of single storey rear extension with rooflight following demolition of existing conservatory.**

Applicant: **Ms Anita Happs**

Agent: **Neil McGibbon**

Case Officer: **Edgar Starmes, 01344 352000**  
[Development.control@bracknell-forest.gov.uk](mailto:Development.control@bracknell-forest.gov.uk)

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



## 1. SUMMARY

- 1.1 Full planning permission is sought for the erection of a single storey rear extension with rooflight following demolition of existing conservatory.
- 1.2 The development would not result in a significantly adverse impact on the character or appearance of the surrounding area or the amenities of the residents of the neighbouring occupiers.

<b>RECOMMENDATION</b>
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Planning permission be granted subject to conditions in Section 11 of this report
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## 2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application has been reported to the Planning Committee as it has received 9 objections.

## 3. PLANNING STATUS AND SITE DESCRIPTION

<b>PLANNING STATUS</b>
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Within settlement boundary
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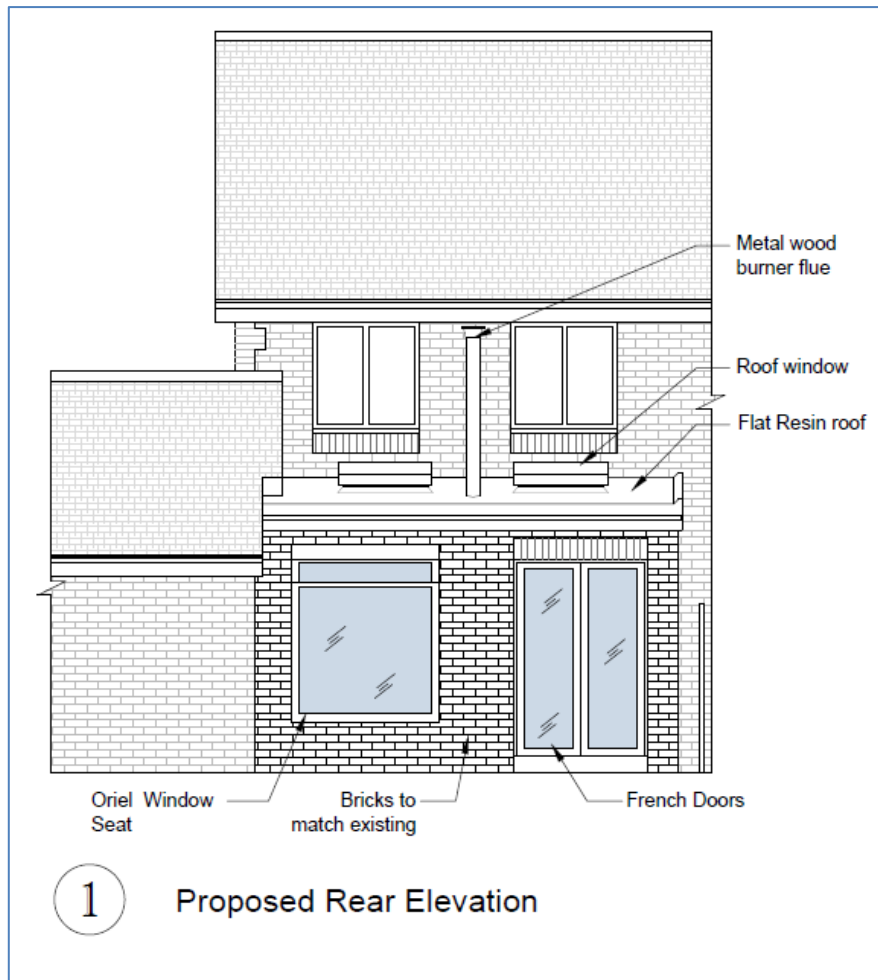
- 3.1 14 Burnt House Gardens is a semi-detached dwellinghouse located to the North West of the highway. The property is linked to 13 Burnt House Gardens. The property benefits from a driveway to the side and an attached garage. The surrounding area is predominantly residential.

## 4. RELEVANT SITE HISTORY

- 4.1 There is no relevant planning history and there are no conditions restricting permitted development rights.

## 5. THE PROPOSAL

- 5.1 The proposed rear extension would have a maximum depth of approximately 4.10 metres, a maximum width of approximately 4.5 metres, a maximum height of approximately 3.3 metres and a maximum eaves height of approximately 2.9 metres. The proposed extension includes a wood burner with a flue that would extend to a maximum of 4.7 metres above ground floor level.



## 6. REPRESENTATIONS RECEIVED

### Warfield Parish Council

6.1 Warfield Parish Council commented on the application and raised no objection

### Other representations

6.2 There have been a total of 9 objections raised to the proposed development, 3 of which are from neighbouring occupiers and 6 of which are from other residents within the Borough.

6.3 The objections can be summarised as:

- Loss of light to number 13 Burnt House Gardens
- View of the flue for the wood burner being an eyesore
- Harmful emissions from the wood burner, causing air pollution in the general area and towards number 13 Burnt House Gardens.
- Overbearing development towards number 13 Burnt House Gardens
- The flue in particular would be out of keeping with the character of the area
- Overdevelopment of the site
- The window seat will look directly into the lounge of number 13 Burnt House Gardens.
- Access to the property for building works encroaching onto neighbouring properties.

## 7. SUMMARY OF CONSULTATION RESPONSES

### Environmental Health

7.1 Environmental Health were consulted and raised no objection.

## 8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CS1 and CS2 of the CSDPD	Consistent
Design	CS7 of the CSDPD,	Consistent
Amenity	'Saved' policies EN1, EN25 and EN20 of the BFBLP	Consistent
<b>Supplementary Planning Documents (SPD)</b>		
Bracknell Forest Parking Design Supplementary Planning Document		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) 2019 Building Research Establishment: Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice 2011 (BRE SLPDS)		

## 9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of Development
- ii. Impact on Character and Appearance of Surrounding Area
- iii. Residential Amenity

### **i. Principle of Development**

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

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

### **ii. Impact on Character and Appearance of Surrounding Area**

- 9.4 There is evidence of other rear extensions within the wider area and rear conservatories are in view from the front and rear garden of the development site at numbers 10 and 11 Burnt House Gardens. There is also a rear conservatory at the development site which this extension would replace, therefore the proposed built form would not be considered out of keeping with the character of the area or streetscene. The main built form of the development would be largely screened from the public highway at the front of the property by the host dwellinghouse and garage and be only partially visible from the highway to the side of the property. The flue component would be visible from the highway to the side of the property and readily visible to the neighbouring occupiers.
- 9.5 The development itself would be in the same location as an existing conservatory and there would only be a marginal increase in built form. The roof of the rear extension would have a very shallow sloping profile downwards away from the dwellinghouse. The height of the proposed extension would be 0.1 metres lower than the existing conservatory, with the exception of the flue.
- 9.6 There would be 2 rooflights added in the roof and the flue for the wood burner would project approximately 1.8 metres above the proposed roof. There are no side windows proposed. On the rear elevation there would be a set of French doors added and an oriel window seat which would project beyond the main rear elevation of the development by approximately 0.4 metres.
- 9.7 On the side elevation of the dwellinghouse facing the highway there is a proposed change in size to the existing first floor hallway window; it has been confirmed that this will be obscure glazed.
- 9.8 In the main, the materials would match the existing dwellinghouse, the flat roof will be of fibre reinforced resin. The external walls will be of facing brickwork to match existing. The window in the stairwell will be double-glazed with low emissivity obscured glass and have a PVCu frame to match the existing. The oriel window and sliding door in the extension will be double glazed with low-emissivity glass and powder coated aluminium frames.

### **iii. Residential Amenity**

- 9.9 Due to the siting of the proposed rear extension the main property potentially affected by overbearing or overshadowing impacts would be number 13, Burnt House Gardens, the adjoining neighbour. A loss of light assessment has been undertaken in line with BRE Guidelines.
- 9.10 A 45 degree line was drawn on the horizontal plane from the rearmost extent of the extension as shown on the block plan towards the closest window serving a habitable room at the affected residential property. This line intersects the development, therefore a 45 degree line was drawn on the vertical plane from the mid-point of the sloped roof towards this window. If the line intersects more than half of the window, it would be considered that the development would result in an adverse impact on the occupiers with regards to loss of light. However; in this case the line did not cover more than 50% of this rear window, and therefore would not warrant a reason for refusal on this basis. There is also a secondary source of light to the rear room at number 13, Burnt House Gardens via a further window on the rear elevation.
- 9.11 The flue would be a visually prominent feature to the neighbouring residents, however the right to a view is not a material planning consideration. Further to this there is a permitted development fall-back position that entitles a householder to

install a chimney or a flue to a dwellinghouse under Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); this permits the installation of such a structure as long as it would not exceed the highest part of the existing roof by 1 metre or more. The flue would not exceed the roof of the original house. Due to this fall-back position it would not be reasonable to refuse the application based on the appearance and location of the flue. The flue could be implemented without planning permission in the future if the extension was granted without the flue component.

- 9.12 The development would also not be considered unduly overbearing towards the residential amenity of the neighbouring property number 13 Burnt House Gardens. It would be sited on the footprint of the existing conservatory and is lower in height (except the flue component). There is only a marginal positional change of approximately 0.2 metres further towards the boundary line between the properties.
- 9.13 The proposed development would not be considered overdevelopment of the site, there is a similar fall-back position of permitted development for the rear extension if it was 4 metres in depth, there is only a 0.1 metre difference which would not justify a refusal for this application as it is only marginally deeper than what could be built under Permitted Development.
- 9.14 Being a ground floor level extension, the proposed window seat would not enable the resident to look directly into the neighbour's garden, it would not be raised and there is a fence in place to provide screening.
- 9.15 The Environmental Health Officer was consulted regarding the proposed flue and has stated that the proposed application for a wood burner and associated parts is subject to the Building Regulations 2010 including the position and height of the flue in relation to neighbouring properties. The proposed location for the works does not fall within an Air Quality Management Area (AQMA). Once operational, smoke emitted associated with the burner could still be subject to investigation and potential enforcement under various legislation including the Environmental Protection Act 1990 (statutory nuisance). Therefore the applicant is advised to install a burner that is efficient and to use authorised fuels:  
<https://smokecontrol.defra.gov.uk/fuels.php?country=england>.
- 9.16 On this basis the proposed scheme would not be considered harmful and refusal would not be warranted on this basis. The applicant has further advised in writing that the proposed 'wood/solid' fuel burner will be installed in accordance with the building regulations and will be both modern and efficient.
- 9.17 The objection regarding access to the development site is not a material planning consideration.

## **10. CONCLUSIONS**

- 10.1 It is considered that the development is acceptable in principle and would not result in an adverse impact on the character and appearance of the host dwelling or surrounding area, nor would the development result in an adverse impact on the residential amenity of the neighbouring occupiers. It is therefore considered that the proposed development complies with 'Saved' policies EN1, and EN20, EN25 of the BFBLP, Policies CS2 and CS7 and CS23 of the CSDPD and the NPPF.

## **11. RECOMMENDATION**

11.1 The application is recommended to be **APPROVED** subject to the following conditions:

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details, received 29th November 2016:

Site Plan and Location Plan, Drawing Number: 1901-D00, Rev B (Received 20/01/2020)

Proposed Ground Floor Option 1, Drawing Number: 1901-D02, Rev A (Received 20/01/2020)

Proposed Elevations – Rear and side, Drawing Number: 1901-D05

Proposed Elevations – Side North, Drawing Number: 1901-D06

Proposed Section, Drawing Number 1901-D07

Planning response to objections (Received 21/01/2020)

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

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be similar in appearance to those of the existing dwelling.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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
  3. Materials
03. 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.
04. 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.
05. The proposed development is subject to the Building Regulations 2010 including the position and height of the flue in relation to neighbouring properties.
06. The applicant is advised to install a burner that is efficient and uses authorised fuels <https://smokecontrol.defra.gov.uk/fuels.php?country=england> and it is recommended that carbon monoxide alarms are installed at the same location as the burner.





**Unrestricted Report**

**ITEM NO: 10**

Application No.

**19/00991/3**

Site Address:

Ward:  
Owlsmoor

Date Registered:  
18 November 2019

Target Decision Date:  
13 January 2020

**Millins Close Owlsmoor Sandhurst Berkshire**

Proposal:

**Conversion of existing grassed areas into 13 no. additional parking spaces.**

Applicant:

Bracknell Forest Council

Agent:

(There is no agent for this application)

Case Officer:

Helen Maynard, 01344 352000

[Development.control@bracknell-forest.gov.uk](mailto:Development.control@bracknell-forest.gov.uk)

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



## 1. SUMMARY

- 1.1 The proposal is for the formation of 13 no. parking spaces on an areas of amenity land at Millins Close.
- 1.2 The development would not result in an adverse impact on the character and appearance of the local area, the amenities of the residents of neighbouring properties or highway safety.

<b>RECOMMENDATION</b>
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Planning permission be granted subject to conditions in Section 11 of this report
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## 2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application has been reported to the Planning Committee as it is a scheme which the Director for Place, Planning and Regeneration is responsible for promoting.

## 3. PLANNING STATUS AND SITE DESCRIPTION

<b>PLANNING STATUS</b>
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Within settlement boundary
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- 3.1 The proposed parking bays would be located on four areas of amenity land facing properties 15, 19, 20 and 33 Millins Close. The amenity areas are predominantly grassed. There is one existing tree outside no. 20 Millins Close which is to be retained. Planting is proposed outside numbers 19 and 33 to mitigate against the loss of the grassed area.

## 4. RELEVANT SITE HISTORY

- 4.1 There is no relevant planning history for the site.

## 5. THE PROPOSAL

5.1 The application proposes an extension to the three existing parking courts and the creation of three additional bays adjacent to no.19. Each space would measure 4.8m x 2.4m and will be surfaced with porous blocks.

5.2 It is acknowledged that there are existing parking pressures in this location and a number of vehicles often park on verges. This proposal seeks to formalise this parking arrangement and aims to improve the streetscene by encouraging people to park in in designated locations



## 6. REPRESENTATIONS RECEIVED

### Sandhurst Town Council

6.1 No objection to the proposal.

### 6.2 Other Representations

6.2 One letter has been received for this application which supports the parking improvements but suggests that it could be useful to designate a space for each property and consider erecting bollards to prevent parking on grass verges.

## 7. SUMMARY OF CONSULTATION RESPONSES

### 7.1 Highway Authority

7.1 No objection subject to the erection of wooden bollards or other landscaping being proposed to prevent vehicular parking on the grassed verges.

### 7.2 Landscape Officer

7.2 Notwithstanding the drawing showing nominal landscaping proposals (drawing 4817/381 received 6.12.19) the Landscape Officer requests a condition requiring further landscaping and a more detailed scheme to be submitted should the application be recommended for approval.

## 8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CS1 and CS2 of the CSDPD	Consistent
Design	CS7 of the CSDPD,	Consistent
Amenity	'Saved' policies EN1, EN2 and EN20 of the BFLP	Consistent
Highways	'Saved' policy M9 of the BFLP CS23 of the CSDPD	Consistent - Para. 105 refers to LPAs setting their own parking standards for residential development

<b>Supplementary Planning Documents (SPD)</b>
Bracknell Forest Borough Parking Standards, Supplementary Planning Document 2016 Bracknell Forest Borough Streetscene Supplementary Planning Document (2011)
<b>Other publications</b>
National Planning Policy Framework (NPPF)

## 9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of Development
- ii. Impact on Character and Appearance of Surrounding Area
- iii. Impact on Residential Amenity
- iv. Transport and Highways Considerations
- v. Community Infrastructure Levy

### i. Principle of Development

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Polices Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with SALP Policy CP1, CSDPD Policies CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon character and appearance of surrounding area, residential amenities of neighbouring occupiers, highway safety, etc. These matters are assessed below.

### ii. Impact on Character and Appearance of Surrounding Area

9.3 Paragraph 124 of the NPPF emphasises the importance of good design as key to making places better for people to live. Additionally, paragraph 130 of the NPPF states that the design of development should help improve the character and quality of an area and the way it functions.

9.4 'Saved' policy EN20 of the BFBLP states that development should be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials etc. It further states that the design of the development should promote local character and a sense of local identity.

9.5 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 upon the urban local character, respecting local patterns of development. The Streetscene Supplementary Planning Document (SPD)(2010) states that areas of on street car parking need to be designed so that vehicles do not visually dominate the street scene.

9.6 The Parking Standards Supplementary Panning Document sets out a strategy for dealing with parking issues as well as detailing technical design annexes for parking bays for a variety of vehicles.

9.7 The proposed parking bays would require the removal of a small area of amenity grassland which would have a very limited impact on the street scene. Considering the presence of the existing parking bays and garage cul-de-sac, it is not considered that the addition of these bays would result in an adverse impact on the character of the area. The proposed bays will prevent car owners parking on the planted verges and

encourage parking within designated areas to limit the impact of vehicles on the streetscene.

9.8 The development would not result in an adverse impact on the character and appearance of the area, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policies EN1, EN2 and EN20, the Streetscene SPD, and the NPPF, subject to a condition requiring the submission of full details of the proposed landscaping scheme.

### **iii. Impact on Residential Amenity**

9.9 Due to their position and nature, the proposed parking bays would not have an adverse impact on the residential amenities of the occupiers of the neighbouring properties and as such would accord with BFBLP 'Saved' Policies EN20 and EN25, and the NPPF.

9.10 It is not considered that the noise and air pollution or other disturbance created by the additional parking bays would be unacceptable in a built-up residential area.

9.11

### **iv. Transport and Highways Considerations**

9.12 Considerable parking pressure occurs along Millins Close thus the provision of these off-street parking bays would improve the parking situation.

9.13 Parking bays of 4.8m x 2.4m are proposed, in line with the Council's standards, and these would be a porous paving construction to comply with SUDS standards.

9.14 The Highway Authority has no objection to the proposed parking spaces and revised drawings have been received which show bollards and planting on the retained grassed areas to prevent this area being used for informal parking (drawing 4817/381 received 6.12.19).

9.15 It is not considered that the proposed development would result in an adverse impact on highway safety, in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9, the Parking Standards SPD, and the NPPF.

### **v. Community Infrastructure Levy (CIL)**

9.16 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.17 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted), including new build that involves the creation of additional dwellings. The proposal is not CIL liable as it would not involve an increase in internal floor space.

## **10. CONCLUSIONS**

10.1 It is considered that the development is acceptable in principle and would not result in an adverse impact on the character and appearance of the surrounding area, the residential amenity of the occupiers of the neighbouring properties or highway safety. It is therefore considered that the proposed development complies with 'Saved'

policies M9, and EN20 of the BFBLP, Policies CS1, CS2, CS7 and CS23 of the CSDPD and the NPPF.

## 11. RECOMMENDATION

11.1 The application is recommended to be **APPROVED** subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details, received 11 November 2019 by the Local Planning Authority:  
Engineering Layout 4817/381  
and the following plan received by the Local Planning Authority on 6 December 2019:  
Landscape Proposal 4817/381/L  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

3. No parking bay shall be brought into use until hard and soft landscaping, including boundary treatments and other means of enclosure, has been provided in accordance with drawing 4817/381 submitted as part of the application.

All planting comprised in the soft landscaping works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision and completed in full accordance with the approved scheme.

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 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]

### Informative(s):

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:
  1. Time limit
  2. Approved plans
  3. Landscaping
4. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.
5. This is a planning permission. Before beginning any development you may also need separate permission(s) under Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.
6. The Highways and Transport Section should be contacted at Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf.

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