

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 18 March 2021, 6.30 - 9.30 pm
Online Only - MST



Agenda

Item	Description	Page
1.	Apologies for Absence	
	To receive apologies for absence.	
2.	Minutes	5 - 12
	To approve as a correct record the minutes of the meeting of the Committee held on 11 February 2021 and the minutes of the Special meeting of the Committee on the 25 February 2021.	
3.	Declarations of Interest	
	<p>Members are asked to declare any disclosable pecuniary or affected interests in respect of any matter to be considered at this meeting.</p> <p>Any Member with a Disclosable Pecuniary Interest in a matter should withdraw from the meeting when the matter is under consideration and should notify the Democratic Services Officer in attendance that they are withdrawing as they have such an interest. If the Disclosable Pecuniary Interest is not entered on the register of Members interests the Monitoring Officer must be notified of the interest within 28 days.</p> <p>Any Member with an Affected Interest in a matter must disclose the interest to the meeting. There is no requirement to withdraw from the meeting when the interest is only an affected interest, but the Monitoring Officer should be notified of the interest, if not previously notified of it, within 28 days of the meeting.</p>	
4.	Urgent Items of Business	
	Any other items which, pursuant to Section 100B(4)(b) of the Local Government Act 1972, the Chairman decides are urgent.	

Planning Applications

(Head of Planning)

EMERGENCY EVACUATION INSTRUCTIONS

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

5.	PS 20/00812/FUL Bedfordshire Down, Warfield, Bracknell	17 - 32
	Erection of part 2 storey, part first floor side/rear extension and single storey rear extension.	
6.	20/00758/FUL The Managers Flat, Dial House Hotel, Dukes Ride	33 - 40
	Proposed front and side extension with increase in roof height, internal alterations and associated works, following demolition of existing attached shed.	
7.	20/01034/3 Church Road, Owlsmoor, Sandhurst	41 - 46
	Convert grass amenity areas to provide 11 additional residents parking spaces in 3 locations	
8.	20/01052/3 Rosedale Gardens, Bracknell, Berkshire	47 - 52
	Conversion of grassed amenity land into 10 no. residents parking spaces in various locations.	
9.	20/01053/3 Keldholme, Bracknell, Berkshire	53 - 58
	Conversion of grass amenity area into no.14 parking bays	
10.	20/01054/3 Oakengates, Bracknell, Berkshire	59 - 64
	Conversion of grassed amenity land into 12 no. residents parking spaces in various locations.	
11.	Exclusion of Public and Press	
	To consider the following motion: That pursuant to Regulation 21 of the Local Authorities (Executive Arrangements) (Access to Information) Regulations 2000 and having regard to the public interest, members of the public and press be excluded from the meeting for the consideration of item 12 which involves the likely disclosure of exempt information under the following category of Schedule 12A of the Local Government Act 1972: (5) Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings. Reporting:	
12.	Information Item - Use of Urgent Decisions Procedure	65 - 68

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.

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Published: 10 March 2021

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**PLANNING COMMITTEE
11 FEBRUARY 2021
6.30 - 8.51 PM**

Present:

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

Apologies for absence were received from:

Councillors Green

79. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 21 January 2021 be approved as a correct record and signed by the Chairman.

80. Declarations of Interest

Councillor Mrs McKenzie declared an affected interest in 20/00698/FUL Waitrose, 390 Yorktown Road, College Town and would leave the meeting for this item.

81. Urgent Items of Business

There were no urgent items of business.

**82. PS 19/00497/FUL Land North Of Herschel Grange, Warfield Street, Warfield
Erection of 33 dwellings (including 10 affordable dwellings), with car parking,
landscaping, open space and access from Herschel Grange, following
demolition of 6 Herschel Grange.**

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Warfield Parish Council recommending refusal.
- The 41 objections from 33 addresses as detailed in the agenda.
- A further letter of objection submitted on behalf of the Warfield Village Action Group.
- The 11 further objections as detailed in the supplementary report.
- The representations from 2 public speakers who joined the meeting.

A motion to approve the recommendation in the officer report was proposed but fell at the vote.

Therefore an alternative motion to refuse the application was proposed and seconded, and on being put to the vote was **CARRIED**.

RESOLVED that application 19/00497/FUL be **REFUSED** for the following reasons:

1. The proposed development would have a harmful, urbanising impact on the character and appearance of the countryside and would be unsympathetic to the character of the adjacent settlement, contrary to Policies EN8, EN20 and H5 of the Bracknell Forest Borough Local Plan and Policies CS1, CS2, CS7 and CS9 of the Core Strategy Development Plan Document, and the NPPF.
2. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2018), and the NPPF.
3. In the absence of a planning obligation to secure affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to "Saved" Policy H8 of the Bracknell Forest Borough Local Plan, Policies CS16 and CS17 of the Core Strategy Development Plan Document, the Planning Obligations SPD, the resolution on affordable housing made by BFC Executive on 29 March 2011, and the NPPF.
4. The proposed development would unacceptably increase the pressure on open space of public value and community facilities. 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 Policy R4 of the Bracknell Forest Borough Local Plan, Policies CS6 and CS8 of the Core Strategy Development Plan Document, the Planning Obligations SPD, and the NPPF.
5. 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 Policies CS1 and CS6 of the Core Strategy Development Plan Document, 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.

83. **20/00031/COND 28 Meadow Way, Bracknell, Berkshire**

Details pursuant to Condition 03 (Materials), Condition 04 (Slab Levels), Condition 08 (Landscaping), Condition 09 (Boundary Treatments), Condition 10 (Sustainability Statement), Condition 17 (Site Organisation) and Condition 23 (Services) of planning permission 17/00929/FUL.

The Committee noted:

- The supplementary report tabled at the meeting.
- The objections received from 8 postal addresses as detailed in the agenda.
- The further objection received as detailed in the supplementary report.

RESOLVED that the details submitted in respect of conditions 3, 4, 8, 9, 10, 17 and 23 of planning permission 17/00929/FUL, and as listed below, are **APPROVED**:

Condition 3 - materials

The use of the following materials are acceptable:
Roof tiles - Redland plain concrete tiles.
Facing brickwork - Wienerberger multi-clay bricks.
Feature diaper pattern brickwork - Wienerberger blue.
Render - K-Rend (Silicone coloured render).
Windows and doors - Eurocell UPVC in slate grey.
Rainwater goods - gutters and downpipes in anthracite grey.
The development shall be carried out in accordance with the approved details.

Condition 4 - slab levels

The details shown on drawing no. 17-03-PL-601-B received 20 February 2020 and drawing no. E02 Rev A received 12 January 2021 are acceptable in relation to the above condition.

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

Condition 8 - landscaping

The details shown on drawing nos. 17-03-WD-101 E, 10105.01 Rev A, 10105.02 Rev A and E02 Rev A received 26 May 2020, 8 September 2020 and 12 January 2021 and document entitled Maintenance and Management Plan - soft works and hard works received 20 February 2020 are acceptable in relation to the above condition. 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.

Condition 9 - boundary treatment

The details shown on drawing nos. 17-03-WD-101 E, and 10105.01 Rev A received 26 May 2020 and 8 September 2020 are acceptable in relation to the above condition.

The approved scheme shall be implemented in full before the occupation of the new dwellings and retained as such thereafter.

Condition 10 - sustainability

The details contained in document entitled "Appendix AA - Water Efficiency Calculator for new dwellings" received 20 February 2020 are acceptable in relation to the above condition.

The development shall be implemented in accordance with the approved details and retained as such thereafter.

Condition 17 - site organisation

The details shown on drawing nos. 17-03-PL-801-D and 17-03-PL-901-A received 16 December 2020 are acceptable in relation to the above condition.

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 approved purposes.

Condition 23 - services

The details contained in the document "Arboricultural Method Statement" (Rev C) by Barton Hyett Associates received 12 January 2021 and shown on drawing no. 404-S-01 Rev H received 15 December 2020 are acceptable in relation to the above condition.

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

84. **20/00722/FUL 42 Walsh Avenue, Warfield, Bracknell**

Erection of first floor side extension and single storey rear extension following demolition of existing conservatory.

The Committee noted:

- The supplementary report tabled at the meeting.
- Warfield Parish Councils objection to the application as detailed in the agenda papers.
- The 3 objections received from neighbouring properties.

RESOLVED that the application 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 documents received by the Local Planning Authority:

Existing and Proposed Roof Plan - Drawing Number 20.42WA.P05 - Received 28.09.2020

Proposed Floor Plans - Drawing Number 20.42WA.P03.01.01 - Received 09.02.2021

Proposed Elevations - Drawing Number 20.42WA.P04.01 - Revision 01 - Received 28.10.2020

Proposed Parking Plan - Drawing Number 20.42WA.P06.03 - Revision 03 - Received 20.1.2021

Proposed Site Location and Block Plans - Drawing Number 20.42WA.SITE.P01.03 Received 09.02.2021

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those outlined on the Application Form, received 28th of September 2020 by the Local Planning Authority.

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

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

4. The development hereby approved shall not be occupied until the associated vehicle parking and turning space has been surfaced 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]

5. No development (including demolition and site clearance) shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

(a) Parking of vehicles of site personnel, operatives and visitors

(b) Loading and unloading of plant and vehicles

(c) Storage of plant and materials used in constructing the development 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 (c) above.

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

85. **20/00918/FUL Erin Lodge, Jigs Lane, South Warfield**
Erection of single storey rear extension.

The Committee noted:

- The comments of Warfield Parish council raising no objection.
- That there have been no representations received from neighbouring properties

RESOLVED that the application 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 documents received by the Local Planning Authority on 4th December 2020:

GIS Plan

Location Plan

Existing & Proposed Plans & Elevations – Drawing Number FUL/01

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

3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be similar in appearance to those on the existing dwelling, with the exception of the flat roof which shall be constructed from grey fibreglass.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

86. **20/01061/RTD Calfridus Way Playing Fields, Calfridus Way, Bracknell**

This item has been deferred and would be considered at a special meeting of the Planning Committee on 25 February 2021.

87. **21/00020/PAC Countrywide House, 28 Wellington Business, Park Dukes Ride**

This item was determined under delegated powers.

88. **20/00698/FUL Waitrose, 390 Yorktown Road, College Town**

Section 73 application to vary delivery hours imposed under Condition 1 of planning permission 624293 and 02/00675/FUL

The Committee noted:

- The supplementary report tabled at the meeting.
- That Sandhurst Town Council considered no objection to the application.
- 17no. letters of objection received (from 14no. different postal addresses as detailed in the agenda papers.
- That one letter of support had been received.

RESOLVED that the application is recommended to be **APPROVED** subject to the following conditions:-

1. No deliveries shall be taken at or dispatched from the site outside the hours of:
Mondays to Saturdays - 07:00 hours until 22:00 hours;
Sundays - 09.00 hours until 19.00 hours.

REASON: In the interests of the amenities of the occupiers of nearby residential properties.

[Relevant Plans and Policies: BFBLP EN20, EN25]

2. The delivery hours hereby approved shall operate at all times in accordance with the Delivery Management Plan received 10 February 2021 by the Local Planning Authority.

REASON: In the interests of the amenities of the occupiers of nearby residential properties.

[Relevant Plans and Policies: BFBLP EN20, EN25]

3. The visibility splays shall be kept clear of all obstructions above a height of 0.6 metres.

REASON: In the interests of road safety.

4. The areas shown on the approved plans as parking, access, loading, unloading and manoeuvring areas shall be kept clear for these purposes and shall not be used for any storage, industrial or business purposes.

REASON: In order that adequate servicing space is provided to the satisfaction of the Local Planning Authority.

CHAIRMAN

**PLANNING COMMITTEE
25 FEBRUARY 2021
5.00 - 6.11 PM**



Present:

Councillors Brossard (Vice-Chairman, in the Chair), Angell, Dr Barnard, Bhandari, D Birch, Brown, Gbadebo, Mrs Hayes MBE, Heydon, Mrs Mattick, Mrs McKenzie, Mossom and Skinner

Apologies for absence were received from:

Councillors Dudley, Green, Mrs McKenzie-Boyle and Virgo

Also Present:

Councillor Turrell

89. Declarations of Interest

There were no declarations of interest.

90. Urgent Items of Business

There were no urgent items of business.

91. PS 20-01061-RTD Calfridus Way Playing Fields, Calfridus Way, Bracknell, Berkshire

Installation of 1 no. 25m high column, with 3 no. antennas, 2 no. 0.6m dishes, 2 no. ground-based equipment cabinets, and ancillary development enclosed by a 8.0m x 6.0m compound within 2.1m high palisade fence.

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Bracknell Town Council recommending refusal.
- The 164 objections as summarised in the agenda.
- The 3 further objections as detailed in the supplementary report.
-

A motion to approve the recommendation in the officer report was proposed but fell at the vote.

Therefore an alternative motion to refuse the application was proposed and seconded, and on being put to the vote was **CARRIED**.

RESOLVED that application 20/01061/RTD be **REFUSED PRIOR APPROVAL** for the following reasons:

1. By reason of its siting and appearance, the proposed telecommunications mast would appear unduly prominent to the detriment of the character and visual amenities of the surrounding area. The proposed development would therefore be contrary to Saved Policies SC4 and EN20 of the Bracknell Forest Borough Local Plan, Policy CS7 of the Core Strategy Development Plan Document and the National Planning Policy Framework.

2. By reason of its siting within a proposed local Green Space, the proposed telecommunications mast would not enhance the role and function of the local Green Space. The proposed development would therefore be contrary to Policy EV3 of the Bracknell Town Neighbourhood 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**

**PLANNING COMMITTEE
18th March 2021**

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

		Case Officer	Reporting Officer
05	<p>20/00812/FUL 4 Bedfordshire Down Warfield Bracknell (Warfield Harvest Ride Ward) Erection of part 2 storey, part first floor side/rear extension and single storey rear extension. Recommendation: Approve.</p>	Lucy Ormrod	Basia Polnik
06	<p>20/00758/FUL The Managers Flat Dial House Hotel 62 Dukes Ride (Crowthorne Ward) Proposed front and side extension with increase in roof height, internal alterations and associated works, following demolition of existing attached shed. Recommendation: Approve.</p>	Olivia Jones	Basia Polnik
07	<p>20/01034/3 Church Road Owlsmoor Sandhurst (Owlsmoor Ward) Convert grass amenity areas to provide 11 additional residents parking spaces in 3 locations Recommendation: Approve.</p>	Olivia Jones	Basia Polnik
08	<p>20/01052/3 Rosedale Gardens Bracknell Berkshire (Wildridings And Central Ward) Conversion of grassed amenity land into 10 no. residents parking spaces in various locations. Recommendation: Approve.</p>	Olivia Jones	Basia Polnik
09	<p>20/01053/3 Keldholme Bracknell Berkshire (Wildridings And Central Ward) Conversion of grass amenity area into no.14 parking bays Recommendation: Approve.</p>	Olivia Jones	Basia Polnik

10	20/01054/3 Oakengates Bracknell Berkshire (Hanworth Ward) Conversion of grassed amenity land into 12 no. residents parking spaces in various locations. Recommendation: Approve.	Olivia Jones	Basia Polnik
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ADDITIONAL INFORMATION ITEM

19/00847/OUT – Land at Palm Hills

Background Papers

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

PLANNING COMMITTEE - POLICY REFERENCES

Key to abbreviations used in the following planning reports.

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

SPG Supplementary Planning Guidance
SPD Supplementary Planning Document

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

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

SITE LOCATION PLAN

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

THE HUMAN RIGHTS ACT 1998

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

Those rights include:-

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

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

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

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

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

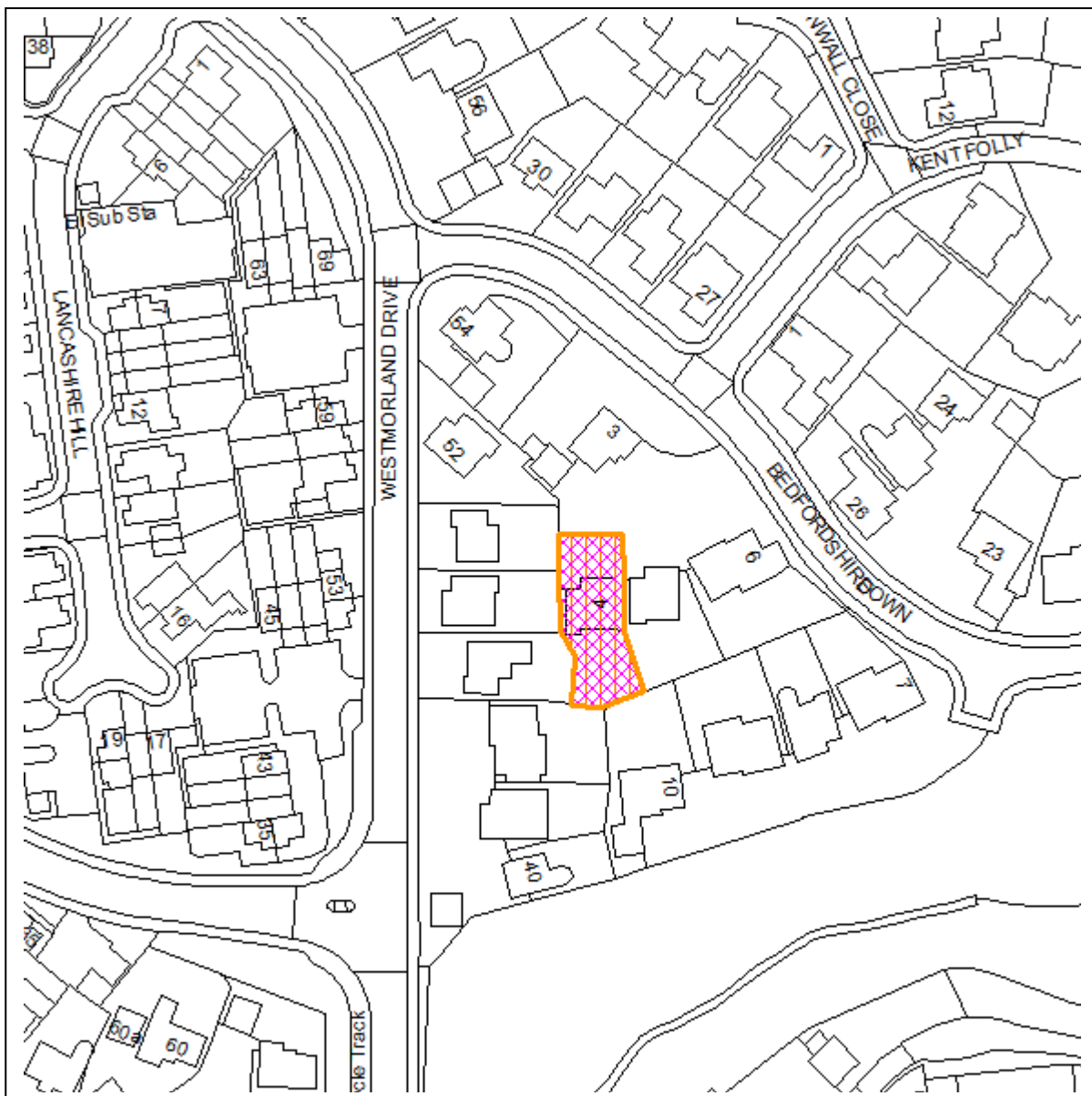
The provisions of the Human Rights Act 1998 have been taken into account in the preparation of the reports contained in this agenda.

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

detailed consideration of any Convention Rights affected.

Unrestricted Report			
ITEM NO: 05			
Application No. 20/00812/FUL	Ward: Warfield Harvest Ride	Date Registered: 14 October 2020	Target Decision Date: 9 December 2020
Site Address: 4 Bedfordshire Down Warfield Bracknell Berkshire RG42 3UA			
Proposal:	Erection of part 2 storey, part first floor side/rear extension, single storey side and rear extensions, and extended driveway.		
Applicant:	Steve/Rebecca Price/Last		
Agent:	M Pugsley		
Case Officer:	Lucy Ormrod, 01344 352000 Development.control@bracknell-forest.gov.uk		

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



OFFICER REPORT

1. SUMMARY

- 1.1 The proposal is for the erection of a part 2 storey, part first floor side/rear extension, single storey side and rear extensions, and extended driveway.
- 1.2 at 4 Bedfordshire Down, Warfield, Bracknell, RG42 3UA.
- 1.3 The proposed development is within the settlement boundary.
- 1.4 It is not considered that the development results in an adverse impact on the streetscene or the character and appearance of the area. The relationship with adjoining properties is acceptable and adequate parking can be provided.

RECOMMENDATION

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

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

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Inside Settlement Boundary

Within 5km of SPA

- 3.1 4 Bedfordshire Down is a detached dwellinghouse located in a cul de sac to the west of Bedfordshire Down. The property benefits from a driveway and the surrounding area is predominantly residential.

4. RELEVANT SITE HISTORY

- 4.1 The relevant planning history is set out below:

14/00298/FUL - Withdrawn 2014

Erection of part two storey side and part first floor side extension and single storey side extension and single storey rear extension forming conservatory.

617308 - Approved 1991

Reserved matters relating to siting design, external appearance and means of access for 32 dwellings.

- Condition 2 of permission 617308 states that the garage(s) hereby permitted shall only be used for the parking of vehicles and for domestic purposes incidental to the enjoyment of the dwelling, and shall not be converted to or used as living accommodation, without the prior written permission of the Local Planning Authority.

609694 - Approved 1989

Outline application for a residential Development, local centre and ancillary uses (Appeal allowed)

617801 - Approved

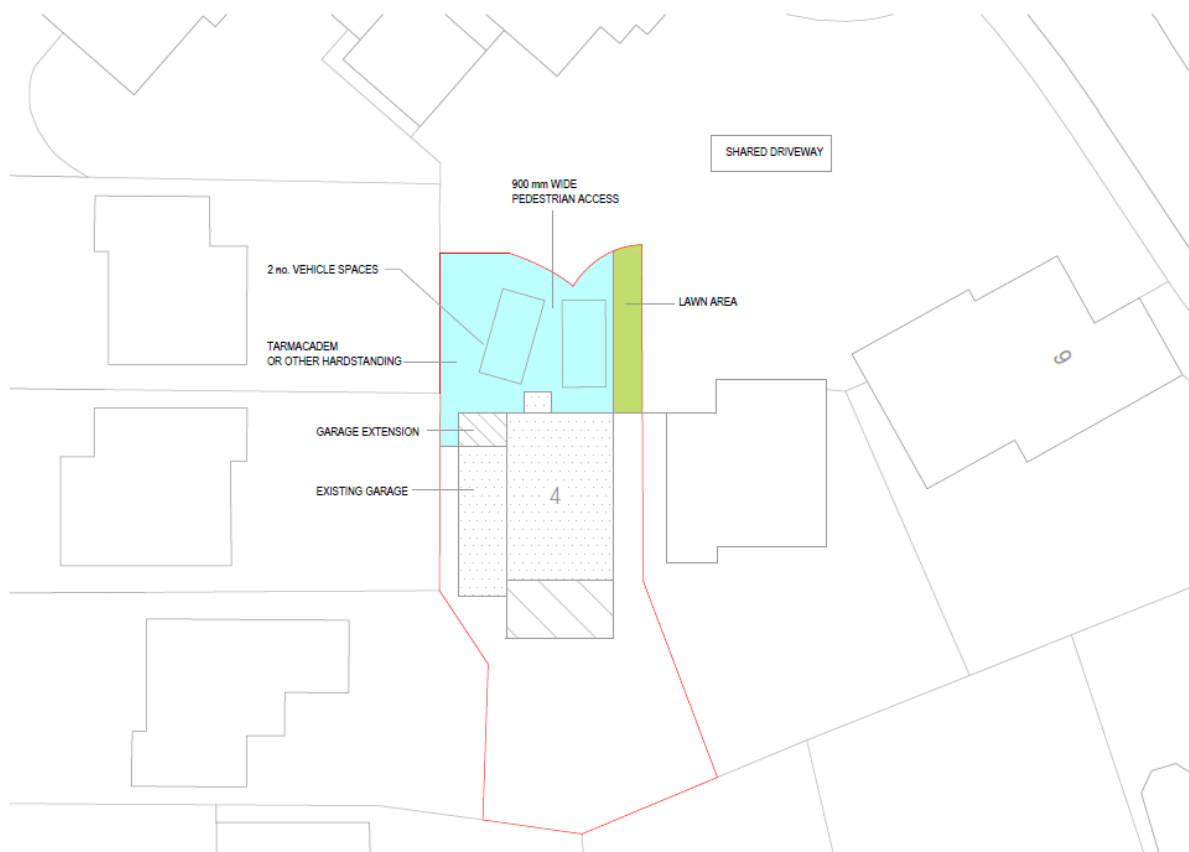
Reserved Matters Submission of details of landscaping pursuant to outline planning permission 609694. Affects No 3 - 26 Inclusive Bedfordshire Down.

- Condition 3 – The areas shown for landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose without the prior permission in writing of the Local Planning Authority

5. THE PROPOSAL

The proposal is for the erection of a part 2 storey, part first floor side/rear extension, single storey side and rear extensions, and extended driveway. The single storey rear extension would be 3.3m in depth. The existing garage would be extended to front to be in line with the existing front elevation of the dwelling and the first floor would be set back 0.75m from the front elevation.

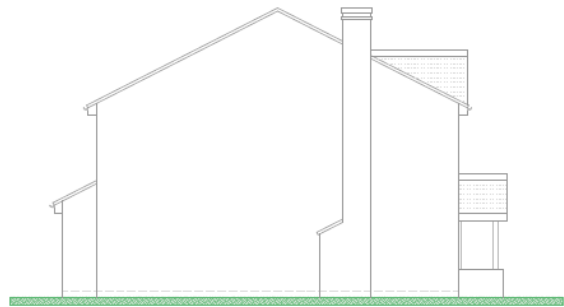
Block/Parking Plan (for identification purposes only, not to scale)



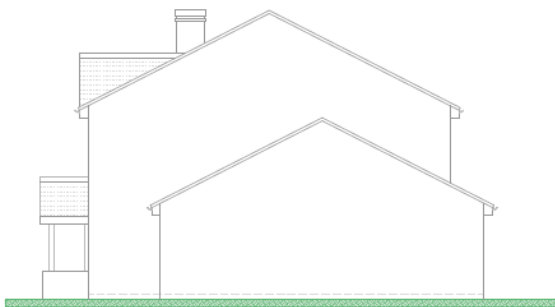
Existing Elevations (for identification purposes only, not to scale)



FRONT ELEVATION - EXISTING



SIDE ELEVATION - EXISTING



SIDE ELEVATION - EXISTING

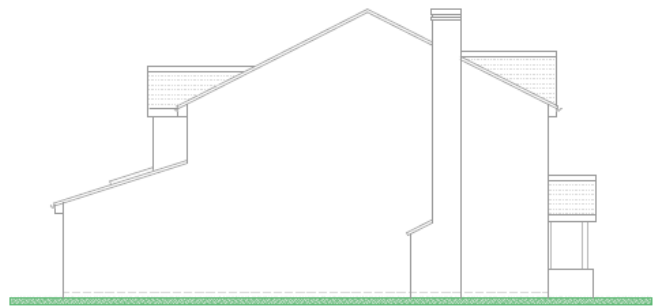


REAR ELEVATION - EXISTING

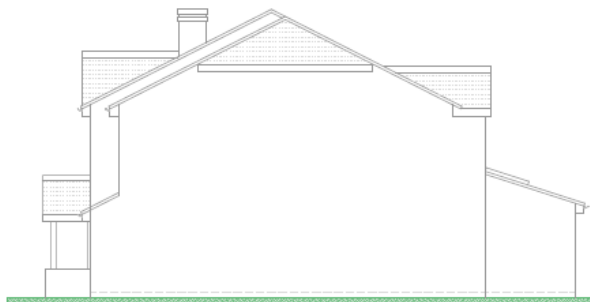
Proposed Elevations (for identification purposes only, not to scale)



FRONT ELEVATION - PROPOSED



SIDE ELEVATION - PROPOSED



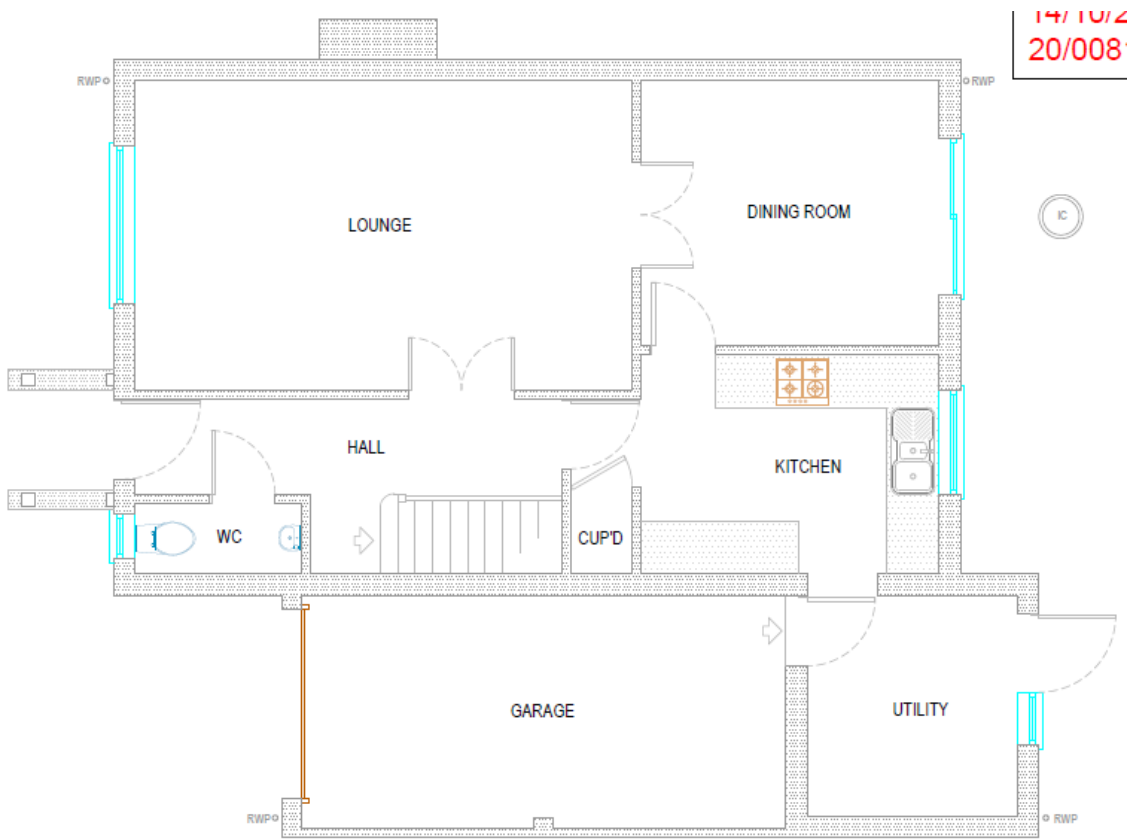
SIDE ELEVATION - PROPOSED



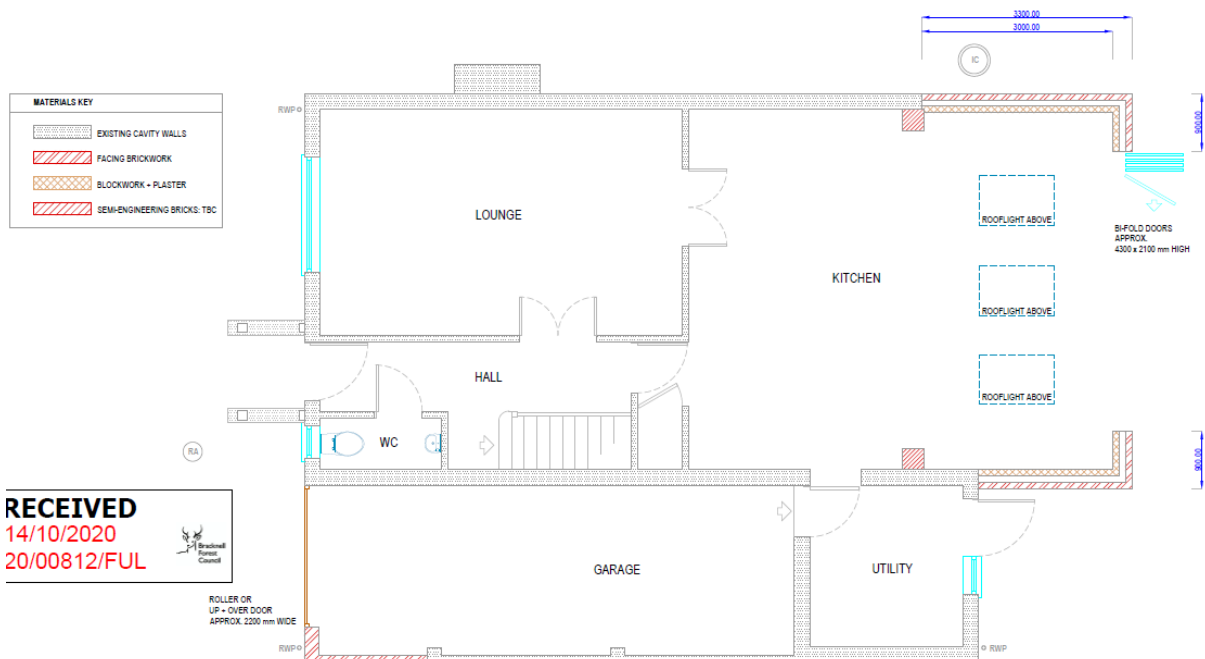
REAR ELEVATION - PROPOSED

MATERIALS SPECIFICATION
 WALLS - SAND FACED BRICKWORK TO MATCH EXISTING DWELLING
 ROOF - PROFILED SECTION CONCRETE TILES TO MATCH EXISTING
 JOINERY - WHITE PVC COATED FRAMES AS EXISTING HOUSE - STYLE TBA BY CLIENT
 FASCIA + SOFFITS - WHITE PVC SECTIONS TO MATCH EXISTING DWELLING
 RAINWATER GOODS - BROWN PVC SECTIONS AS EXISTING DWELLING

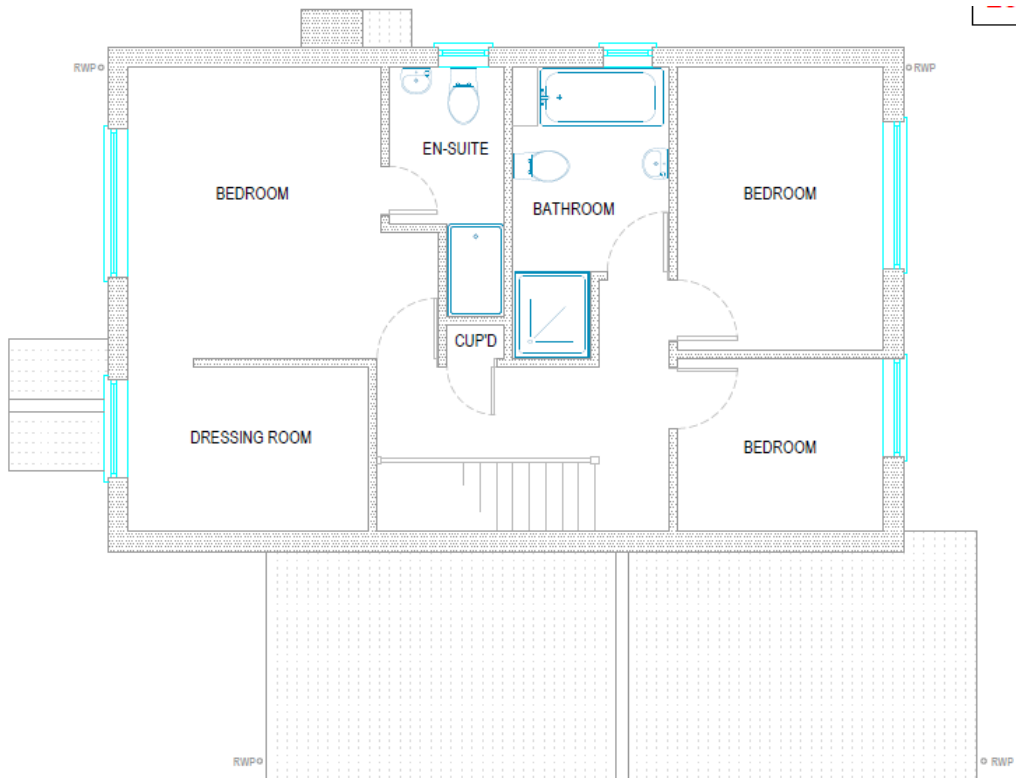
Existing Ground Floor Plan (for identification purposes only, not to scale)



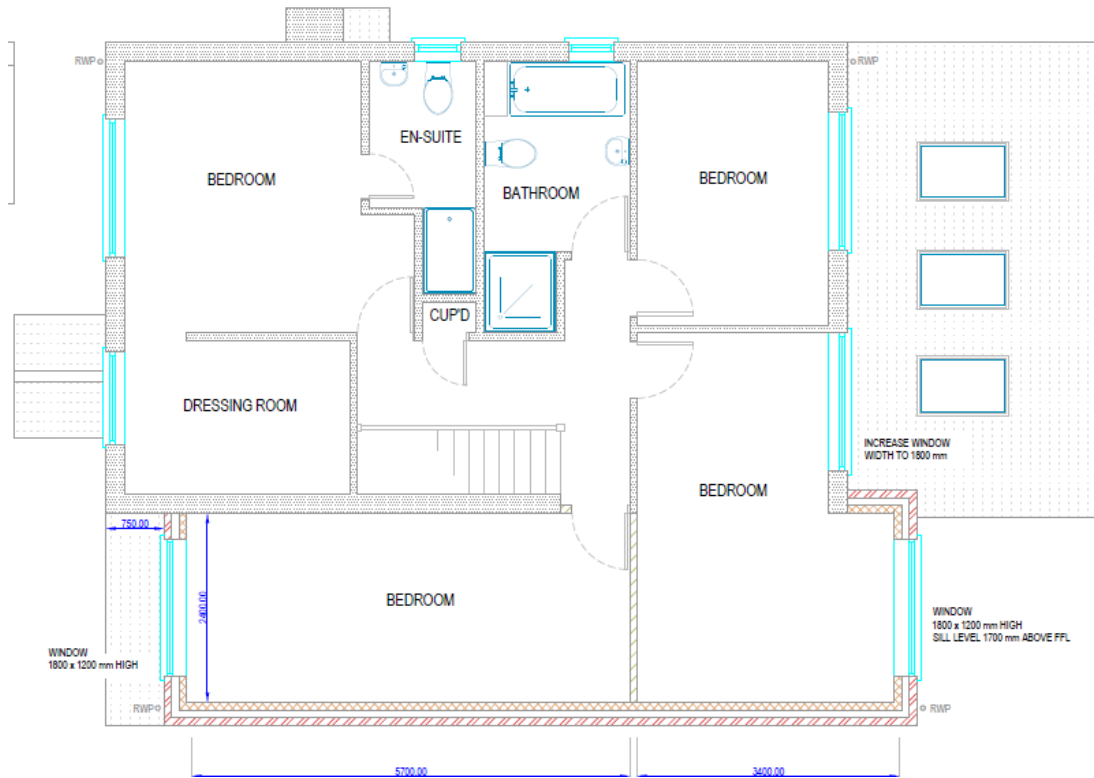
Proposed Ground Floor Plan (for identification purposes only, not to scale)



Existing First Floor Plans (for identification purposes only, not to scale)



Proposed First Floor Plans (for identification purposes only, not to scale)



REPRESENTATIONS RECEIVED

Warfield Town Council

6.1 Warfield Parish Council raised no objection to the proposed development.

Other responses received

6.2 Objections have been received from 10 addresses. The issues raised can be summarised as follows:

- Overdevelopment of site
- Design out of character with surrounding area and contrary to the Design SPD (2017)
- No. 5's side extension and garage does not protrude/is not in line with the house but is set back (*Officer comment – Plans and photographic evidence show that whilst the first-floor element is set back the garage at no.5 is flush with the principal elevation*)
- Garage and side extension flush with front of house does not follow original style of building currently set back from porch. The porch is a feature of the dwelling. (*Officer comment – amended plans have since been provided*)
- Plans note similar materials to be used - not easy to source like for like bricks as is evident on an extension at Westmorland Drive
- Adverse impacts on amenity and living conditions – loss of privacy, overbearing effects, overshadowing, lighting and environmental effects and design
- Plan does not show proximity to and impact on neighbouring dwellings. Overlooking is subjective regardless of measurements and angles, houses number 5 and 6 have extended but they are not at the end of a cul de sac (*Officer comment – The plans are to scale. Such impacts are assessed more accurately from measurements from scaled plans as they are comparable with guidance which sets out measurements for appropriate distances for the acceptability of proposals*)
- Incorrect block/site plan and does not match land registry (*Officer comment –the red line has since been amended*)
- Original dwelling had 4 bedrooms with the proposal resulting in a 6-bed property
- Concerns over parking and turning.
- Contrary to the Parking SPD (2016)
- Garage currently used for other purposes
- Driveway for 3 Bedfordshire Down facilitates manoeuvring of vehicles for numbers 4 and 5 and proposed parking would make this more difficult (*Officer Comment – Amended plans have since been provided, and this is a civil matter, not a planning consideration*)
- Request a turning and manoeuvrability plan (*Officer Comment - not a reasonable request as the Highway Authority have deemed the parking plan acceptable – again driving on someone else's land is a civil matter and not a planning consideration*)
- Lawn was designed to assist with drainage and aesthetics and this will be used for parking
- Parking would remove all existing soft landscaping impacting on amenity (*Officer comment: amended plans have since been provided*)
- Parking space directly opposite area of land with planting within ownership of no.3 (*Officer comment - amended plans have since been provided*)
- Properties could be used as multi-occupancy in the future and children grow up to use cars
- Inconsiderate parking - Residents/visitors/delivery vans/builders already park on the roads which impacts the streetscene and this will be exacerbated resulting in highway safety issues
- Environmental effects (noise, aesthetics, pollution) from the excessive cars
- No mention of conifer trees in garden of no.48 Westmorland Drive
- Within 500m of the great crested newt breeding pond highlighted when no 5 was extended
- Applications should be assessed on their own merit

6.3 10 comments in support of the application have been received from 8 addresses. The supporting comments can be summarised as follows:

- (i) Similar style extensions have been approved in the surrounding area which have not negatively affected other dwellings and have set a precedent. (*Officer comment – whilst other dwellings may not have been affected negatively by extensions it is noted that each application is determined on its own merit with consideration taken regarding the relationship between the host dwelling and neighbouring properties*).
- (ii) It would be set back from the main road
- (iii) Sufficient parking capacity
- (iv) There are no proposed side windows protecting privacy of neighbours.
- (v) There is no significant change in viewpoints with the proposed windows/overlooking
- (vi) Would not negatively impact on the streetscene.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Officer:

7.1 The Highway Authority has no objection to the revised parking plan and recommends conditions to secure parking and cycle storage

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CS1 & CS2 of the CSDPD	Consistent
Residential amenity	Saved policy EN20 of BFBLP	Consistent
Design and Character	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP and CS23 of the CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Parking Standards SPD (2016)		
Design SPD (2017)		
Streetscene SPD (2011)		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Transport implications
- v Other issues

i. Principle of development

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD 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 properties, highway safety etc. These matters are assessed below.

ii. Impact on character and appearance of the area

9.3 The dwellinghouse is located in the corner of a cul de sac.

9.4 The first-floor element of the proposed side extension has been amended to be set back by 0.75m at the first floor and subservient to the existing dwellinghouse which is in keeping with the Design SPD (2017). Although the side extension has not been set back at ground floor, it is not considered to have an adverse impact on the impact of the area due to its tucked away location in the corner of a cul de sac, set back from the streetscene. Additionally, it would not be out of keeping as other dwellings in the cul de sac have extensions which are not set back. Furthermore, it is highlighted that the Design SPD (2017) is guidance and not policy and therefore the flush design at ground floor level is not considered so significantly harmful to warrant a refusal.

9.5 The application site is not located in a character area or an area of special housing character. Additionally, the porch could be removed under permitted development rights. As such comments regarding the porch being a feature of the dwellinghouse and the proposal detracting from its appearance are not a reason to request further amendments.

9.6 The single storey rear extension would not be visible from the streetscene. It is acknowledged that a similar single storey rear extension could be constructed under permitted development rights, without requiring planning permission, with the same proposed height and depth if it were not connected to the proposed side extension.

9.7 The proposed materials would be similar in appearance to the existing. This will be conditioned. This is a standard condition for a householder application and it would not be reasonable to require further details of materials to be used. The Design SPD states that materials should be similar and does not set out specific requirements.

9.8 The soft landscaping is conditioned to be retained under condition 3 of permission 617801. Whilst some soft landscaping would be lost through the extension of the driveway, the loss is not considered so significant as to have an adverse impact on the visual amenity of the area. Furthermore, the dwellinghouse is located in the corner of a cul de sac and set back substantially from the streetscene of Bedfordshire Down and as such is not considered to have an adverse impact on the streetscene. The loss of some of the soft landscaping would not be a sufficient reason to warrant a refusal. It is noted that some soft landscaping would be retained as shown on the 'Proposed Site Block Plan' (20.4BD.09).

9.9 Permission 02/00848/FUL approved the erection of a part two storey, part first floor side extension at neighbouring property 5 Bedfordshire Down. The side extension is similar to the proposed development with a half-hipped roof and garage which is flush with the principal elevation and first floor element slightly set back. It is also noted that the garage of 6 Bedfordshire Down is set forward and flush with its canopy. Both of these properties are located within the cul de sac in which the application site is located.

9.10 There are other examples of similar developments in the surrounding area.

9.11 Subject to the proposed condition regarding materials, it is considered that the development would not result in an adverse impact on the character and appearance of the area or the host property, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20, and the NPPF.

iii. Impact on Residential Amenity

Overshadowing

9.12 Amended plans have been provided since the initial submission reducing the ridge height of the proposed side extension and amending its roof to be half hipped which has reduced any potential overshadowing.

9.13 The proposed single storey extension is not considered to result in an adverse loss of light to neighbouring properties in line with the Building Research Establishment: Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice 2011 (BRE SLPDS). It is acknowledged as set out previously that a very similar single storey rear extension could be constructed under permitted development rights without requiring planning permission.

9.14 The proposed development is at an oblique angle to 46 Westmorland Drive. The proposed side element would not run parallel to 46 Westmorland Drive, nor would any windows from 46 Westmorland Drive face directly onto this proposed side element. Furthermore, a conservatory is the closest element of 46 Westmorland Drive to the proposed development which is largely constructed from glass. As such the proposed development is not considered to result in an adverse loss of light. Additionally, the garden of 46 Westmorland Drive is east facing, and therefore sunlight is on the garden from morning through to well into the afternoon.

9.15 There would be a substantial separation distance of approximately 26.4 metres between the proposed development and closest building line of 52 Westmorland Drive. As such, the proposed development is not considered to result in a loss of light to this property. It is also well over the separation distance set out in the Design SPD guidance and is set further away from the proposed development than 3 Bedfordshire Down.

9.16 A loss of light assessment was conducted in line with the BRE SLPDS to determine whether there would be an adverse loss of light to 48 Westmorland Drive as a result of the proposed development. The assessment showed that there would not be an adverse loss of light. Furthermore, regarding comments that 48 Westmorland Drive would look out onto a brick wall as a result of the proposed development, this is already the case with the existing dwellinghouse. Given the loss of light assessment and separation distance between 48 Westmorland Drive and the proposed development, it is not considered to result in adverse overshadowing.

9.17 Given the relationship between the proposed development and 50 Westmorland Drive, the separation distance, and as no windows directly face onto the proposed development, it is not considered to result in an adverse loss of light to this property.

Overlooking

9.18 A window is proposed at first floor level along the front elevation of the proposed side extension. This is not considered to result in adverse overlooking as there are already windows at this height along the principal elevation of the dwellinghouse. Additionally, the first-floor element has been amended to be set back from the existing principal elevation by approximately 0.75 metres. The proposed window would therefore be set further back than the existing windows along the principal elevation. There would also be a substantial

separation distance to the opposite dwellinghouse, 3 Bedfordshire Down, of approximately 19.5 metres. The Design SPD (2017) sets out that there should be a separation distance of approximately 12 metres between properties facing one another. No.4 Bedfordshire Down does not face directly onto the front of 3 Bedfordshire Down, but rather faces its front/side. There would be a 19.5 metre separation distance between the building lines which is considered a substantial distance well in line with supplementary guidance, and which would not result in adverse overlooking. Furthermore, these properties are not directly on the street, rather they are located in a cul de sac.

9.19 The built form of 52 Westmorland Drive is also a considerable distance from the proposed development with a separation distance of approximately 26.5 metres. It is also not in the direct sight line from the window, as no part of the window directly overlooks 52 Westmorland Drive. As such the proposed development would not result in adverse overlooking.

9.20 Amended plans have been provided to mitigate any overlooking to 46 Westmorland Drive. A window is proposed along the first floor rear elevation of the proposed side extension which will have a sill height of 1.7m. As such it is not considered to result in adverse overlooking.

9.21 An existing window along the rear elevation of the dwellinghouse is proposed to be enlarged. This could be enlarged under permitted development rights and is therefore considered acceptable. Additionally, the enlargement is not considered to result in any additional overlooking than is existing.

9.22 Due to the nature of the single storey side extension, the presence of boundary fences, there being no side windows, and the 12.9 metre separation distance to the rear boundary, it is not considered to result in adverse overlooking.

9.23 No windows are proposed along the side elevation of the proposed side extension. As such there will be no overlooking into 48 or 46 Westmorland Drive which share a boundary with the side elevation of the application site where the proposed development would be located.

9.24 Given that no windows would face onto 50 Westmorland Drive, the proposed extension is not considered to result in adverse overlooking or loss of privacy.

Overbearing

9.25 It is noted that the plans have been amended since the initial submission and neighbour representations so that the two storey side extension will have a half hipped roof rather than a gable roof. The ridge height has been reduced so that the side extension is now subordinate, and the first floor front elevation of the side extension has been set back to reduce the impact on the neighbouring properties.

9.26 There would be a separation distance of approximately 12.9 metres from the rear elevation of the first floor element of the proposed side extension to the rear boundary of the application site. This exceeds the minimum 10m separation distance requirement set out in the Design SPD (2017).

9.27 There would be a separation distance of approximately 12 metres between the closest ground floor rear elevation of 48 Westmorland Drive and the proposed development, and a separation distance of approximately 12.8 metres between the closest first floor rear elevation of 48 Westmorland Drive and the proposed development. The existing garage of the host dwellinghouse is already this close to 48 Westmorland Drive. The rear elevation of

48 Westmorland Drive already faces onto the side elevation wall of the host dwellinghouse. Furthermore, given the amended design of a half-hipped roof and lowered ridge, and the setting back of the proposal at first floor level along the front elevation, the proposed development is not considered to be unduly overbearing to 48 Westmorland Drive.

9.28 One objection is on the grounds that the proposed development would be overbearing to 46 and 50 Westmorland Drive. The proposed development is not considered to be adversely overbearing to 50 Westmorland Drive due to the oblique angle with no part of 50 Westmorland Drive facing directly onto the proposed development and with a separation distance from the proposed first floor element of approximately 12.5 metres. There would be a separation distance of approximately 6.4 metres between the closest single storey rear elevation of 46 Westmorland Drive and the proposed side extension. However, this dwelling is also at an oblique angle with no elevation of 46 Westmorland Drive facing directly onto the proposed development.

9.29 The proposed single storey rear extension is not considered adversely overbearing due to its scale, distance from neighbouring properties, and largely being screened by boundary fences. It is again noted that a very similar single storey rear extension could be constructed under permitted development rights without requiring planning permission.

Overdevelopment

9.30 The proposed development is not considered to result in overdevelopment of the site as a considerable amount of garden will remain. The proposed side extension would largely be constructed above the existing garage only extending onto the existing driveway at the front by approximately 1.93 metres leaving sufficient parking space, and the rear extension would project into the existing garden by approximately 3.3 metres. It is again highlighted that a very similar rear extension could be constructed under permitted development rights without requiring planning permission.

Lighting and Noise concerns

9.31 Noise and disturbance from building works are not a planning consideration. Any noise and disturbance would be for a temporary period during the course of the build and not a permanent impact.

9.32 Noise from the vehicles of the occupiers of the host dwelling is not a planning consideration.

9.33 Once completed, it is not considered that the development would result in lighting or noise nuisance over and above what is expected in residential areas. If the occupants of 4 Bedfordshire Down are producing unacceptable levels of lighting or noise nuisances this can be investigated under Environmental Health legislation.

9.34 It is therefore considered that the development would not result in any unacceptable adverse impact on the amenity of neighbouring occupiers and would also provide an acceptable level of amenity for future occupiers, in accordance with BFBLP 'Saved' Policy EN20 and the NPPF.

iv. Transport implications

9.35 The existing plans show a 3-bedroom house and the proposal would create a 5-bedroom house. There is a dressing room which according to floor plans on Rightmove was previously a bedroom and could be converted internally to form a bedroom again resulting in a 6-bedroom house. This is something also highlighted by objectors. In line with the

Parking SPD (2016), a 5 and 6-bedroom house would require the same number of parking spaces therefore there is not a concern regarding the dressing room shown on the existing plans potentially being reverted to a bedroom in the future. It is also noted that internal works do not require planning permission.

- 9.36 The Parking Standards SPD (2016) states that a 4+ bedroom houses require 3 parking spaces. The application proposes 2 parking spaces on the driveway and one in the garage.
- 9.37 The Highway Authority has been consulted and has no objection to the proposed development subject to it not being brought into use until the associated approved parking has been surfaced in accordance with the approved drawing and it thereafter being retained for parking, as well as a condition that the garage be retained for parking and 6 cycles.
- 9.38 Although the garage does not meet the size requirements set out in the Parking Standards SPD (2016) in terms of required width, as the garage was conditioned under permission 617308 for the use of parking, it is historically considered a parking space and therefore cannot be discounted as one. This is also clarified in the Parking Standards SPD (2016) which sets out that in the instance where an application is to extend a dwelling and the existing dwelling has a garage secured under a previous planning permission, it will count it as 1 parking space. Although the garage is being extended, the existing and retained garage is historically conditioned for parking, and therefore in line with the Parking Standards SPD (2016) to count towards parking provision. The extension of the garage increasing its depth also allows for the storage of 6 bicycles. As such the proposed parking is considered acceptable.
- 9.39 Whilst the existing driveway will be extended by approximately 1.93 metres, there is still sufficient space on the driveway for the provision of parking spaces to meet the Parking Standards SPD (2016).
- 9.40 It has been highlighted that the garage is not currently used for parking, however, whether the garage is currently used for parking is outside the scope of this application and as set out above the proposal would be approved subject to a condition retaining the garage for the parking of at least one vehicle.
- 9.41 As the proposed development can meet the requirements of the parking Standards SPD (2016), the proposed development is not considered to result in Highway harm on the surrounding roads of Bedfordshire Down and Kent Folly.
- 9.42 Inconsiderate parking, cars parking in the turning area of the cul de sac, and where visitors, delivery drivers, and builders park are not planning considerations and are therefore outside the scope of the determination of this application. This is also the case for visitors, builders, delivery drivers, and residents from other parts of the surrounding area parking on Bedfordshire Down and Kent Folly. The impact of inconsiderate parking on the streetscene is not a consideration as sufficient parking has been provided.
- 9.43 Whilst young children may grow up to have additional cars at the dwellinghouse and the potential for the dwellinghouse to be rented as a HMO, the proposed development has already demonstrated that enough parking can be provided in accordance with the Parking Standards (SPD 2016). It is noted that speculation over future occupancy is not a planning consideration.
- 9.44 It has been demonstrated that there is sufficient space for parking and access to these spaces. Cars manoeuvring onto another person's land when there is sufficient space for parking and access is a civil matter and outside the scope of the application.

9.45 Another objection is that the lawn is being used as a converted space and that the lawn was designated to assist with drainage. Given the application site is in Flood Zone 1 (Zone with the lowest risk of flooding) and the modest scale of the development it is not considered significant adverse flooding impacts would result.

v. Other Issues

9.46 A comment was made that the application site is located within 500m of the Great Crested Newt breeding pond highlighted when no. 5 was extended. This is not a concern as this pond is located a significant distance outside the Buffered Species Area for the Great Crested Newt. Therefore, a Biodiversity Officer consultation was not deemed necessary as the proposed development would be located a significant distance from their habitat.

9.47 It is not a concern that the conifer tree located in the garden of 48 Westmorland Drive was not highlighted as it is not a protected tree, nor is it considered worthy of protection. Therefore no arboricultural information was necessary.

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 amenities of the occupiers of the neighbouring properties or highway safety. It is therefore considered that the proposed development complies with 'Saved' policies EN1 and EN20 of the BFBLP, Policies CS1, CS2 and CS7 of the CSDPD, BFBC SPDs and the NPPF

10.2 The application is therefore recommended for conditional approval.

11. RECOMMENDATION

That the application 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 documents received by the Local Planning Authority:
Proposed Site Block Plan – 20.4BD.09 - Received 26.02.2021
Proposed Elevations – 20.4BD.06 – Revision A – Received 13.01.2021
Proposed First Floor Plans – 20.4BD.04 – Revision A – Received 18.02.2021
Site Location Plan/Site Block Plan – 20.4BD.07 – Revision A – Received 25.02.2021
Proposed Ground Floor Plans – 20.4BD.03 – Received 14.10.2020
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be similar in appearance to those on the existing dwelling.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, CSDPD CS7]
4. The development hereby approved shall not be brought into use until the associated vehicle parking for 2 cars to the front of the property has been surfaced with a bound or bonded material in accordance with the approved Block Plan (drawing reference 20.4BD.09). 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]

5. The garage accommodation shall be retained for the use of parking of a least 1 vehicle and 6 cycles 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, and in the interests of accessibility of the development to cyclists.
[Relevant Policy: BFBLP M9]
6. The first floor window in the rear elevation of the proposed development shall at all times be a high level window having a sill height of not less than 1.7 metres above internal floor.
REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP EN20]
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the side or rear elevations of the development hereby permitted except for any which may be shown on the approved drawing(s), unless they are glazed with a minimum of Pilkington Level 3 obscure glass (or equivalent) or the parts of the window, opening or enlargement which are clear glazed are more than 1.7 metres above the floor of the room in which it is installed.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

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 following conditions do not require details to be submitted, but must be complied with:
 1. Time limit
 2. Approved plans
 3. Materials
 4. Parking
 5. Garage
 6. High level window
 7. Windows
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.

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Unrestricted Report

ITEM NO: 06

Application No.
20/00758/FUL
Site Address:

Ward:
Crowthorne

Date Registered:
23 November 2020

Target Decision Date:
18 January 2021

**The Managers Flat Dial House Hotel 62 Dukes Ride
Crowthorne Berkshire RG45 6DL**

Proposal: **Proposed front and side extension with increase in roof height, internal alterations and associated works, following demolition of existing attached shed.**

Applicant: Syed Pirzada

Agent: Mr Alberto Ochoa

Case Officer: Olivia Jones, 01344 352000

Development.control@bracknell-forest.gov.uk

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



1. SUMMARY

- 1.1 Planning permission is sought for the erection of a front and side extension with increase in roof height, internal alterations and associated works, following demolition of existing attached shed.
- 1.2 The development relates to a site within the settlement boundary. It is not considered that the development results in an adverse impact on the streetscene or the character and appearance of the area. The relationship with adjoining properties is considered acceptable.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING THE APPLICATION TO PLANNING COMMITTEE

- 2.1 The application has been reported to the Planning Committee at the request of Councillor Dudley on the grounds that the proposal would result in overdevelopment of the site.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within Defined Settlement

Within Area B of Crowthorne Study Area within Character Area Assessments SPD
--

- 3.1 The building in question is located within the grounds of Dial House Hotel. The building is in use as staff accommodation for the hotel.

4. RELEVANT PLANNING HISTORY

- 4.1 The planning history relevant to this site as follows:

614232

Siting of a single storey detached building forming permanent garage/store
Approved 1989

624362

Conversion of domestic garage to use as staff accommodation.
Approved 1999

- 4.2 Condition 5 of planning permission 624362 secures the building for use as ancillary staff accommodation only.

5. THE PROPOSAL

- 5.1 Planning permission is sought for the erection of a side and front extension and the raising of the roof height.
- 5.2 The proposed extension would be L-shaped, with a maximum width of 11.1 metres and a maximum depth of 10.1 metres. The roof height would increase from 4.7 metres to 7.4 metres.



6. REPRESENTATIONS RECEIVED

Crowthorne Parish Council

6.1 Objection raised on the following grounds:

- Development out of keeping with area
- Overlooking concerns
- Request that the use of the building for staff accommodation be controlled by condition

Other Representations

6.2 Letters of objection have been received from the occupiers of two neighbouring properties raising the following concerns:

- The extensions would be excessive and appear dominant resulting in overdevelopment of the site adversely impacting the character of the building
- The development would appear overbearing
- The development would result in a loss of light to the neighbouring properties and rear gardens
- Concern regarding overlooking and loss of privacy should loft be converted
- Concern regarding the proposed use of the building and any additional parking demand or noise generated as a result
- Request that conditions are imposed retaining the building for use of the staff of the hotel only, to avoid overlooking, and to restrict permitted development rights

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority

7.1 No objection

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CS1 & CS2 of CSDPD	consistent
Design and Character	CS7 of CSDPD, Saved policy EN20 of BFBLP	consistent
Residential Amenity	Saved policy EN20 of BFBLP	consistent
Highways	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
Supplementary Planning Documents (SPDs)		
Design (2017)		
Parking Standards (2016)		
Other publications		
National Planning Policy Framework (NPPF)		
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 the Development
- (ii) Impact on the character and appearance of the area
- (iii) Impact on residential amenity
- (iv) Highway safety considerations

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 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 properties, etc. These matters are assessed below.

9.3 It has been confirmed by the agent for this application that the building would remain for the use of the staff of the hotel. The building would therefore not increase the guest provision for the hotel. A condition would be imposed requiring that the building be used by existing staff only.

ii. Impact on the character and appearance of the area

9.4 It is proposed to substantially extend the building to the front and side, increasing the footprint by 168% over the existing footprint. Furthermore, the roof height would increase from 4.7m to 7.4m, an increase of 57%.

9.5 The building in question is located to the rear of 62 Dukes Ride, well screened from public view. The building is also well screened from views from The Avenue by the

presence of dense vegetation and the substantial separation distance to the highway.

- 9.6 Given the separation distance of the building from public viewpoints, and the screening by existing buildings and vegetation, it is not considered that any glimpses of the building that might be seen would appear overly prominent or incongruous within the area.
- 9.7 While the proposed enlargements are extensive, the development plot is large and can accommodate this increase without a significant impact on the amount of outdoor space provided by the hotel. There would be a separation distance of approximately 23 metres between the proposed development and 62 Dukes Ride, and the main building would remain taller measuring approximately 10.5m in height.
- 9.8 As such, it is not considered that the proposed developments would result in a building which is unduly dominant within the ground of 62 Dukes Ride, nor would it result in a cramped development or result in an adverse impact on the character of the area.

iii. Impact on Residential Amenity

- 9.9 In order to ensure no overlooking from a loft conversion a condition would be imposed restricting any upper storey windows on the elevations facing towards the neighbouring boundaries.
- 9.10 The proposed development would be sited approximately 9.5 metres from the nearest residential property, 7 The Avenue. Given the development would be 7.4m in height, it is considered that this separation distance is sufficient to avoid an unduly overbearing impact on the occupants of the neighbouring dwellings.
- 9.11 Given the separation distance of 9.5 metres to the nearest residential property a loss of light assessment found no significant loss of light to the habitable rooms of the neighbouring properties. Due to the height of the building and its relationship to the neighbouring gardens, it is not considered the development would result in a significant loss of daylight to the neighbouring gardens.

iv. Highway Safety Considerations

- 9.12 The Dial House Hotel is accessed from Duke's Ride, a B-class road with 30mph speed limit. The site has separate entrance and exit points for vehicles. The Manager's Flat is accessed via a driveway to the eastern side of the main hotel building. The driveway exceeds the 3m minimum width standard set out in Appendix F of the Highways Guide for Development SPD (April 2011).
- 9.13 The proposed development would increase the size of the manager's accommodation at Dial House Hotel from 3 to 4 bedrooms, which would require 3 car parking spaces to accord with Table 6 of the Parking Standards SPD (March 2016). 3 spaces have been provided on the proposed plans to the east of the Manager's Flat. These spaces are compliant with the minimum dimensions of 2.4 x 4.8m set out in Table 7 of the Parking Standards SPD (March 2016).

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,

highway safety or the residential amenities of the occupiers of the neighbouring properties. It is therefore considered that the proposed development complies with 'Saved' policies EN20 of the BFBLP, Policies CS1, CS2 and CS7 of the CSDPD, BFBC SPDs and the NPPF.

11. RECOMMENDATION

11.1 The application is recommended for APPROVAL 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 – Received 13.11.20

Proposed Floor Plan (102/A) – Received 15.12.20

Proposed Roof Plan (103/A) – Received 15.12.20

Proposed Elevations (202/A) – Received 15.12.20

Proposed Block Plan (402/D) – Received 22.01.21

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the north or east elevations of the development hereby permitted.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

4. The development hereby approved shall not be occupied until the associated vehicle parking and turning space has been provided in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.

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

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

5. The accommodation hereby permitted shall not be occupied at any time other than for staff accommodation ancillary to the use of Dial House Hotel.

REASON: The use of the building for unrestricted residential use could adversely impact residential amenity or highway safety.

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. Windows restriction
 4. Parking and turning
 5. Ancillary use
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.

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Unrestricted Report

ITEM NO: 07

Application No.
20/01034/3

Ward:
Owlsmoor

Date Registered:
7 January 2021

Target Decision Date:
4 March 2021

Site Address:

Church Road Owlsmoor Sandhurst Berkshire

Proposal:

Convert grass amenity areas to provide 11 additional residents parking spaces in 3 locations

Applicant:

Mr David Humphrey

Agent:

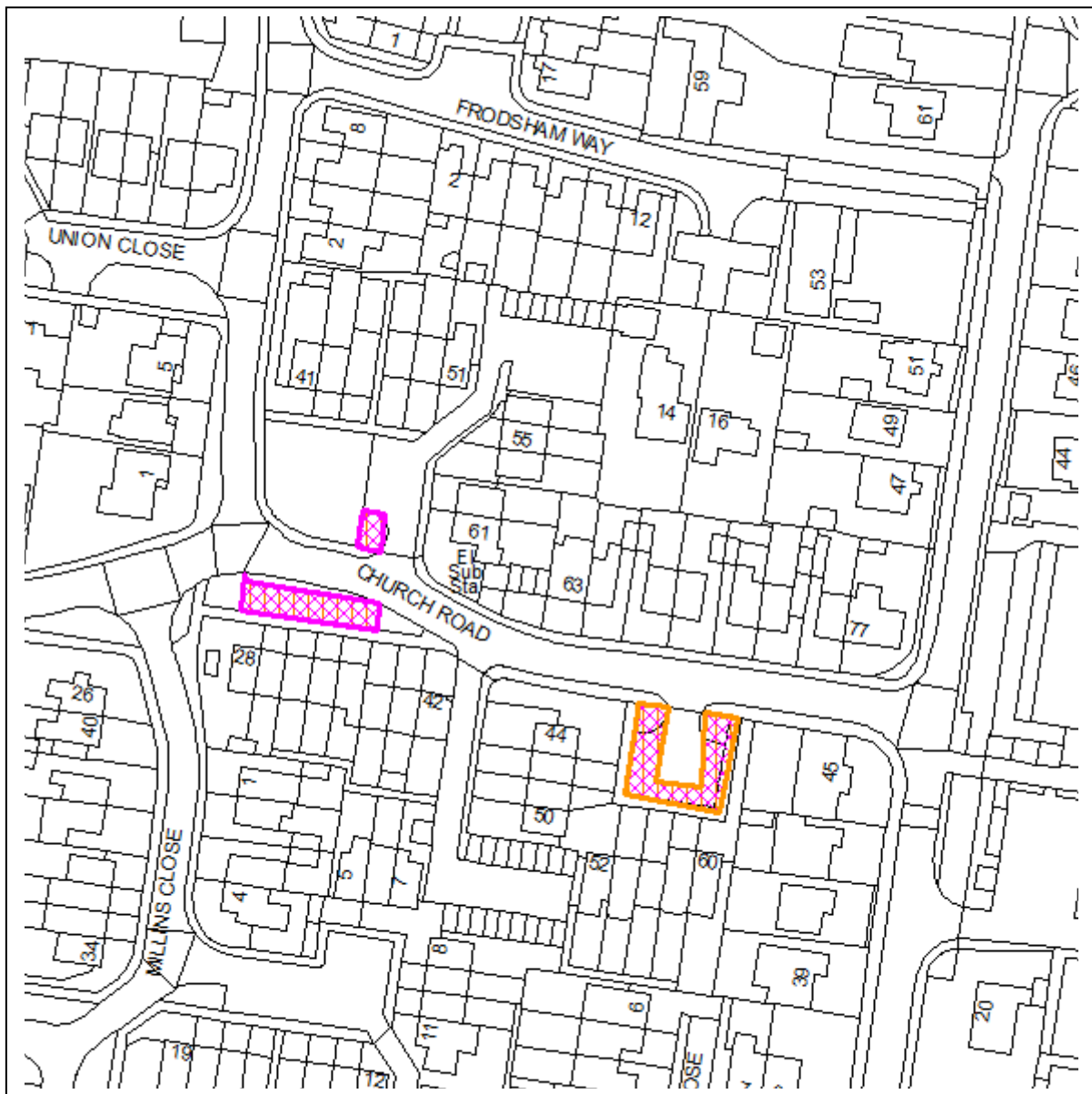
David Humphrey

Case Officer:

Olivia Jones, 01344 352000

Development.control@bracknell-forest.gov.uk

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



1. SUMMARY

- 1.1 Planning permission is sought for the formation of 11no. parking bays.
- 1.2 The development relates to a site within the settlement boundary. It is not considered that the development results in an adverse impact on the character and appearance of the area, residential amenity, or highway safety.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING THE APPLICATION TO PLANNING 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

PLANNING STATUS

Within Defined Settlement

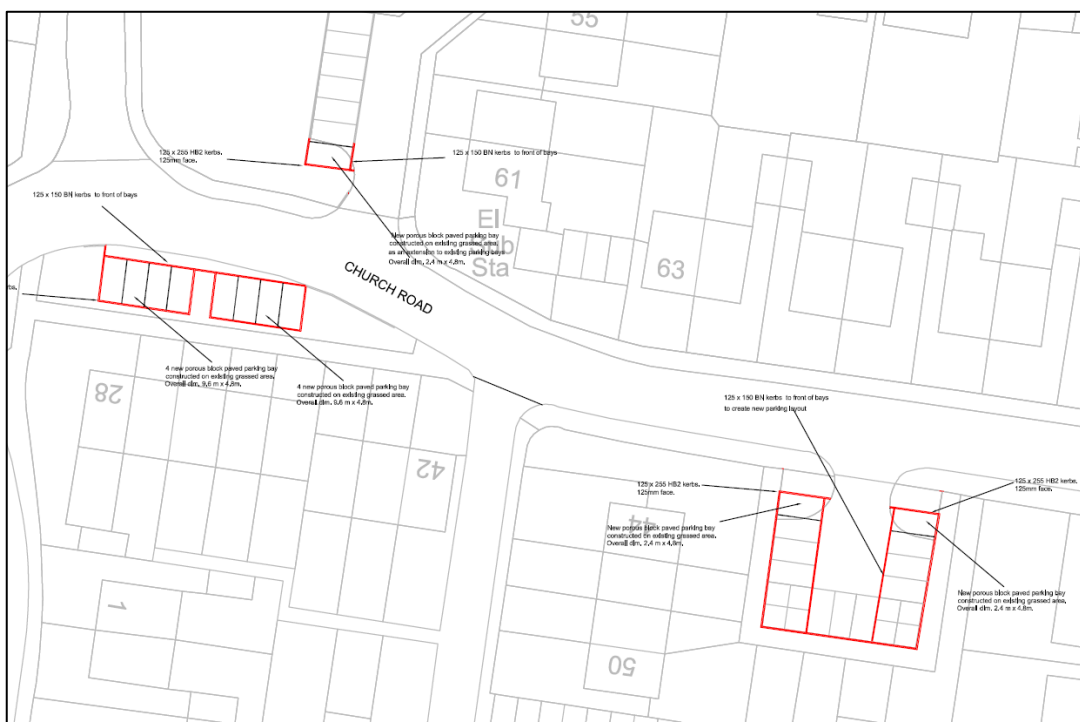
- 3.1 The proposed parking bays would be located in 3 areas of amenity land along the residential street, Church Road in Owlsmoor, Sandhurst.

4. RELEVANT PLANNING HISTORY

- 4.1 There is no planning history relevant to the proposed development.

5. THE PROPOSAL

- 5.1 It is proposed to form 11 parking bays in 3 areas within Church Road.



6. REPRESENTATIONS RECEIVED

Sandhurst Town Council

6.1 No objection

Other Representations

6.2 Letters of objection from the occupants of 2 neighbouring properties have been received raising the following concerns:

- (i) The formalisation and reorganisation of parking on the land between 44 and 60 Church Road would reduce the amount of available parking;
- (ii) The loss of green space to accommodate parking would adversely impact the area used by children for playing;
- (iii) The additional parking would cause highway safety issues;
- (iv) Insufficient parking spaces would be provided, the pot-holes should be filled and parking spaces should be allocated to residents.

[Officer Comment: Following the receipt of these comments the plans have been amended to remove the proposed bays closest to the access points reducing the number from 14 to 11. The application must be considered on its own merits, and additional parking proposals can be submitted at a later date.]

6.3 One letter of support was received which requested that speed calming measures are also introduced in the road.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority

7.1 No objection

Landscape Officer

7.2 No objection

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CS1 & CS2 of CSDPD	consistent
Design and Character	CS7 of CSDPD, Saved policy EN20 of BFBLP	consistent
Residential Amenity	Saved policy EN20 of BFBLP	consistent
Highways	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
Supplementary Planning Documents (SPDs)		
Streetscene (2010)		
Parking Standards (2016)		
Other publications		
National Planning Policy Framework (NPPF)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- (i) Principle of the Development
- (ii) Impact on the character and appearance of the area
- (iii) Impact on residential amenity
- (iv) Highway safety considerations

i. Principle of Development

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD 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 properties, highway safety etc. These matters are assessed below.

ii. Impact on the character and appearance of the area

9.3 The majority of the parking bays are to be located on grassed amenity land. It is noted that a number of these grass verges are already being used for vehicular parking.

9.4 The proposed bays are not considered to have a significant detrimental impact on the streetscene subject to the provision of planting to mitigate the loss of soft landscaping. A condition requiring a landscaping plan prior to commencement is recommended.

iii. Impact on Residential Amenity

9.5 Due to the nature of the proposed parking spaces, they would not result in an adverse impact on the residential amenities of the occupiers of neighbouring properties in regards possible overlooking, overbearing or overshadowing. Furthermore, considering this is currently a built-up residential area and the presence of the existing parking spaces, it is not considered that the proposal would result in an adverse level of noise and disturbance to the local residents.

iv. Highway Safety Considerations

9.6 The proposed parking bays are not considered to adversely impact highway safety, and the provision of additional parking bays would be a benefit in reducing on-street parking within the area.

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, highway safety or the residential amenities of the occupiers of the neighbouring properties. It is therefore considered that the proposed development complies with 'Saved' policies EN20 of the BFBLP, Policies CS1, CS2 and CS7 of the CSDPD, BFBC SPDs and the NPPF.

11. RECOMMENDATION

11.1 The application is recommended for APPROVAL 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:

Layout – Received 26.02.2021

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

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

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

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

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

The applicant is advised that the following condition requires discharging prior to the commencement of development:

3. Landscaping scheme

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.

Unrestricted Report

ITEM NO: 08

Application No.
20/01052/3
Site Address:

Ward:
Wildridings And Central

Date Registered:
7 January 2021

Target Decision Date:
4 March 2021

Rosedale Gardens Bracknell Berkshire

Proposal: **Conversion of grassed amenity land into 10 no. residents parking spaces in various locations.**

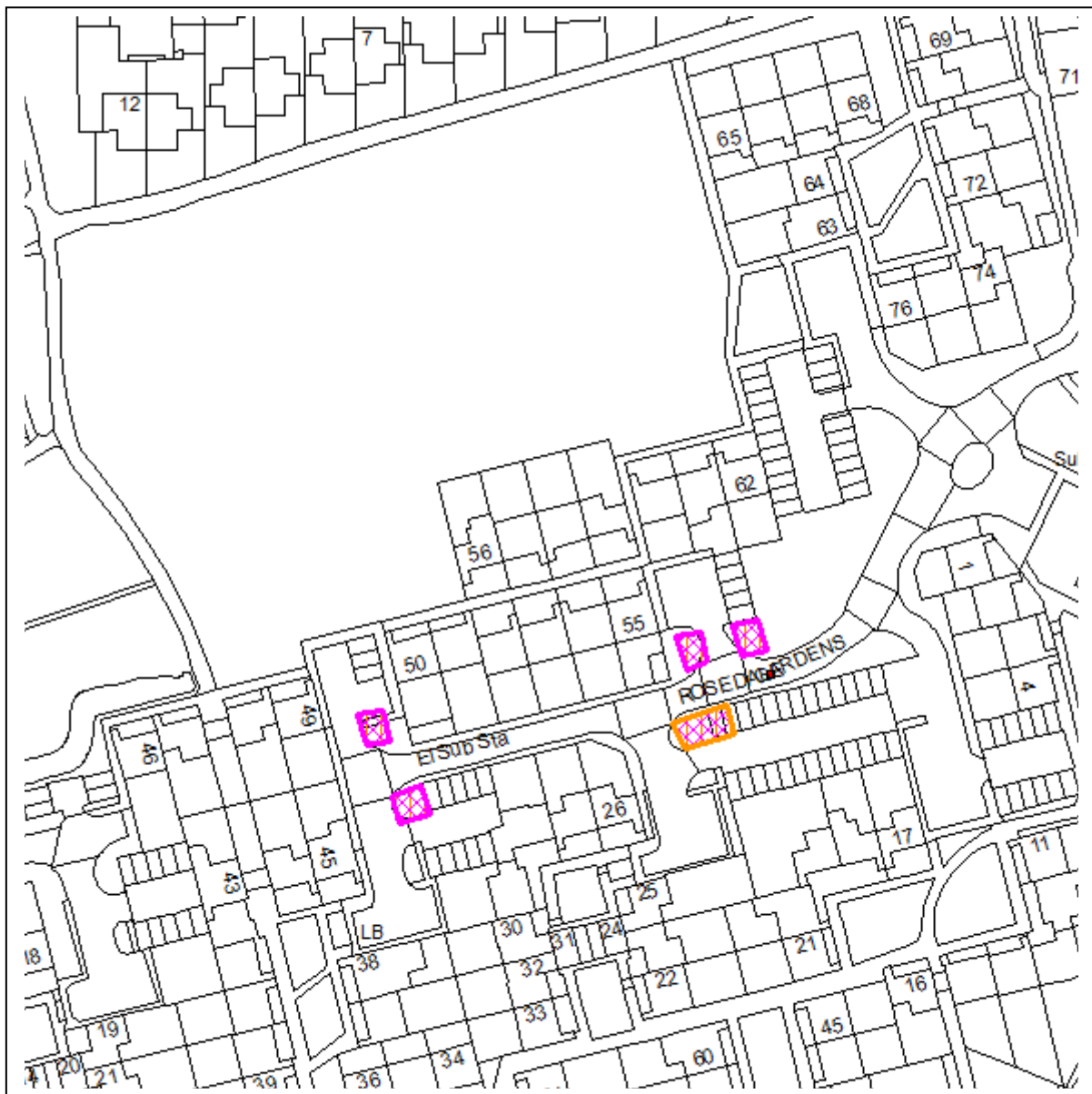
Applicant: Bracknell Forest Council

Agent: (There is no agent for this application)

Case Officer: Olivia Jones, 01344 352000

Development.control@bracknell-forest.gov.uk

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



1. SUMMARY

- 1.1 Planning permission is sought for the formation of 10no. parking bays.
- 1.2 The development relates to a site within the settlement boundary. It is not considered that the development results in an adverse impact on the character and appearance of the area, residential amenity, or highway safety.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING THE APPLICATION TO PLANNING 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

PLANNING STATUS

Within Defined Settlement

- 3.1 The proposed parking bays would be located in 5 areas of amenity land along the residential street, Rosedale Gardens.

4. RELEVANT PLANNING HISTORY

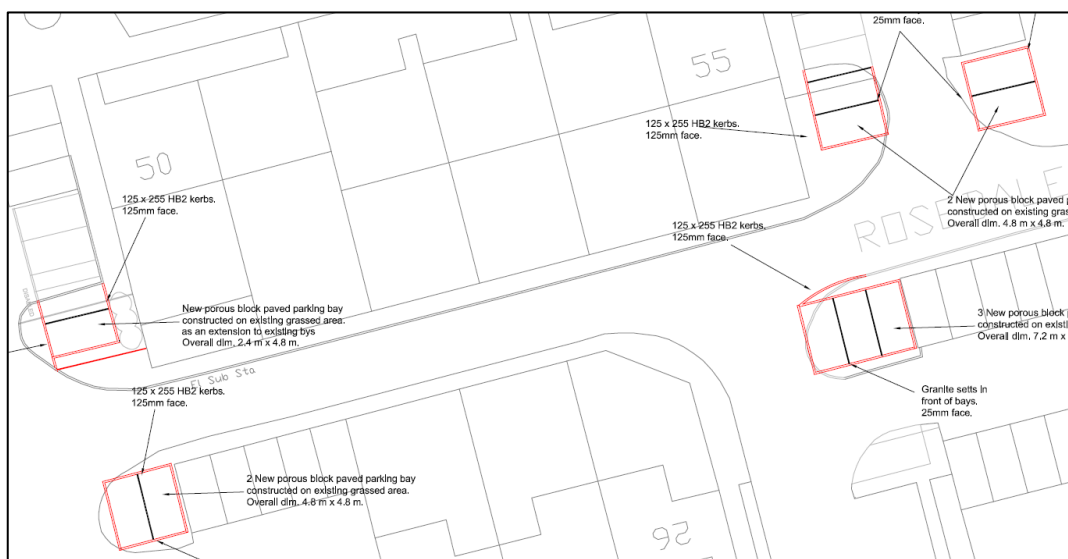
- 4.1 The relevant planning history is summarised as follows:

10/00117/3

Formation of 5no. parking spaces with associated landscaping to rear of Nos. 3 and 4 Rosedale Gardens (Regulation 3 application)
Approved 2010

5. THE PROPOSAL

- 5.1 It is proposed to form 10 parking bays in 5 areas within Rosedale Gardens.



6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 No objection

Other Representations

6.2 No representations received

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority

7.1 No objection

Landscape Officer

7.2 No objection

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CS1 & CS2 of CSDPD	consistent
Design and Character	CS7 of CSDPD, Saved policy EN20 of BFBLP	consistent
Residential Amenity	Saved policy EN20 of BFBLP	consistent
Highways	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
Supplementary Planning Documents (SPDs)		
Streetscene (2010)		
Parking Standards (2016)		
Other publications		
National Planning Policy Framework (NPPF)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- (i) Principle of the Development
- (ii) Impact on the character and appearance of the area
- (iii) Impact on residential amenity
- (iv) Highway safety considerations

i. Principle of Development

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD 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 properties, highway safety etc. These matters are assessed below.

ii. Impact on the character and appearance of the area

- 9.3 The majority of the parking bays are to be located on grassed amenity land. It is noted that some of these grass verges are already being used for vehicular parking.
- 9.4 The proposed bays are not considered to have a significant detrimental impact on the streetscene subject to the provision of planting to mitigate the loss of soft landscaping. A condition requiring a landscaping plan prior to commencement is recommended.

iii. Impact on Residential Amenity

- 9.5 Due to the nature of the proposed parking spaces, they would not result in an adverse impact on the residential amenities of the occupiers of neighbouring properties in regards possible overlooking, overbearing or overshadowing. Furthermore, considering this is currently a built-up residential area and the presence of the existing parking spaces, it is not considered that the proposal would result in an adverse level of noise and disturbance to the local residents.

iv. Highway Safety Considerations

- 9.6 Considerable on-street parking occurs in this location, and the provision of additional spaces would benefit access and highway safety. The new parking spaces are to be formed in what are currently grass verges, as extensions to existing parking areas. The locations of the new spaces are considered appropriate. The dimensions and arrangement of the spaces comply with the Parking Standards SPD (March 2016). There are no highway safety issues presented by the additional parking spaces.

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, highway safety or the residential amenities of the occupiers of the neighbouring properties. It is therefore considered that the proposed development complies with 'Saved' policies EN20 of the BFBLP, Policies CS1, CS2 and CS7 of the CSDPD, BFBC SPDs and the NPPF.

11. RECOMMENDATION

- 11.1 The application is recommended for APPROVAL 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:

Layout – Received 07.01.2021

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

3. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning

Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the parking spaces being brought into use, whichever is sooner. All hard landscaping works shall be carried and completed prior to the parking spaces being brought into use. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

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

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

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

The applicant is advised that the following condition requires discharging prior to the commencement of development:

3. Landscaping scheme
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.

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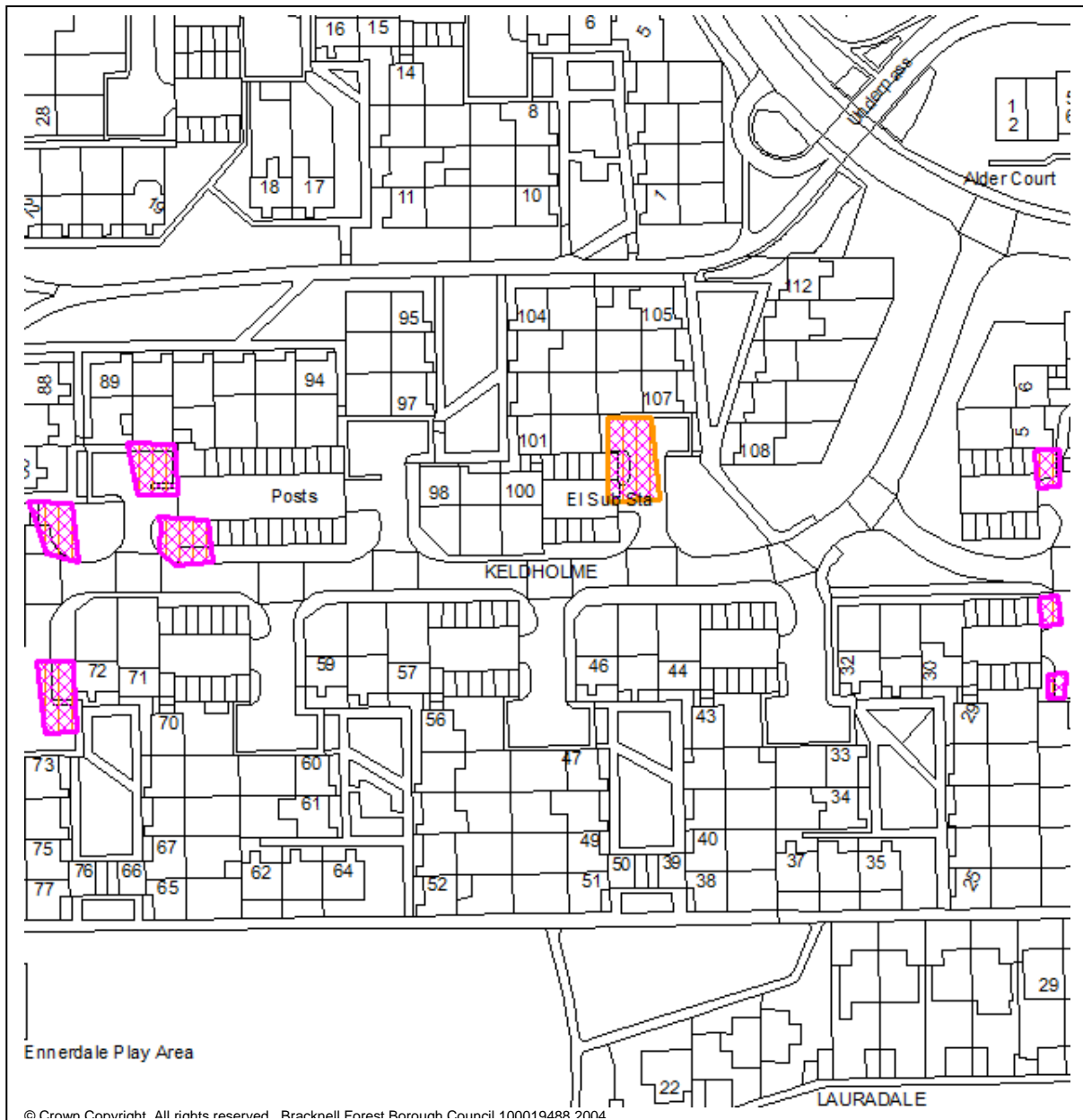
Unrestricted Report

ITEM NO: 09

Application No. 20/01053/3	Ward: Wildridings And Central	Date Registered: 9 December 2020	Target Decision Date: 3 February 2021
Site Address: Keldholme Bracknell Berkshire			

Proposal: **Conversion of grass amenity area into no.14 parking bays**
 Applicant: Mr David Humphrey
 Agent: David Humphrey
 Case Officer: Olivia Jones, 01344 352000
Development.control@bracknell-forest.gov.uk

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



1. SUMMARY

- 1.1 Planning permission is sought for the formation of 14no. parking bays.
- 1.2 The development relates to a site within the settlement boundary. It is not considered that the development results in an adverse impact on the character and appearance of the area, residential amenity, or highway safety.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING THE APPLICATION TO PLANNING 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

PLANNING STATUS

Within Defined Settlement

- 3.1 The proposed parking bays would be located in 3 areas of amenity land along the residential street, Keldholme.

4. RELEVANT PLANNING HISTORY

- 4.1 There is no planning history relevant to the proposed development.

5. THE PROPOSAL

- 5.1 It is proposed to form 14 parking bays in 3 areas within Keldholme.



6. REPRESENTATIONS RECEIVED

Bracknell Town Council

- 6.1 No objection

Other Representations

- 6.2 No representations received

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority

7.1 No objection

Landscape Officer

7.2 No objection

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CS1 & CS2 of CSDPD	consistent
Design and Character	CS7 of CSDPD, Saved policy EN20 of BFBLP	consistent
Residential Amenity	Saved policy EN20 of BFBLP	consistent
Highways	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
Supplementary Planning Documents (SPDs)		
Streetscene (2010)		
Parking Standards (2016)		
Other publications		
National Planning Policy Framework (NPPF)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- (i) Principle of the Development
- (ii) Impact on the character and appearance of the area
- (iii) Impact on residential amenity
- (iv) Highway safety considerations

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 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 properties, highway safety etc. These matters are assessed below.

ii. Impact on the character and appearance of the area

9.3 The majority of the parking bays are to be located on grassed amenity land. It is noted from the site visit that a number of these grass verges are already being used for vehicular parking.

9.4 The proposed bays are not considered to have a significant detrimental impact on the streetscene subject to the provision of planting to mitigate the loss of soft

landscaping. A condition requiring a landscaping plan prior to commencement is recommended.

iii. Impact on Residential Amenity

9.5 Due to the nature of the proposed parking spaces, they would not result in an adverse impact on the residential amenities of the occupiers of neighbouring properties in regards possible overlooking, overbearing or overshadowing. Furthermore, considering this is currently a built-up residential area and the presence of the existing parking spaces, it is not considered that the proposal would result in an adverse level of noise and disturbance to the local residents.

iv. Highway Safety Considerations

9.6 The proposed parking bays are not considered to adversely impact highway safety, and the provision of additional parking bays would be a benefit in reducing on-street parking within the area.

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, highway safety or the residential amenities of the occupiers of the neighbouring properties. It is therefore considered that the proposed development complies with 'Saved' policies EN20 of the BFBLP, Policies CS1, CS2 and CS7 of the CSDPD, BFBC SPDs and the NPPF.

11. RECOMMENDATION

11.1 The application is recommended for APPROVAL 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:

Layout – Received 26.02.2021

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

3. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the parking spaces being brought into use, whichever is sooner. All hard landscaping works shall be carried and completed prior to the parking spaces being brought into use. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants

included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

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

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

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

The applicant is advised that the following condition requires discharging prior to the commencement of development:

3. Landscaping scheme
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.

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Unrestricted Report

ITEM NO: 10

Application No.
20/01054/3
Site Address:

Ward:
Hanworth

Date Registered:
7 January 2021

Target Decision Date:
4 March 2021

Oakengates Bracknell Berkshire

Proposal:

Conversion of grassed amenity land into 12 no. residents parking spaces in various locations.

Applicant:

Bracknell Forest Council

Agent:

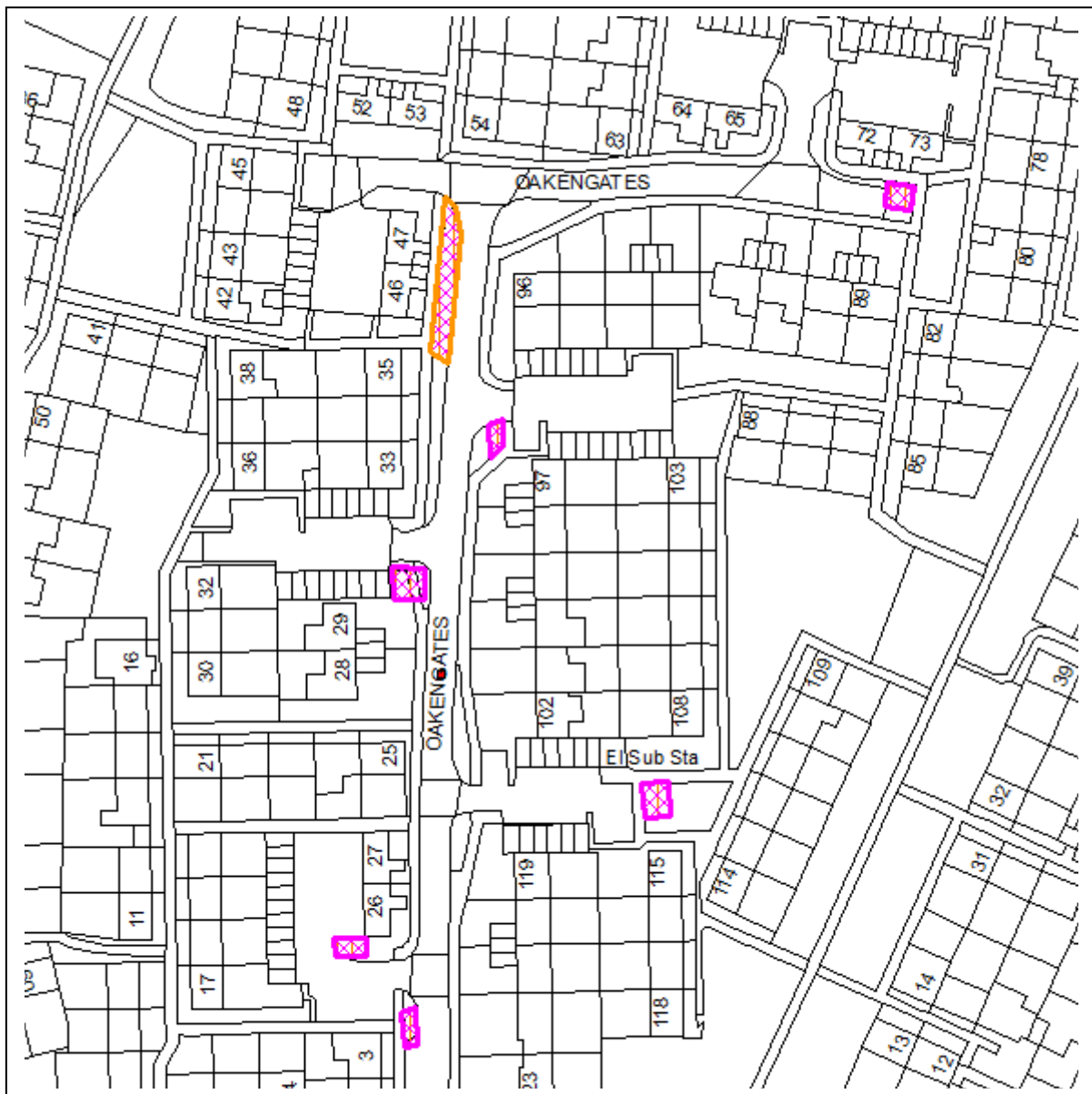
(There is no agent for this application)

Case Officer:

Olivia Jones, 01344 352000

Development.control@bracknell-forest.gov.uk

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



1. SUMMARY

- 1.1 Planning permission is sought for the formation of 12no. parking bays.
- 1.2 The development relates to a site within the settlement boundary. It is not considered that the development results in an adverse impact on the character and appearance of the area, residential amenity, or highway safety.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING THE APPLICATION TO PLANNING 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

PLANNING STATUS

Within Defined Settlement

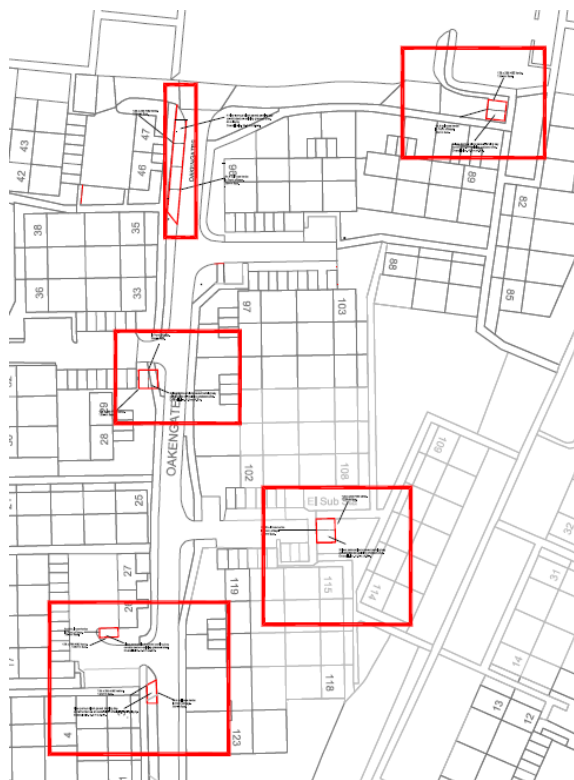
- 3.1 The proposed parking bays would be located in 5 areas of amenity land along the residential street, Oakengates.

4. RELEVANT PLANNING HISTORY

- 4.1 There is no planning history relevant to the proposed development.

5. THE PROPOSAL

- 5.1 It is proposed to form 12 parking bays in 5 areas within Oakengates.



6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 No objection

Other Representations

6.2 One letter of support has been received.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority

7.1 No objection

Landscape Officer

7.2 No objection

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CS1 & CS2 of CSDPD	consistent
Design and Character	CS7 of CSDPD, Saved policy EN20 of BFBLP	consistent
Residential Amenity	Saved policy EN20 of BFBLP	consistent
Highways	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
Supplementary Planning Documents (SPDs)		
Streetscene (2010)		
Parking Standards (2016)		
Other publications		
National Planning Policy Framework (NPPF)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- (i) Principle of the Development
- (ii) Impact on the character and appearance of the area
- (iii) Impact on residential amenity
- (iv) Highway safety considerations

i. Principle of Development

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD 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 properties, highway safety etc. These matters are assessed below.

ii. Impact on the character and appearance of the area

9.3 The majority of the parking bays are to be located on grassed amenity land.

9.4 The proposed bays are not considered to have a significant detrimental impact on the streetscene subject to the provision of planting to mitigate the loss of soft landscaping. A condition requiring a landscaping plan prior to commencement is recommended.

iii. Impact on Residential Amenity

9.5 Due to the nature of the proposed parking spaces, they would not result in an adverse impact on the residential amenities of the occupiers of neighbouring properties in regards possible overlooking, overbearing or overshadowing. Furthermore, considering this is currently a built-up residential area and the presence of the existing parking spaces, it is not considered that the proposal would result in an adverse level of noise and disturbance to the local residents.

iv. Highway Safety Considerations

9.6 The proposed spaces are situated next to existing parking spaces, expanding into grass amenity areas. These are all acceptable to Highways Development Management. Some are located close to accesses, however, Oakengates is a no-through road, so this is unlikely to present any highway safety issues as vehicle speeds should be low.

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, highway safety or the residential amenities of the occupiers of the neighbouring properties. It is therefore considered that the proposed development complies with 'Saved' policies EN20 of the BFBLP, Policies CS1, CS2 and CS7 of the CSDPD, BFBC SPDs and the NPPF.

11. RECOMMENDATION

11.1 The application is recommended for APPROVAL 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:

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

3. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All

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

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

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

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

The applicant is advised that the following condition requires discharging prior to the commencement of development:

3. Landscaping scheme
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.

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By virtue of paragraph(s) 5 of Part 1 of Schedule 12A of the Local Government Act 1972.

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