

ITEM NO:

Application No.

19/00248/FUL

Site Address:

Ward:

Priestwood And Garth

Date Registered:

13 March 2019

Target Decision Date:

8 May 2019

Street Record Fraser Road Bracknell Berkshire

Proposal:

Formation of 7no. parking spaces

Applicant:

Simon Allen

Agent:

David Humphreys

Case Officer:

Antara Kumar, 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 formation of 7 no. parking spaces on amenity areas on Fraser Road, with associated alterations to kerb lines.

1.2 The proposed development relates to a site within the settlement boundary and is therefore, acceptable in principle. It would not adversely affect the residential amenities of neighbouring properties and would not adversely impact upon the character and appearance of the surrounding area, subject to the recommended conditions. The proposal would be acceptable in terms of highway safety.

RECOMMENDATION

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

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee as it has been called to committee by Councillor Mrs McKenzie-Boyle on the grounds of potential impacts on neighbouring residents.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

3.1 Fraser Road is a predominantly residential area, leading to Binfield Road to the Southwest which has some retail units and Horsneile Lane to the North.

4. RELEVANT SITE HISTORY

4.1 The relevant planning history can be summarised as follows:

027/1946 Section 3/1 New Towns Act 1946
Approved 1924

15/00290/FUL
Conversion of grass area into car parking spaces
Withdrawn 2015
Due to objections from local residents

5. THE PROPOSAL

5.1 The proposed development consists of the following:

- (i) the formation of three parking spaces on amenity land adjacent to 68 Horsneile Lane; and,
- (ii) the formation of four spaces on amenity land adjacent to 70 Horsneile Lane;

6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 Bracknell Town Council made observations to the proposal mentioning that the parking problem could be overcome if the parking permit system was reinstated. They expressed concern regarding the health issue of local residents as the proposed scheme would bring vehicles much closer to vulnerable residents.

Other representations

6.2 Two objections have been received from 68 and 70 Horsneile Lane which can be summarised as follows:

- There is only an existing fence which will not stop a car coming into the garden if an accident occurs. All other bays are usually built against a wall
- Existing Chronic obstructive pulmonary disease (COPD) which would be aggravated by the fumes from the parked cars backing onto the property
- The proposed bays would just take 4 cars off the road, which is not enough
- Re-establishing parking permits in the area would be a better solution
- The parking spaces will encourage non-residential traffic to park in these areas
- The parking bays will overhang the footway creating danger for pedestrians.
- Additional traffic will increase air pollution
- Removal of valuable green amenity space.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority

7.1 The Highway Officer raises no objection to the proposed parking plan.

Landscape Officer:

7.2 The Landscape Officer raises no objection, subject to the imposition of a landscaping condition.

7.3 No further statutory or non-statutory consultations have been required.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Character of area	CS7 of CSDPD, Saved policies H12, EN1, EN2 and EN20 of BFBLP	Consistent
Residential amenity	Saved policies EN20 and EN25 of BFBLP	Consistent
Highway Safety & Parking	CS23 of CSDPD, Saved policy M9 of BFBLP	Consistent NPPF refers to LAs setting their own parking standards for residential development, this policy is considered to be consistent.
Supplementary Planning Documents (SPD)		
Parking standards SPD		
Streetscene SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance		

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 Impact on highway safety
- v Community Infrastructure Levy

i. Principle of Development

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD 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 Area

9.3 The area between Keates Green and Horsneile Lane is predominantly residential, interspersed by green stretches of amenity land. In general, additional parking spaces would not appear out of keeping with the streetscene in this residential area. The total area of existing amenity land is about 573 square metres, of which the proposed parking spaces will result in a loss of 53 square metres (9%).

9.4 In respect of:

- Proposal (i) comprising three parking spaces on amenity land adjacent to 68 Horsneile Lane, these would be considered acceptable with additional soft landscaping. It is noted that two parking spaces (one driveway, one garage) belonging to 68 Horsneile Lane are located along this stretch. There is one tree present near this stretch of amenity land, however the Root Protection Area is around 1.8 metres, which is outside the area of the proposed bays. Also, the tree is leaning and is not considered to be mature.
- Proposal (ii) comprising four spaces on amenity land adjacent to 70 Horsneile Road, these would be considered acceptable with additional soft landscaping. This land is grassed and while it does perform an amenity function, a significant area of this land would be left over to the south. As such, the creation of parking spaces on this piece of land would not erode the entire area of amenity land and the remainder would still provide visual amenity.

9.5 The proposed layout demonstrates that there would be areas of additional planting to mitigate the loss of amenity grass areas and a condition is recommended to secure this.

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

iii. Impact on Residential Amenity

9.10 Due to the nature of the proposed development, it would not involve any impacts on the amenity of neighbouring residential properties with respect to overbearing and loss of light. Although there would be limited screening (landscaping, boundary wooden fence panel) provided between some of the proposed spaces and the surrounding residential properties, this is not considered unacceptable in a built-up residential area and would not cause an unacceptable increase in noise, disturbance and pollution.

9.11 It is therefore considered that the development would not result in any significant adverse impact on the amenity of neighbouring properties, in accordance with BFBLP 'Saved' Policies EN20 and EN25, and the NPPF.

iv Impact on Highway Safety

9.12 Fraser Road is a residential road which is subject to a 30mph speed limit. Considerable on-street parking occurs and thus the provision of 7 off-street parking bays is likely to improve the parking situation.

9.13 Drawing 4817/326 indicates that these off-street parking bays would be 2.4m by 4.8m, in line with the Council's standards, and permeable paving, in line with current drainage requirements. A minimum 6m of access/manoeuvring space would be provided for access in and out of the parking bays. Planting is proposed around the proposed parking bays to protect the remaining amenity land from indiscriminate parking. Any planting adjacent to parking bays should be kept at a low level to ensure pedestrian visibility splays are achieved for vehicles exiting parking bays across footways

9.14 The Design and Access statement notes that other areas along the road are also being considered for additional parking spaces.

9.15 The Highway Authority has no objection to the proposed parking spaces and it is not considered that the proposed development would result in an adverse impact on highway safety, in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9, the Parking Standards SPD, and the NPPF.

v Community Infrastructure Levy (CIL)

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

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

10. CONCLUSIONS

10.1 It is not considered that the development would result in an adverse impact on the character and appearance of the local area, the amenities of the residents of the neighbouring properties, or on highway safety. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1,

CSDPD Policies CS1, CS2, CS7 and CS23, BFBLP 'Saved' Policies EN1, EN2, EN20, EN25 and M9, the Streetscene SPD, the Parking Standards SPD, and the NPPF.

11. RECOMMENDATION

That the application be **APPROVED** subject to the following conditions: -

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

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 8 March 2019 and 1 May 2019:

4817/ 326: Proposed layout

4817/ 326/ L: Landscape Proposal

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

03. 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 details of the proposed maximum heights of the planting and include a 3 year post planting maintenance schedule.

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

REASON: In the interests of good landscape design and the visual amenity of the area. [Core Strategy DPD CS7, BFBLP 'Saved' Policies EN2 and EN20]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. The proposal has been assessed against all relevant material considerations, including planning policies and any representations that may have been received. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

1. Commencement
2. Approved Plans

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

3. Landscaping

03. Although notice has been served on Bracknell Forest Council, 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.