

**ITEM NO: 8**Application No.  
**19/00036/FUL**Ward:  
Winkfield And  
CranbourneDate Registered:  
11 January 2019Target Decision Date:  
8 March 2019

Site Address:

**North Street Garage North Street Winkfield Windsor  
Berkshire SL4 4TF**

Proposal:

**Erection of 2no. dwellings with associated access, parking, turning area and landscaping following demolition of existing garage and hard standing.**

Applicant:

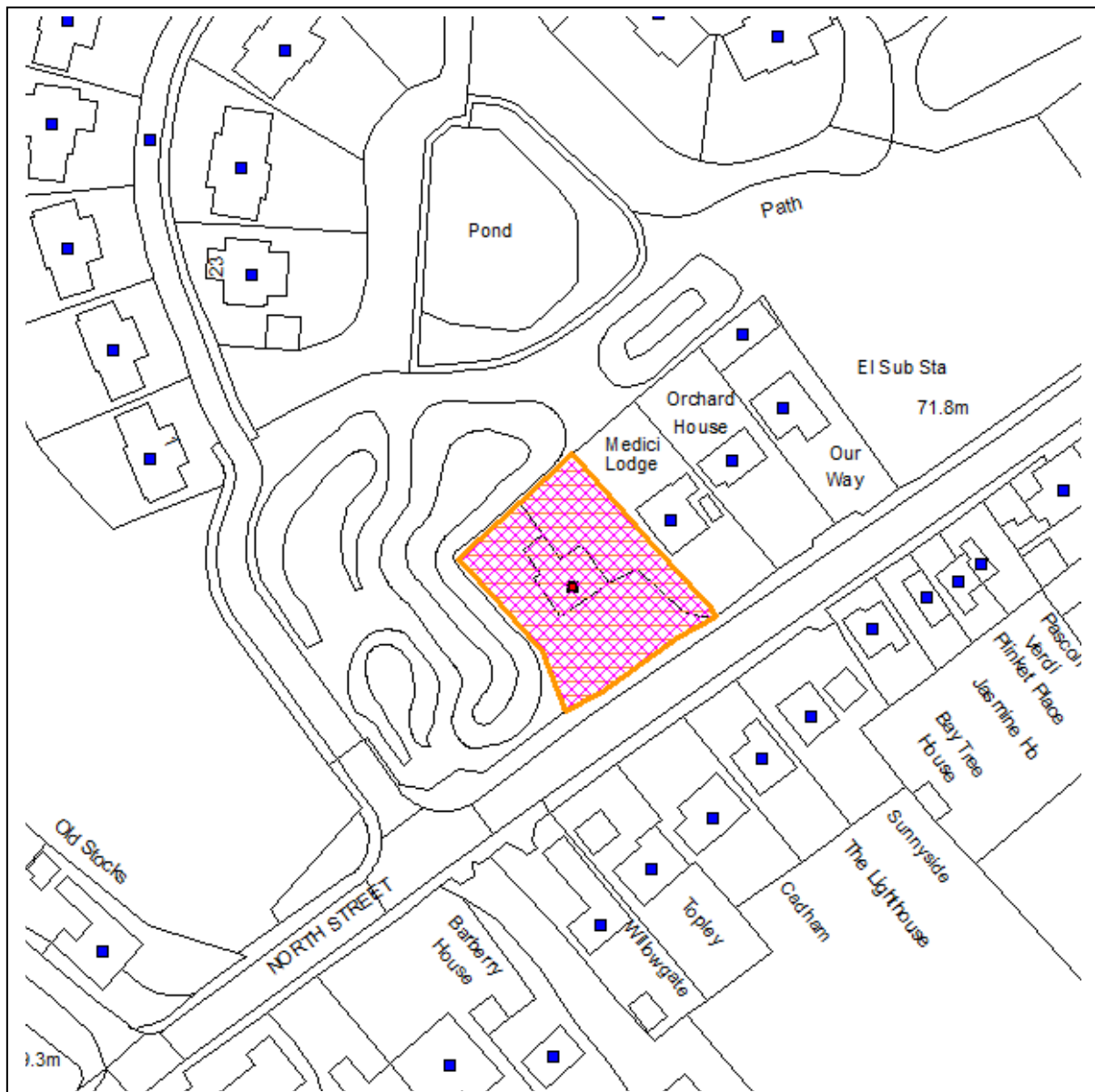
RW Rowsell Ltd

Agent:

Katie Lamb

Case Officer:

Paul Corbett, 01344 352000

[development.control@bracknell-forest.gov.uk](mailto:development.control@bracknell-forest.gov.uk)**Site Location Plan** (for identification purposes only, not to scale)

## 1. SUMMARY

1.1 The proposal to erect 2no. dwellings with associated access, parking, turning area and landscaping following demolition of existing garage and hard standing will result in a significantly larger built form than the garage building it replaces having a greater impact upon the openness of the Green Belt than the existing built form.

1.2 The proposal will also result in the loss of a protected tree without any scope to mitigate it's loss due the amount of development proposed.

1.3 The proposed development would result in a 269% volumetric increase over the existing built form on the site as well reduce the openness of the site itself therefore conflicting with the objective preserving the openness of the green belt contrary to paragraph 145 (g) of the NPPF and is therefore unacceptable in principle.

<b>RECOMMENDATION</b>
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Refuse planning permission for the reasons set out in Section 11 of this report.
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## 2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee at the request of a Councillor Moira Gaw due to the residents support for the site to be redeveloped for residential purposes.

## 3. PLANNING STATUS AND SITE DESCRIPTION

<b>PLANNING STATUS</b>
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Land Outside Settlement – Green belt
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TPO
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Character Area Assessments SPD - Area G – Cranbourne
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3.1 The site is located on the northern side of North Street, Winkfield, and comprises a single storey building positioned broadly in the centre of the site. The site has operated for many years as a garage for car sales and repairs.

3.2 An existing tree (a Weeping Willow) is positioned to the north-eastern rear corner of the site and is covered by confirmed Tree Preservation Order 245. The trees around the eastern and northern boundaries that are within the former HFC bank site, are protected by confirmed Tree Preservation Order 1103.

3.3 The site area is approximately 0.118 hectares

3.4 The site is currently bounded by a 1.8 m high, metal fence at the front with a 1.8 high close boarded fence on the other three sides.

## 4. RELEVANT SITE HISTORY

4.1 The following are relevant to the application site:

Retrospective application for continued use of former petrol filling station for car sales and repair for a temporary period. (Expired 12.10.2003)  
Ref. No: 00/00474/T | Status: Approval

Erection of 1no. five bedroomed dwelling following demolition of existing buildings. NO PD.  
Ref. No: 00/00658/FUL | Status: Approval

Section 73 application to allow continued use of former petrol filling station for car sales for a temporary period subject to a variation of condition 8 of 00/00474/T to increase the number of cars displayed for sale from 20 to 25, a variation of condition 09 to allow an alternative parking layout, and operational development comprising the erection of 8 number security lights on 2.4 metre high posts.  
Ref. No: 01/00981/FUL | Status: Refusal

Change of use from petrol station to motor car sales  
Ref. No: 03/01025/FUL | Status: Approval

Erection of 3no. detached dwellings following demolition of existing garage  
Ref. No: 625374 | Status: Refusal

Application for reconstruction of petrol station.  
Ref. No: 11675 | Status: Approval

Application for bungalow.  
Ref. No: 2700 | Status: Approval

Application for petrol filling station etc.  
Ref. No: 1523 | Status: Approval

Outline application for residential development of 17 acres.  
Ref. No: 19033 | Status: Refusal

Erection 1no. five bedroomed dwelling following demolition of existing buildings used as car showroom and workshop.  
Ref. No: 06/00869/FUL | Status: Approval

Erection of a three storey building accommodating 4no. two bedroom and 6no. one bedroom flats with associated car parking following the demolition of garage buildings.  
Ref. No: 07/00443/FUL | Status: Refusal

Erection of a three storey building accommodating 6no. two bedroom and 2no. one bedroom flats with associated car parking following the demolition of garage buildings.  
Ref. No: 07/01147/FUL | Status: Refusal – Appeal Dismissed

Change of use from petrol filling station to used car sales and car hire business.  
Ref. No: 616723 | Status: Refusal

Change of use from petrol filling station to use of premises for car sales and workshop for a temporary period. (EXPIRED)  
Ref. No: 617294 | Status: Approval

Continued use of former filling station for used car sales and repair workshop for further period of three years. (Expired 30.4.1997)  
Ref. No: 619650 | Status: Approval

Erection of detached building forming 5 no. one bedroom flats.  
Ref. No: 09/00276/FUL | Status: Refusal

Erection of detached building forming 5 no. one bedroom flats.  
Ref. No: 09/00551/FUL | Status: Withdrawn

Erection of detached building forming 5 no. one bedroom flats with associated parking, bin storage and landscaping following demolition of existing garage building.  
Ref. No: 10/00068/FUL | Status: Refusal

Erection of three storey building comprising 4no. two bedroom apartments and 2no. one bedroom apartments, with associated parking, landscaping and bin/cycle storage, following demolition of existing commercial building.  
Ref. No: 13/00668/FUL | Status: Withdrawn

Erection of 2no four-bedroom detached dwellings with associated access, parking and turning space, garage and landscaping following demolition of existing commercial building.  
Ref. No: 14/00346/FUL | Status: Withdrawn

## **5. THE PROPOSAL**

5.1 The applicant proposes the demolition of the existing garage building and removal of associated hardstanding, and the erection of 2no. detached dwellings with associated access, parking, turning area and landscaping.

## **6. REPRESENTATIONS RECEIVED**

### Winkfield Parish Council:

6.1 No objection to this application but request a condition be applied limiting impact of construction on the local area, particularly of the effects of vehicular storage and movement on the highways.

### Other representations:

6.2 9 letters of support have been received and no letters of objection. However the following concern is noted by the neighbouring property to the site:

With regards to the current site owners the protected willow tree has not been 'pollarded' for 8 + years and has become a concern for the neighbour as one of its branches leans over her boundary.

## **7. SUMMARY OF CONSULTATION RESPONSES**

### Tree Officer

7.1 Recommends refusal.

### Landscape Officer

7.2 Recommends refusal.

### Biodiversity

7.3 Recommends conditional approval.

### Highways Officer

7.4 Recommends conditional approval.

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

8.1 The primary planning policies and associated guidance applying to this site are:-

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Green Belt	CS9 of CSDPD, Saved policy GB1 of BFBLP	Not fully consistent
Character & Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Trees & Landscaping	CS7 of CSDPD, Saved policy EN1 of BFBLP	Consistent
<b>Supplementary Planning Documents (SPD)</b>		
Parking standards SPD		
Design SPD		
Character Area Assessments SPD		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
Bracknell Forest Community Infrastructure Levy Charging Schedule (2015)		

## 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. Tree and Landscape implications
- vi. Impact on Biodiversity
- vii. Thames Basin Heath SPA
- viii. Community Infrastructure Levy (CIL)
- ix. Sustainability
- x. Drainage/SuDS

### i. Principle of development

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, which is supported by the NPPF. This is also reflected in Policy CP1 of the Borough's Site Allocations Local Plan (SALP), which sets out that a positive approach to considering development proposals which reflects the presumption in favour of sustainable development as set out in the NPPF should be taken, and that planning applications that accord with the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise. This is in conformity with the NPPF.

9.3 The application site is located outside the defined settlement and within the Green Belt as designated by the Bracknell Forest Borough Policies Map. Therefore the Development Plan Policies considered applicable to this site are the Core Strategy DPD (CS) Policy CS9 which relates to land outside settlements, BFBLP Saved Policy GB1 refers to avoiding new buildings

in the Green Belt generally and both are considered consistent with the National Planning Policy Framework (NPPF).

9.4 The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

9.5 NPPF para 143 sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

9.6 NPPF para 144 sets out that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

9.7 NPPF para 145 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt however there are a number of exceptions and sub paragraph (g) is considered applicable to this proposal. This allows for limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development.

9.8 NPPF para 145 (g) is considered applicable to this site as it constitutes previously developed land (a brownfield site) as the building and land has operated as garage for car repairs and sales for many years. Annex 2 of the NPPF provides some explanatory text with regard to the definition of previously developed land as being land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.

9.9 The explanatory text in annex 2 also indicates that 'the whole of the curtilage should not be assumed to be developed'. This is of particular importance when comparing the existing built form against the proposed built form and a making a judgement as to whether the proposed development has a greater impact on the openness of the Green Belt than the existing development.

9.10 The openness of the Green Belt has a spatial aspect as well as a visual aspect, and for example the absence of visual intrusion does not mean that there is no impact on the openness of the Green Belt as a result of a proposed new or materially larger building.

9.11 In this case the impact of the proposed built form on the openness of the Green Belt can be assessed by comparing the difference in the volume of built form between the existing and proposed situations. The application proposes a 269% increase in the volume of built form (existing building volume 698m<sup>3</sup> vs proposed building volume 1,884m<sup>3</sup>).

9.12 The visual component is also considered to be compromised as the mass, bulk and height of the two new buildings as opposed to the existing single storey building also reduces the openness of the site. Views of the site's woodland backdrop would be reduced and this is exacerbated by the loss of a protected tree to the north eastern corner of the site. The wooded backdrop and the protected tree are attractive features that contribute to the streetscene and overall character of the area.

9.13 It is acknowledged that the current use as a garage for car repair and sales is not necessarily compatible with the surrounding residential use and the local community would like

to see the site redeveloped for housing. However, the Council does not have any historic record of noise nuisance complaints with the existing use and this alone would not give rise to a material consideration that would outweigh the harm already identified.

9.14 Because Green Belt policy has changed in the intervening period, it is also considered that very little weight can be afforded to a previous planning permission 06/00869/FUL which was not implemented. It is therefore concluded that the openness of the Green Belt would be harmed by the proposal and it therefore conflicts with paragraph 145 (g) of the NPPF and is unacceptable in principle.

9.15 An additional material consideration of particular relevance to this decision is the appeal decision on the site formerly known as 'Scissor Happy Salon' (15/00880/FUL) which is located approximately 126m north of this site. An appeal was dismissed in 2016. In this case the Officer had calculated that the proposed building footprint to result in a 140% increase over that of the existing building footprint. As a direct comparison the current proposal for two new dwellings would result in a 160% increase in footprint over that of the existing building footprint of the garage (increasing from 102 sqm to 266 sqm). This decision reinforces the conclusion that the proposal is clearly not appropriate development and to grant permission would be inconsistent and it would potentially create an undesirable precedent if it were to be approved contrary to national and local Green Belt Policy.

9.16 Notwithstanding the appeal decision the applicant did request that the Council review what had now been approved on the site formerly known as 'Scissor Happy Salon' post the appeal decision. The Council has reviewed the approved application (16/01178/FUL) and notes that the two houses had a similar building footprint to that of the existing building and most notable resulted in less height than that of the existing building. The existing building height was 9.36m whereas the houses approved have a height of 7.64m.

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

9.17 Saved Bracknell Forest Local Plan Policy GB1(iv) is of particular relevance to this proposal as it sets out that planning permission will not be given except in very special circumstances for any new building in the Green Belt unless it is for a replacement dwelling. However, this is not considered to be consistent with the NPPF which now allows for limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development. Saved Bracknell Forest Local Plan Policy EN20 and Core Strategy Policy CS7 also emphasise the importance of safeguarding the appearance and character of the area. These latter Development Plan Policies are considered to be consistent with the NPPF.

9.18 The site is also affected by the Character Area Assessments SPD (Area G – Cranbourne) as the whole of the street frontage faces directly onto the study area. It acknowledges the linear pattern of development and existing mix of uses but also advises any redevelopment should respect the local settlement form and layout and preserve the vegetation pattern.

9.19 The site comprises a single storey garage building broadly positioned to the centre of the site which has historically operated as garage for car repairs and sales for many years and is very prominent within the street scene as it is enclosed with railings to the street frontage and is normally dominated by parked cars to the front for sale. However, the site as a whole has an openness and is set against a green backdrop of woodland trees to the north and west boundary and a large mature weeping willow tree set within the site which is visible from the street adjacent to eastern boundary.

9.20 The existing single storey garage building is constructed of brick with pitched tiled roof and is not dissimilar in appearance to a bungalow. It has a width of 11.72m, a depth of 9.75 and height of 5.66m. The current proposal is to replace this building with 2no. two storey-dwellings each with a width of 10.10m, a depth of 14.78m and a height of 8.3m. A direct visual comparison is shown in the preceding figures.

Figure 1: Existing Street Scene

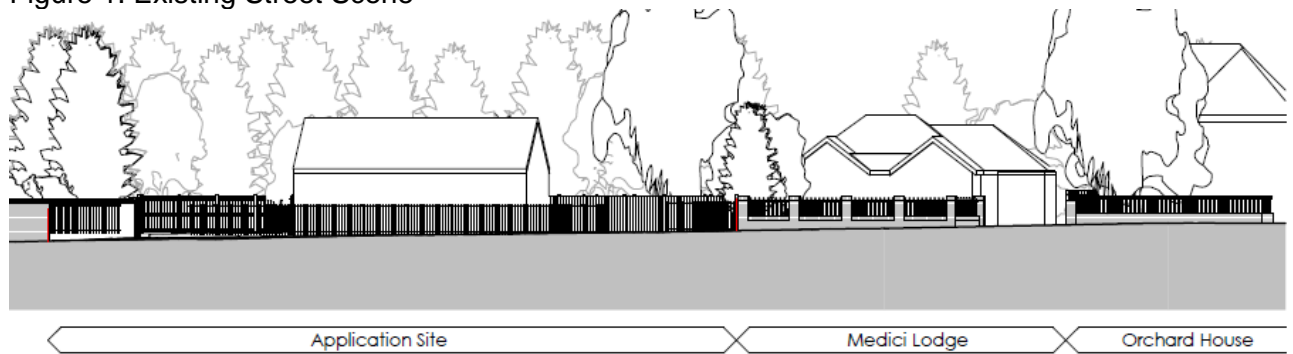


Figure 2: Proposed Street Scene



Figure 3: Case Officers illustration comparing the proposed dwellings with the existing building



9.21 The applicant also makes a comparison between an approval back in 2006 for a single two storey 5 bed dwelling and garage approved under planning permission 06/00869/FUL but never implemented. However, this pre-dates the NPPF and was assessed under a less restrictive Green Belt policy as at the time the site fell within a Green Belt Village which is no longer relevant today and therefore it is considered that this cannot be afforded any weight.



9.22 It is considered that, by reason of its scale, mass and bulk and height, the development now proposed would clearly have a greater impact on the openness of the Green Belt than the existing development.

9.23 The current proposal would adversely impact upon the character and appearance of the area. The proposals are therefore considered to conflict with Policies GB1 and EN20 of the Bracknell Forest Local Plan and Policy CS7 of the Core Strategy Development Plan and the NPPF.

### **iii. Residential amenity**

9.24 BFBLP 'Saved' Policy EN20 refers to the need to not adversely affect the amenity of the surrounding properties and adjoining areas. BFBLP 'Saved' Policy EN20 and CSDPD Policy CS7, require the development to be sympathetic to the visual amenity of neighbouring properties through its design implications. These requirements are considered to be consistent with the general design principles in the NPPF.

9.25 The siting of the proposed dwellings is such that it would not be considered to result in any adverse impact upon the residential amenities of the nearest residential property located to the north east of the site (Medici Lodge). There are no immediate neighbouring properties to the north west or north boundaries that would be considered to be affected by this proposal.

9.26 The scheme has been designed such that plot 2 nearest the boundary with the neighbouring bungalow Medici Lodge has one side facing window at first floor which is obscure glazed and serves a bathroom. The separation distance between the side elevation of plot 2 and Medici Lodge is 3.36m to the front and this increases to 4.53m to the rear.

9.27 There would be a height difference of approximately 1.88m between the ridge of plot 2 and the neighbouring property Medici Lodge, which has at least two habitable rooms at ground floor level facing plot 2. The combination of the separation distance and the fact the roof of plot 2 will also be hipped away from the neighbouring boundary does not reduce the amount of natural daylight to the neighbour's ground floor side facing windows to any significant extent that would warrant a reason for refusal.

9.28 It is therefore considered that this proposal would not adversely impact upon the residential amenity of the residences bordering this site. As such the proposal is considered to comply with Bracknell Forest Local Plan Policy EN20 and the NPPF.

### **iv. Transport implications**

#### **Access**

9.29 The site takes its access off North Street, a local distributor road which is subject to a 30mph speed limit which has no parking restrictions.

9.30 A new central shared access is proposed, and the proposals include the removal of two existing vehicular accesses. The removal of accesses onto a main road, additional kerb-space for on-street parking; as well as the reduction in traffic arising from the removal of car sales from the site would be a highway safety improvement. It is recommended that the access works as shown on the drawing (FD 18- 1620- 55B) are secured by planning condition to be undertaken prior to occupation of the dwellings.

9.31 Dropped kerb works within the highway, including relocating a lighting column will require separate consent of the Highway Authority, and the applicant should be advised of this by way

of informative. Also, boundary treatments should be kept low for a short distance to either side of the proposed access to achieve pedestrian visibility splays (of 2m by 2m), and this should be secured via planning condition.

9.32 The proposed access measures off the revised worksite layout plan (FD 18- 1620- 55B) as 3.80m wide which would enable a car to pass a pedestrian, though two vehicles would be unable to pass. The applicant has not amended the access to the suggested 4.8m which would enable two vehicles to pass. The latest revision no longer shows any gates which is welcomed.

9.33 The site plan indicates that pedestrian access would be provided to the front doors of each dwelling, and that side/rear access would be provided for rear bin storage, and cycle parking.

### **Parking**

9.34 The applicant's updated drawing (FD 18 – 1620 – 55B) shows the provision of three parking spaces for each dwelling, which complies with the parking standards for the 4-bed dwellings shown on the floor plans.

9.35 The applicant's design and access statement indicates that cycle sheds would be provided in rear garden sheds, and details of cycle parking should be secured via planning condition.

### **Trips**

9.36 Two dwellings are likely to generate 12 two-way trips per day, including one or two movements in both peak periods, and this would be much less than the existing use of the site for car sales.

9.37 The Highway Authority has no objection and recommends that this planning application be approved, subject to a number of planning conditions.

## **v. Tree and landscaping implications**

9.38 The mature trees surrounding this site are of particular visual importance as they provide an attractive feature within the wider landscape and Green Belt setting and the adjacent recognised character area.

9.39 This proposal will result in the loss of a protected tree (TPO 245) T1 (a Weeping Willow) with no mitigation to offset its loss which would be detrimental to the visual amenity and landscape character of the area.

9.40 The offsite northern and western boundary trees consist of a mix of native species including; young Ash, Field Maple, Hawthorn, Cherry, Pine and Oak. These essentially form a developing woodland backdrop to the site. The Tree Officer confirms that most of these specimens have substantial growth potential and the ability to attain average ultimate heights and radial canopy spreads in excess of 20m and 8m respectively. It is therefore considered that any redevelopment of this site should take account of this fact, not just of their existing size, but also future growth potential in accordance with current BS 5837 guidance, to avoid the risk of detrimental long-term pruning/retention pressures, as far as reasonably possible. The applicant's Arboricultural Report does not take account of this fact.

Figure 4: Site's northern and western boundary trees covered by TPO



9.41 It is considered that the introduction of two dwellings on this site would result in additional pressure on the existing offsite northern and western boundary trees than a previous approval in 2006 for a single dwelling. It is considered, given their growth potential, that there would be increasing pressures to prune these trees in the future if this proposal for two dwellings were approved with smaller rear gardens. The tall boundary trees would also be likely to form an oppressive feature where the residential outdoor space is reduced as proposed.

9.42 The Tree Officer confirms that the potential issues caused by the height of these boundary trees is likely to be exacerbated by the fact that they are growing on a mound. It is also considered that little consideration has been given to the potential shading cast by these trees as they mature limiting the amount of sunlight to the proposed rear gardens of the two dwellings now proposed. This would increase the pressure on the boundary trees.

9.43 It is concluded that the proposed development will have an adverse impact on trees which are considered to make an important contribution to the landscape character and appearance of the area and as such would be contrary to BFBLP Policies EN1, EN20 and Core Strategy Policy CS7.

#### **vi. Biodiversity implications**

9.44 CSDPD Policy CS1 seeks to protect and enhance biodiversity and CS7 seeks to enhance and promote biodiversity. These policies are considered to be consistent with the NPPF which states that planning should contribute to "minimising impacts on biodiversity and providing net gains in biodiversity" contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

9.45 The Biodiversity Officer has reviewed the applicant's Bat Mitigation Strategy and does not raise any objection to this proposal subject to securing by condition that no works shall commence until all the buildings/structures on the site have been further surveyed for the presence of bats, (in accordance with Ecology Partnership Bat Mitigation Strategy March 2019), and a scheme to mitigate the impact of the development on bats has been submitted.

#### **vii. Thames Basin Heaths SPA**

9.46 This site falls outside the 5km threshold for the Thames Basin Heath Special Protection Area (SPA).

### **Viii. Community infrastructure levy (CIL)**

9.47 Bracknell Forest Council commenced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL applies to new builds including those that involve the creation of additional dwellings.

9.48 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. The charging schedule states how much CIL will be charged (in pounds per square metre of net additional floorspace) based on the development type and location within the borough.

9.49 The proposal would be CIL liable.

### **ix. Sustainability**

9.50 Policy CS10 of the CSDPD requires the submission of a Sustainability Statement in relation to water usage. No Sustainability Statement has been submitted, however a planning condition is recommended in relation to the submission of a Sustainability Statement to satisfy the requirements of Policy CS10 of the CSDPD.

9.51 Policy CS12 requires the submission of an Energy Demand Assessment in relation to 10% offset by renewable energy source. No Energy Demand Assessment has been submitted. A planning condition is recommended in relation to the submission of an Energy Demand Assessment to satisfy the requirements of Policy CS12 of the CSDPD.

### **x. Drainage**

9.52 The application site is located within Flood Zone 1. A condition is recommended to ensure that the hard surfaced areas proposed for access and on-site parking/turning are SuDS compliant.

## **10. CONCLUSIONS**

10.1 It is considered that, by reason of its scale, mass, bulk and height, the development now proposed would have a greater impact on the openness of the Green Belt than the existing development. This means that it is unacceptable in principle and contrary to the Green Belt policy in the NPPF and policies GB1 of the Bracknell Forest Borough Local Plan and CS9 of the Core Strategy Development Plan Document and there are no 'very special circumstances' or other material considerations which indicate that planning permission should be granted for the development.

10.2 The proposed development would also have an adverse impact on protected trees which are considered to make an important contribution to the landscape character and appearance of the area and as such would be contrary to BFBLP Policies EN1, EN20 and Core Strategy Policy CS7.

## 11. RECOMMENDATION

**REFUSE** the application subject to the following reasons: -

01. This proposal constitutes development which is by definition inappropriate as it would be harmful to the openness of the Green Belt. The proposed development by reason of its siting, scale, mass and bulk would have a greater impact on the openness of the Green Belt than the existing building on the site and would represent a cramped form of development to the detriment of the rural character and visual amenities of the Green Belt setting. The development is therefore contrary to Saved Policy GB1 of the Bracknell Forest Borough Local Plan, Policy CS9 of the Core Strategy Development Plan Document and the National Planning Policy Framework.
02. The proposed development will have an adverse impact on protected trees considered to make an important contribution to the landscape character and appearance of the area and without any satisfactory mitigation to offset the loss of the Willow Tree and the pressure to prune the boundary trees in the future would be contrary to Policy CS7 Of the Core Strategy Policy and Saved Policies EN1, EN20 of the BFBLP and the National Planning Policy Framework.

Informatives:

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reasons for the refusal, approval has not been possible.

02. This refusal relates to the following submissions:

FD 18-1620-50 - Proposed Site Location Plan  
FD 18-1620-55 B - Proposed Site Layout  
FD 18-1620-56 B - Proposed External Works Plan  
FD 18-1620-301 B - Proposed Street Scene

FD 18-1620-100 A - Proposed Plot1 Ground & First Floor Plans  
FD 18-1620-101 A - Proposed Plot1 Roof Plan  
FD 18-1620-105 A - Proposed Plot1 Front & Right Flank Elevations  
FD 18-1620-106 A - Proposed Plot1 Rear & Left Flank Elevations

FD 18-1620-110 A - Proposed Plot2 Ground & First Floor Plans  
FD 18-1620-111 A - Proposed Plot2 Roof Plan  
FD 18-1620-115 A - Proposed Plot2 Front & Right Flank Elevations  
FD 18-1620-116 A - Proposed Plot2 Rear & Left Flank Elevations

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at [www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)