

ITEM NO: 8

Application No.
19/00328/FUL
Site Address:

Ward:
Binfield With Warfield

Date Registered:
16 April 2019

Target Decision Date:
11 June 2019

**Holm Wood Forest Road Binfield Bracknell Berkshire
RG42 4HA**

Proposal: **Erection of 3 no. 3 bedroom dwellings and associated access, parking, bin and cycle stores, following demolition of existing dwelling and outbuildings**

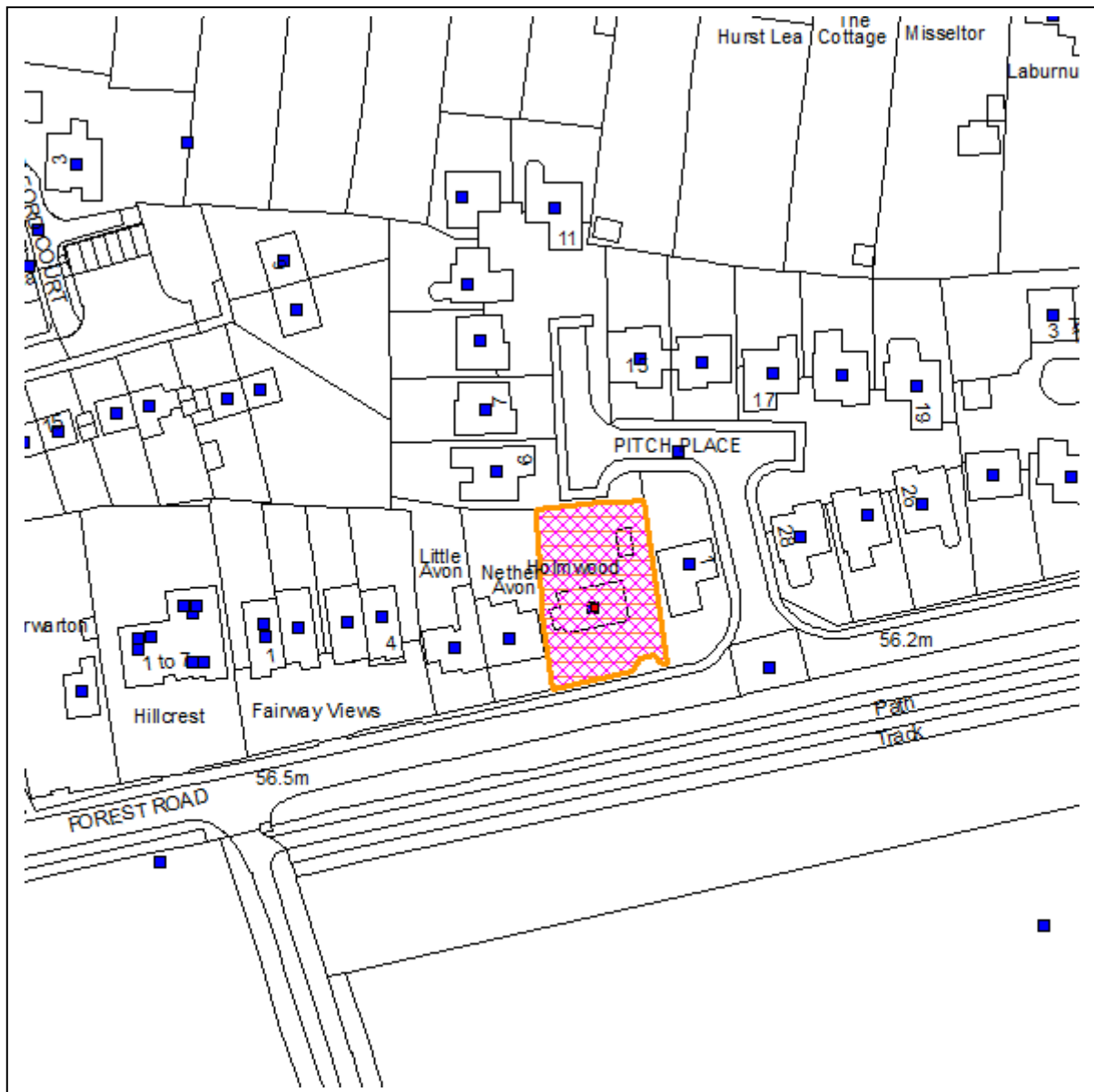
Applicant: Mr R Howell

Agent: Mrs Emily Temple

Case Officer: Alys Hughes, 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 proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. The proposal would result in a net increase of 2no. family dwellings to contribute to the Council's housing supply.

1.2 The proposal would not adversely impact upon the character and appearance of the surrounding area. The proposal would not adversely affect the residential amenities of neighbouring dwellings and acceptable living conditions would be provided for future occupiers of the proposed dwellings. There would be no adverse highway safety implications.

1.3 Relevant conditions will be imposed in relation to biodiversity and sustainability. The scheme is CIL liable.

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

2.1 The application has been reported to the Planning Committee as it was called in by Cllr Dudley and Cllr Bhandari following the 3-5 objection procedure and due to concerns regarding overdevelopment.

3. PLANNING STATUS AND SITE DESCRIPTION

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| PLANNING STATUS |
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| Within a defined settlement boundary |
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3.1 The site currently consists of a detached bungalow situated on the northern side of Forest Road. Access is provided to the site from Forest Road which is a classified 'B' road. The site is bordered to the west by the property known as 'Nether Avon' (two storey semi-detached) and to the east by 'No.1 Pitch Place' (two storey detached). Dwellings along Pitch Place also border the site to the rear.

3.2 The surrounding area is residential, characterised by a mixture of detached, semi-detached and flatted developments.

3.3 The site is situated within a defined settlement boundary and is located in Area A (Binfield) of the Binfield and Popeswood Study Area within the Character Area Assessment SPD. The site is located more than 5km from the Thames Basin Heath SPA. There are no protected trees on site.

4. RELEVANT SITE HISTORY

4.1 The most recent applications relating to the site are:

Application 2209 - Application for dwellinghouse. Approved 1953

Application 2290 - Erection of a bungalow. Approved 1954

Application 17/00228/FUL - Erection of 2 x 4 bedroom dwellings and associated access, parking, bin and cycle stores, following demolition of existing dwelling and outbuildings. Approved 2017

5. THE PROPOSAL

5.1 The proposed development is for the erection of 3 no. 3 bedroom dwellings and associated access, parking, bin and cycle stores, following demolition of existing dwelling and outbuildings.

5.2 The proposed dwellings would consist of a two storey terrace of three houses which incorporate a half hipped roof with dormer windows on the rear roof slope and rooflights on the front. The dwellings would have a ridge height of approximately 8.6m and an eaves height of 5.05m. At ground floor level, the dwellings would have a maximum depth of 11.5m and 9.4m at first floor.

5.3 Each of the proposed dwellings would comprise of a kitchen, utility, living room/dining area, cloak room and hall on ground floor, two bedrooms and main bathroom on second floor, with the master bedroom and en-suite at second floor within the roofspace.

5.4 The existing vehicular access would be relocated to a more central position along the front boundary. Each dwelling would be allocated two parking spaces in a communal parking layout to the front of the dwellings.

5.5 Private rear gardens would be provided for each dwelling which includes a cycle store. Each dwelling would have a separate bin store area.

5.6 The following elevation drawing from plan no.02 shows the difference between the previously approved scheme (hatched in red) and the current scheme:



Proposed South Elevation

5.7 An amended site plan was received during the course of the application to include a gate at the bottom of the garden of plot 2. This was included to allow for an external access to the rear garden of this property following concerns raised regarding this in objections letters.

6. REPRESENTATIONS RECEIVED

Binfield Parish Council

6.1 Recommend refusal for reasons set out below:

- 1) This development is against Binfield Neighbourhood Plan Policy BF1 - Infill and backland development and will lead to the appearance of cramming and should be considered over development of the site.
- 2) The scheme as proposed is unneighbourly creating lack of privacy due to overlooking windows. There is no commitment to obscured glass in the windows which will over look existing properties.

Other Representations

6.2 2 letters of objection have been received by the neighbouring properties. The concerns raised can be summarised as follows:

- Additional pressure on roads and services in Binfield
- Middle house has to take bikes through the house to the cycle store
- People likely to park on Forest Road rather than using parking spaces provided especially when there are visitors
- Previous objections from Binfield Parish Council on approved application 17/00228/FUL
- Windows on the side elevation of the dwelling serving bathrooms as well as the side access door will permit overlooking to Nether Avon
- Contrary to Bracknell Forest Council and Binfield Parish Council policies and principles

7. SUMMARY OF CONSULTATIONS RESPONSES

Highways Officer

7.1 No objection and recommends approval subject to conditions.

Biodiversity Officer

7.2 No objection subject to including a condition for biodiversity enhancements

Renewable Energy Officer

7.3 Comments that no Energy Demand Assessment been submitted with the application.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO DECISION

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

| | Development Plan | NPPF |
|------------------|--|-------------|
| General policies | CP1 of SALP, CS1 & CS2 of CSDPD | Consistent |
| Design | CS7 of CSDPD, Saved policy EN20 of BFBLP, BF1 of Binfield Neighbourhood Plan | Consistent |
| Housing | CS15 of the CSDPD | Consistent |

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| Parking | Saved policy M9 of BFBLP | Consistent NPPF refers to LA's setting their own parking standards for residential development, this policy is considered to be consistent. |
| Transport | CS23 of CSDPD | Consistent |
| Sustainability | CS10 & CS12 of CSDPD | Consistent |
| SPA | SEP Saved Policy NRM6, CS14 of CSDPD | Consistent |
| Trees, biodiversity and landscaping | Saved policy EN1, EN2 and EN3 of BFBLP, CS1 of CSDPD. | Consistent |
| Supplementary Planning Documents (SPD) | | |
| Thames Basin Heath Special Protection Area (SPD) | | |
| Design SPD | | |
| Parking standards SPD | | |
| Character Area Assessments SPD | | |
| Other publications | | |
| National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) | | |
| CIL Charging Schedule | | |
| Binfield Neighbourhood Plan (2016) | | |

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of development
- ii. Impact on character and appearance of surrounding area
- iii. Impact on residential amenity
- iv. Impact on highway safety
- v. Biodiversity
- vi. Sustainability
- vii. Thames Basin Heath SPA
- viii. Community Infrastructure Levy (CIL)

i) Principle of Development

9.2 Policy CP1 of the Site Allocations Local Plan sets out that a positive approach should be taken to considering development proposals which reflect the presumption in favour of sustainable development as set out in the NPPF, and that planning application that accord with the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise. This is consistent with the NPPF.

9.3 Holm Wood is located within the defined settlement boundary as designated by the Bracknell Forest Borough Policies Map. Development within a defined settlement is considered to be in accordance with Core Strategy Policies CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon residential

amenities of neighbouring properties, character and appearance of surrounding area, highway safety implications, etc. These matters are assessed below.

ii) Impact on Character and Appearance of Surrounding Area

9.4 'Saved' policy EN20 of the BFBLP states that development should be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials etc. Policy CS7 of the CSDPD states that the council would require high quality design for all development in Bracknell Forest. Development proposals would be permitted which build on the urban local character, respecting local patterns of development. Paragraph 124 of the NPPF emphasises the importance of good design as key to making places better for people to live. Additionally, paragraph 130 of the NPPF states that the design of development should help improve the character and quality of an area and the way it functions.

9.5 Policy BF1 of the Binfield Neighbourhood Plan (Infill and Backland Development) is relevant to the proposal, which lists a number of considerations including that such development shall have a similar form of development to properties in the immediate surrounding area, shall not lead to an overdevelopment of the site and should avoid the appearance of cramming.

9.6 The site is situated within Area A of the Binfield - Popeswood study area of the Character Area Assessment SPD (2010). The summary of the character of the area states that architecture and house types within the area are very varied and in most locations do not strongly influence the character. This assessment also recommends that small scale infill development should respect existing building lines and boundary treatments.

9.7 The proposed development would increase the density of the site introducing two additional dwellings to the site which would result in three narrower plots than the existing one spacious plot. The width of the plot would be narrower than existing developments in the surrounding area however it is not considered that this alone would cause harm to the character and appearance of Holm Wood. Plot widths in the area vary and there is no specific mention in the Character Area Assessment SPD of the importance of consistency in plot width in the character of the area. Therefore, the subdivision of the existing plot into three narrower plots is considered acceptable. The subdivision into two plots has already been considered acceptable under planning permission 17/00228/FUL.

9.8 The proposed dwellings, due to the increase height, scale and bulk in comparison to the existing bungalow, would appear more prominent on the site. The existing dwellings that adjoin the site are all two storey in height. As the maximum height of the dwellings would not exceed the height of the immediate neighbouring properties and as they would incorporate half hipped roofs, it is not considered that the degree of prominence would detract from the character and appearance of the street scene. The height of the proposed dwellings would also be lower than that of the dwellings already approved under 17/00228/FUL. The dwellings would be set back from the flank boundaries of the site allowing for opportunities for soft landscaping and rear access.

9.9 The proposed parking layout to the front of the dwelling, due to the increased number of units, would require the majority of the front of the site to be hard surfaced. However, there are other examples of similar parking layouts along Forest Road with limited soft landscaping opportunities.

9.10 The proposed use of materials has been outlined in the application as consisting of brick and tile. It is considered reasonable to include a condition on any permission to seek

further details on the proposed use of materials to ensure that the development would blend in with existing developments in the locality.

9.11 Based on the above assessment, it is not considered that the proposal would adversely affect the character and appearance of the surrounding area and would be in accordance with 'Saved' policy EN20 of the BFBLP, Policy CS7 of CSDPD, Policy BF1 of the Binfield Neighbourhood Plan and the NPPF.

iii) Residential Amenity

9.12 'Saved' policy EN20 of the BFBLP states that development will not adversely affect the amenity of surrounding properties and adjoining area. Paragraph 127 of the NPPF states that the Local Planning Authority should ensure a high standard of amenity for all existing and future occupants of land and buildings.

9.13 Policy BF1 of the Binfield Neighbourhood Plan (Infill and Backland Development) states that it should be ensured that new buildings do not adversely affect neighbouring properties by seriously reducing the amount of daylight available through windows or by obstructing the path of direct sunlight to windows. Development proposals shall ensure that they do not unacceptably reduce the level of existing private amenity space provision for existing residential properties.

9.14 The proposed dwellings, due to their proposed height and scale, would inevitably appear more prominent than the current bungalow on site when viewed from the neighbouring properties' private amenity areas. However, it is not considered that this would be to a degree that would result in an overbearing appearance to the detriment of the enjoyment of these areas due to an appropriate balance between the proposed design, degree of projection and the set back from the shared boundaries.

9.15 The proposed dwellings would sit closer to the shared boundaries with neighbouring properties than the existing and would project beyond their rear elevations. However, none of the applicable light angles would be breached when assessed in line with the guidance contained under paragraph 4.3.3 of the Design Supplementary Planning Document (SPD). Furthermore, there are no primary windows that serve habitable rooms situated within the flank elevations of neighbouring properties that would be affected.

9.16 It is worth noting that the proposed dwellings would be set back further from the flank boundaries of the site and would be lower in height than the dwellings approved under 17/00228/FUL.

9.17 The primary windows of all the proposed dwellings would be situated on the front and rear elevations. A neighbour has raised concerns regarding the potential to overlook from the proposed first floor flank wall windows that serve bathrooms. As these do not serve habitable rooms and are primarily a source of light to these bathrooms, they can be conditioned to be obscurely glazed and non-opening below 1.7m above floor level. It would also be reasonable to include a condition restricting any further windows being added on the flank elevation of the development at first floor level or above. The neighbour has also expressed reservations regarding the proposed ground floor flank elevations' doors and windows however as these are at ground floor level they would not be readily visible beyond flank boundary fences.

9.18 Based on the above, the proposal would not be considered to affect the residential amenities of neighbouring properties and would be in accordance with 'Saved' policy EN20 of the BFBLP , Policy BF1 of the Binfield Neighbourhood Plan and the NPPF.

iv) Highways

9.19 'Saved' policy M9 of the BFBLP ensures that development provides satisfactory parking provision. A further material consideration for parking provision is provided in the Council's adopted Parking Standards SPD. The NPPF advised under paragraph 109 that development should only be prevented or refused on highways ground if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

9.20 The proposed access and parking layout is similar to planning permission 17/00228/FUL and there are nearby examples of similar access and parking layouts along Forest Road.

Access

9.21 The new dwellings would take access off Forest Road, a local distributor road (Classified B-road), which is subject to a 30mph speed limit. A new vehicular access is proposed for access to a parking area, which would be central to the plot, and the existing access on the eastern side of the plot would be closed/removed. The site plan indicates that sight-lines of 2.4m by 90m could be achieved to either side of the proposed access (within the highway), in line with the requirements for a 30mph speed limit road. However, the site plan and street scene elevation show planting across the frontage and this will need to be kept at or below a height of 600mm to ensure sight-lines can be achieved. Also this would ensure pedestrian visibility splays would be provided for the safety of pedestrians. Details of visibility splays should be secured via planning condition.

9.22 The proposed parking and access layout would enable vehicles, including domestic delivery vehicles, to turn within the site to exit onto this classified road in a forward gear. The proposed access is around 5m wide, which would enable two cars to pass and for a car to pass a pedestrian or cyclist. Also, the access is around 30m from the access to Pitch Place, and this is acceptable separation distance for residential accesses.

9.23 Works to construct the vehicular access/dropped kerb are likely to require a street light and telegraph pole to be relocated at the expense of the applicant. The applicant would require the consent of the Highway Authority for vehicular access/dropped kerb works via Highway Licence. Pedestrian paths are proposed to the front doors of the properties and side/rear access is proposed for access to rear cycle parking. Residents would be able to haul their wheelie bins to the kerbside for collection.

Parking

9.24 6 parking spaces are proposed in line with the Council's parking standard for 3 no. 3 bed dwellings. The parking spaces are shown on the Site plan and Street Scene elevation as 2.5m by 5m which slightly exceeds the Council's requirements; and 10m of access space/manoeuvring space is to be provided to enable vehicles to manoeuvre in and out of spaces and exit onto the highway in forward gear. 2 of the parking spaces nearest to the properties are adjacent to paths, which will assist access for disabled users. There is no dedicated visitor parking within the site, though occasional infrequent visitor parking could occur on-street without creating a highway safety issue. Cycle sheds are to be provided in back gardens.

Trips

9.25 Three dwellings are likely to generate in the region of 18 to 24 two-way trips per day including one or two movements in both peak periods. Holm Wood could generate 6 to 8 movements at present.

9.26 The conditions recommended by the Highways Officer are considered to be appropriate, relevant and necessary and will be included on any permission.

v) Biodiversity

9.27 Policies CS1 and CS7 of the CSDPD seek to protect and enhance the quality of natural resources including biodiversity. This is consistent with the objectives of the NPPF.

9.28 A Bat Survey Report, dated September 2018 and produced by Drummond Ecology was submitted to support the application and has been reviewed by the Council's Biodiversity Officer. The bat survey report concludes that the building has negligible potential for bats and that there is no evidence of bats roosting. Therefore, no further information is required. The Biodiversity Officer has requested that a condition relating to biodiversity enhancements is included on any permission, which is considered reasonable in line with policies CS1, CS7 and the NPPF.

vi) Sustainability

9.29 CSDPD Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards for water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day. No such statement has been submitted in support of the application, therefore a condition is recommended requiring the submission of a Sustainability Statement prior to the occupation of the development in accordance with CSDPD Policy CS10 and the NPPF.

9.30 The Renewable Energy officer has made reference to CSDPD Policy CS12, which requires under paragraph 147 for development proposal for less than five net additional dwellings to provide at least 10% of their energy requirements from on-site renewable energy generation. As highlighted in the Council's Sustainable Resource Management Supplementary Planning Document (<http://www.bracknell-forest.gov.uk/srm>), an energy demand assessment should be submitted and include the following:

- An assessment of the predicted energy demand of the proposed development including all on-site energy requirements, such as street lights, car park lighting, heating and lighting of communal areas and lifts;
- An assessment of the predicted CO₂ emissions generated by the proposal;
- Key energy efficient design measures, including consideration of heating and cooling system;
- Choice of renewable energy technology;
- A summary of the above information.

9.31 No such assessment has been submitted in support of the application, therefore a condition is recommended requiring the submission of an Energy Demand Assessment prior to the commencement of development in accordance with CSDPD Policy CS12 and the NPPF.

vii) Thames Basin Heaths SPA

9.32 The proposal site is located outside of the 5km buffer of the SPA and is not required to be assessed in this regard.

viii) Community Infrastructure Levy (CIL)

9.33 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.

9.34 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.

9.35 The development is CIL liable in accordance with the Council's CIL charging schedule as the proposal results in a net increase of two dwellings.

ix) Other Considerations

9.36 Bin stores have been provided for each dwelling to their front/side. Details on the scale and appearance of the stores has been provided and these are considered acceptable.

10. CONCLUSIONS

10.1 It is considered that the development would be acceptable in principle. It would not result in an adverse impact on the character and appearance of the surrounding area or, highway safety, nor would the development result in a detrimental impact on the residential amenity or the neighbouring properties. The proposal is both lower in height and narrower in width than the building already permitted on the site under 17/00228/FUL. It is therefore considered that the proposed development complies with 'Saved' policies EN1, EN8, GB1 and EN20 of the BFBLP, Policies CS1, CS2, CS7 and CS9 of the CSDPD, Policy BF1 of the Binfield Neighbourhood Plan and the NPPF.

10.2 Therefore the application is recommended for conditional approval.

11. RECOMMENDATION

11.1 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 received by the Local Planning Authority on 8th of April 2019, 18th of April 2019 and 7th of June 2019:

Site plan

Location Plan

Plans, Elevations and Section A-A, drawing no.21901-01 02

Site Plan and Street Scene Elevation, drawing no.21901-1 01 Rev C (amended)

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

3. No construction works shall take place until brick and tile samples to be used in the construction of the external surfaces of the development hereby permitted have been

submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

4. No construction works shall take place until details showing the finished floor levels of the dwellings hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the character of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
5. No construction works shall take place 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]
6. The first floor and second floor windows in the east and west facing side elevations of the dwellinghouse hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be non-opening unless the parts of the windows that can be opened are more than 1.7m above the floor of the room they serve.
REASON: To prevent the overlooking of neighbouring properties.
[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 additional windows, similar openings or enlargement thereof shall be constructed at first floor level and above in the east or west facing side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawings.
REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP EN20]
8. No development shall be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

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

9. No development shall be occupied until the associated vehicle parking and turning space has been set out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
10. No development shall be occupied until secure and covered parking for bicycles has been provided in accordance with the approved drawings. They shall thereafter be retained as such.
REASON: In order to ensure bicycle facilities are provided.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
11. No development 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
 - (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site operativesand 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 (e) above.
REASON: In the interests of amenity and road safety.
12. The demolition shall not be begun until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority.
The approved scheme shall be performed, observed and complied with.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
13. No part of any dwelling shall be occupied until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS10]
14. No construction works shall take place until an Energy Demand Assessment demonstrating that at least 10% of the development's energy will be provided from on-site renewable energy production, has been submitted to and approved in writing by the Local Planning Authority. The dwelling as constructed shall be carried out in accordance with the approved assessment and retained as such thereafter.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS12]

15. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

Informative

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. Street Care Team should be contacted should be contacted at Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf. This may require the relocation of the street light and telegraph pole at the expense of the applicant.
3. The applicant is advised that the following conditions require discharging prior to commencement of development:
 - a. 03. Materials
 - b. 04. Finished floor levels
 - c. 05. Hard and soft landscaping
 - d. 11. Site organisation
 - e. 12. Biodiversity
 - f. 14. Energy Demand Assessment
 - g.
 - h. The following conditions require discharge prior to the occupation of the dwellings hereby approved:
 - i. 08. Access
 - j. 09. Vehicle parking and turning
 - k. 10. Cycle store
 - l. 13. Sustainability statement
 - m.
 - n. No details are required to be submitted in relation to the following conditions; however, they are required to be complied with:
 - o. 01. Time limit
 - p. 02. Approved plans
 - q. 06. Obscure glazing
 - r. 07. Restriction on windows
 - s. 15. Drainage system(s)
4. It is suggested a minimum of 2k/wh size system is to be installed per property to make the system worthwhile for the long-term benefits of the occupiers.