

ITEM NO:Application No.
19/00417/FULWard:
Winkfield And
CranbourneDate Registered:
22 May 2019Target Decision Date:
17 July 2019

Site Address:

**The Elms Winkfield Lane Winkfield Windsor
Berkshire SL4 4QU**

Proposal:

**Erection of 4 bedroom detached bungalow following demolition of
existing bungalow.**

Applicant:

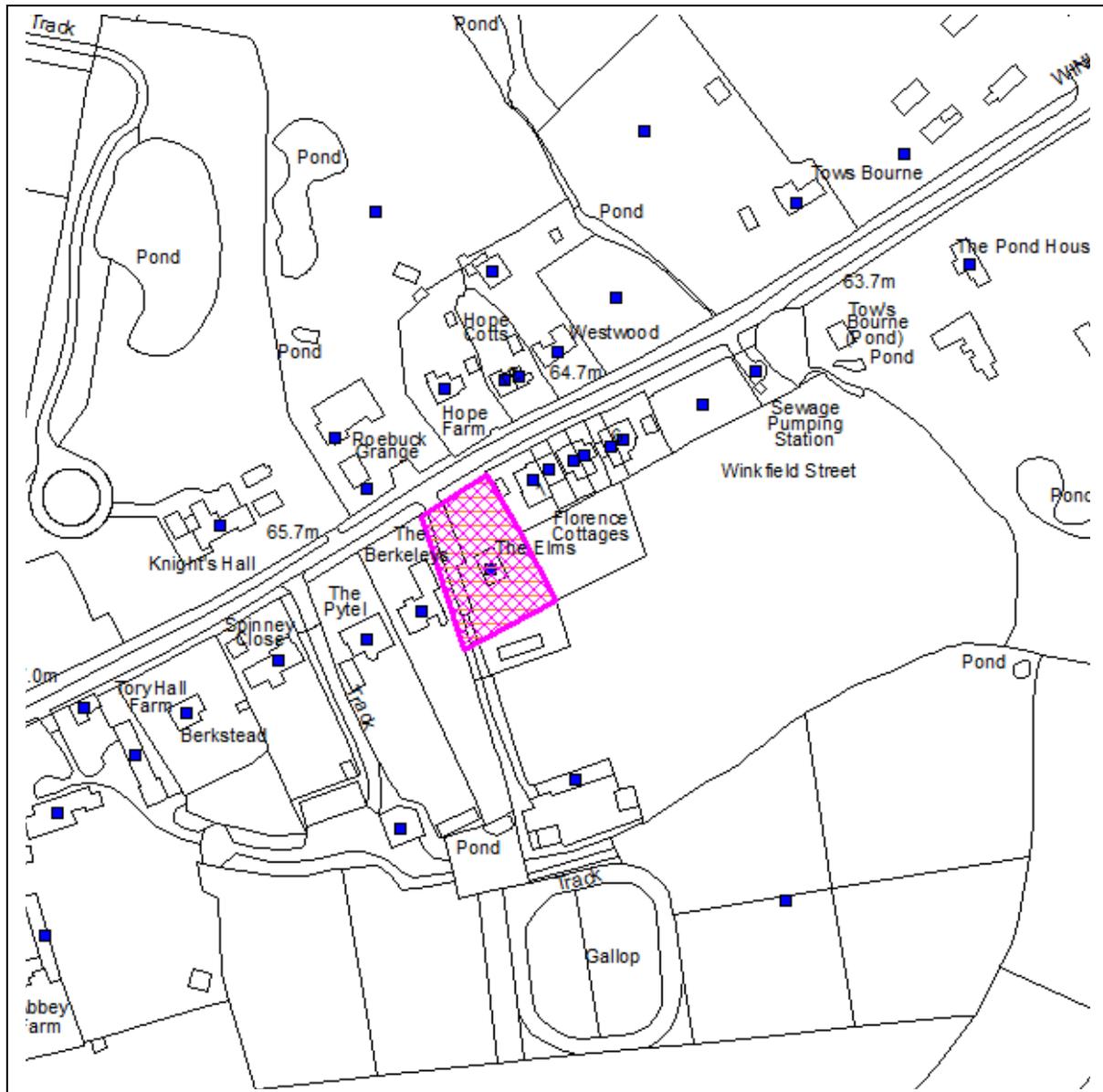
Mr Mark Barney

Agent:

Miss Amy Cater

Case Officer:

Paul Corbett, 01344 352000

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

1. SUMMARY

1.1 The proposal is to replace an existing bungalow with a larger chalet style bungalow on a site known as 'The Elms' which is located within the Green Belt.

1.2 The acceptability of the proposal is directly reliant upon the applicant's fallback position of numerous extant permissions which constitute very special circumstances to outweigh the harm to the Green Belt.

RECOMMENDATION
Approve planning permission for the reasons set out in Section 11 of this report.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee at the request of Councillor Colin Dudley due to concerns raised by the local residents and to ensure the development is compliant with Green Belt Policy.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Land Outside Settlement – Green belt
Character Area Assessments SPD
SSSI (Chawridge Bourne) Outer 500m buffer

3.1 The site is located approximately 8km north of Bracknell Town Centre on the south side of Winkfield Lane. The site covers approximately 2 hectares, although not all of this area is considered to be residential curtilage, and contains a small single bungalow known as The Elms.

3.2 The bungalow sits back from the highway (Winkfield Lane) by approximately 25m and sits between a number of residential properties with 1-6 Florence Cottages to the north and a large detached property to the south known as The Berkeleys.

3.3 Behind the bungalow lie a number of greenhouses and an orchard to the rear of Florence Cottages and several farm buildings positioned to the far end of the site of which one has now been converted to a dwelling under prior approval reference 15/00413/PAA.

4. RELEVANT SITE HISTORY

4.1 The following are relevant to the application site:

Ref. No: 2479 | Status: Approval
Outline application for dwelling house.

Ref. No: 2598 | Status: Approval
Application for bungalow or small holding.

Ref. No: 2701 | Status: Permitted Development

Application for agricultural building. (Planning consent states development is permitted development).

Ref. No: 15/00413/PAA | Status: Prior Approval COU Granted Agric to C3

Application for prior approval change of use of existing agricultural building to use as a single dwellinghouse (C3).

Ref. No: 15/01057/CLPUD | Status: Approval

Application for a certificate of lawfulness for the proposed erection of a detached garage.

Ref. No: 15/01152/FUL | Status: Approval

Erection of 2no. timber framed agricultural buildings following the demolition of 2no. existing agricultural buildings.

Ref. No: 17/00043/LDC | Status: Approval

The extensions to the existing dwellinghouse comprising ground works and foundations were commenced in March 2015 in accordance with the provisions of the Town and Country Planning (General Permitted Development) Order 1995. The continuation of these works in accordance with the submitted plans would be lawful.

Ref. No: 18/00854/FUL | Status: Refusal

Erection of a two storey detached dwelling following demolition of existing bungalow

5. THE PROPOSAL

5.1 The application is for the demolition of the existing bungalow and the erection of a replacement chalet style bungalow.

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 1 letter was received neither objecting or supporting the proposal which makes the following general comments:

- The garage to the front of the property should not dominate the street
- It is assumed the PD calculations are correct.
- Request that if approved no further increases should be permitted

6.3 4 letters of objection were received and raise the following concerns

- The proposal is out of character and scale and doesn't follow the locally established building line.
- Work has/is already being carried out to the buildings at the rear of the plot so this building would form an additional dwelling on the site and restrict access to the rear of the site
- The proposed development is partly outside the curtilage, encroaches on the area of greenhouses which is agricultural land.
- The proposed first floor accommodation overlooks 1 Florence Cottages
- The large scale garage should be repositioned to the rear and scaled down so that it is proportionate in scale to a 4 bed house

- Local flooding concerns

The points of concern are addressed in the following sections of the report.

7. SUMMARY OF CONSULTATION RESPONSES

Biodiversity

7.1 Recommends conditional approval.

Highways Officer

7.2 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:-

	Development Plan	NPPF
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
Supplementary Planning Documents (SPD)		
Parking standards SPD		
Design SPD		
Character Area Assessments SPD - Northern Villages Area E, Winkfield Street/Maidens Green).		
Other publications		
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. Waste implications
- vi. Landscape and Biodiversity Implications
- 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 Council'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 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 BFBLP Policy GB1(iv) allows for replacement, alteration or limited extension of existing dwellings within the Green Belt if it is acceptable in scale, form, effect, character and siting, would not cause road safety or traffic generation problems. This policy is considered to be consistent with the National Planning Policy Framework (NPPF).

9.5 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.

9.6 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.

9.7 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.

9.8 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 (d) is considered applicable to this proposal. This allows for the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

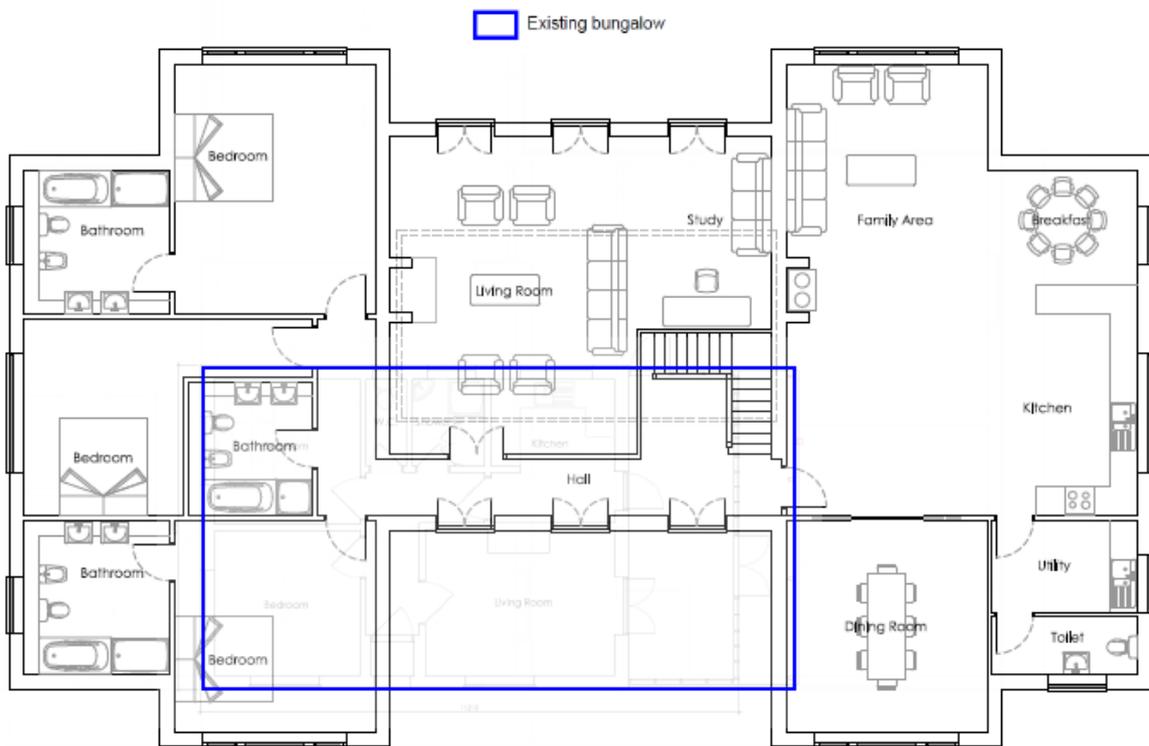
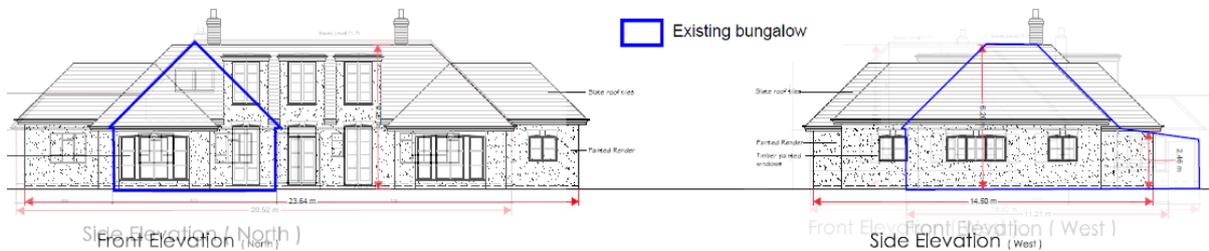
9.9 Development plan policies; BFBLP Saved Policy GB 1(iv) and CSDPD Policy CS9 are considered consistent with the NPPF in that a replacement dwelling on a one for one basis is acceptable in principle provided the new building is in the same use and not materially larger than the one it replaces and would not have 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 It is clear, when comparing the existing bungalow (blue outline) with the proposed chalet-style replacement dwelling (black outline), that it would result in a materially larger dwelling than the one it replaces. This is evident by comparing the existing floor plans and elevation drawings against the proposed new dwelling floor plans and elevation drawings.

Figure 1: Existing vs Proposed

Existing Bungalow (blue outline)	Proposed replacement dwelling (black outline)
Floorspace = 75.5 m ²	Floorspace = 293.94 m ²
Volume = 745m ³	Volume = 1087.76 m ³
Height = 6.2m	Height = 6.2m



9.12 Therefore it can only be concluded from the above assessment that it would be inappropriate development which by definition is harmful to the Green Belt and should not be approved except in very special circumstances.

Other material considerations

9.13 Paragraphs 143 and 144 of the NPPF indicate that whilst inappropriate development is by definition harmful to the Green Belt, Very Special Circumstances (VSC) may be present in some cases so that the harm by reason of inappropriateness and any other harm can be clearly outweighed by other considerations. Appeal Inspectors have given weight to other material considerations that have amounted to VSC such as Lawful Development Certificates for which a number exist for this site and are of particularly relevance in assessing this proposal.

9.14 In this case, the applicant has a permitted development fallback scheme which allows the existing dwelling to be enlarged through various extensions, enlargements and outbuildings. This lawful fallback scheme has been confirmed through a series of Lawful Development Certificate applications of which the following are considered material this application.

9.15 Lawful Development Certificate reference 17/00043/LDC granted on 30 March 2017 confirmed that the extensions to the existing dwellinghouse comprising ground works and foundations were commenced in March 2015 in accordance with the provisions of the Town and Country Planning (General Permitted Development) Order 1995. The continuation of these works in accordance with the submitted plans would be lawful. Whilst only the wall foundations exist to date the applicant could lawfully continue to build the extensions through to completion.

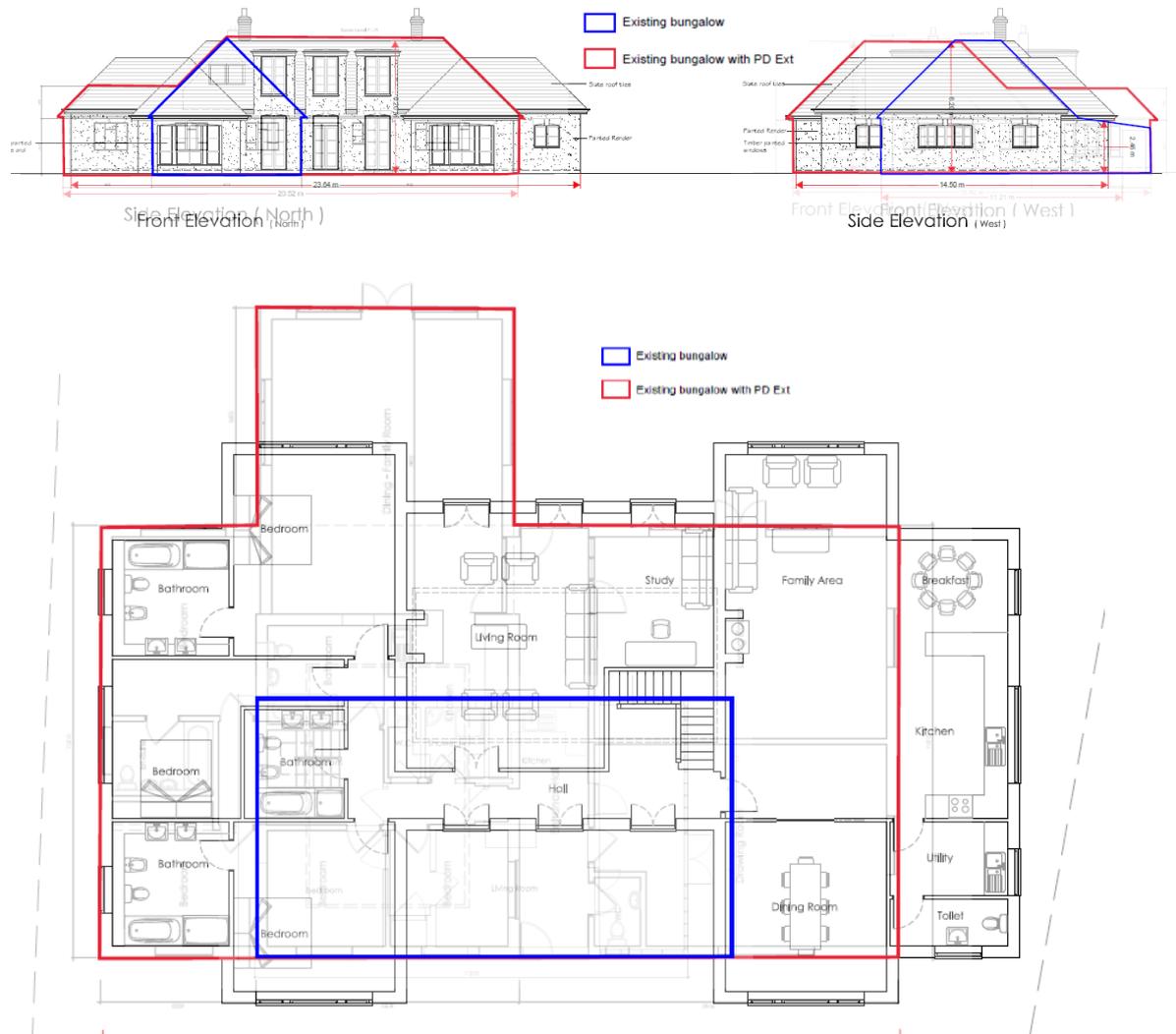
9.16 Lawful Development Certificate reference 15/01057/CLPUD granted on 22 January 2016 confirmed that the proposal to construct a 4 bay garage 12.11m (length) x 5.58m (width) x 3.90m (height) with attached log store on land between the residential bungalow known as The Elms and Winkfield Lane was permitted development as it was not forward of the principal elevation. The LPA is satisfied that the foundations were installed on 15th October 2015. Whilst only the wall foundations exist to date, the applicant could lawfully continue to build the garage through to completion. This is not shown on the site layout drawing as this is not an element for consideration under the current proposal.

9.17 Therefore weight has to be afforded to the above mentioned Lawful Development Certificate 17/00043/LDC granted on 30 March 2017 which is referred to as the ‘applicant’s fallback position’ in assessing this proposal. This is considered to form very special circumstances which need to be taken into account in weighing the harm already identified. The principle of such a fallback position comprising very special circumstances in such cases has been established in previous high court appeal decisions where weight has been afforded to a new development which would result in a less contrived and piecemeal additions to an existing building such as would occur at this site. Examples include Turner v Secretary of State for Communities and Local Government & Anor, Court of Appeal - Civil Division [2016] and Samuel Smith Old Brewery (Tadcaster) and another v North Yorkshire County Council and another [2009].

9.18 The application is for a complete replacement of the existing bungalow inclusive of what could be lawfully constructed and the following figure 2 illustrates the difference between what could be constructed against the current proposal.

Figure 2: Applicants Fallback Position

Existing Bungalow (with PD extensions) Lawful commencement: 17/00043/LDC (red outline)	Proposed replacement Chalet Bungalow (black outline)
Floorspace = 294.44 m ²	Floorspace = 293.94 m ²
Volume = 1088.99 m ³	Volume = 1087.76 m ³
Height = 6.2m	Height = 6.2m



9.20 The figures and illustrations clearly show that the applicant's current proposal results in no additional increase in floor area, height, mass or bulk over that which could be lawfully constructed under Lawful Development Certificate 17/00043/LDC. Therefore, in this respect it is concluded this would counter balance the harm previously identified.

ii. Impact on character and appearance of area

9.21 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.

9.22 The site is also affected by the Character Area Assessments SPD (Area E – Winkfield Street/Maidens Green) as the whole of the site falls within the study area. It acknowledges the loose linear characteristic of the settlement form and seeks to protect the setting from intrusive

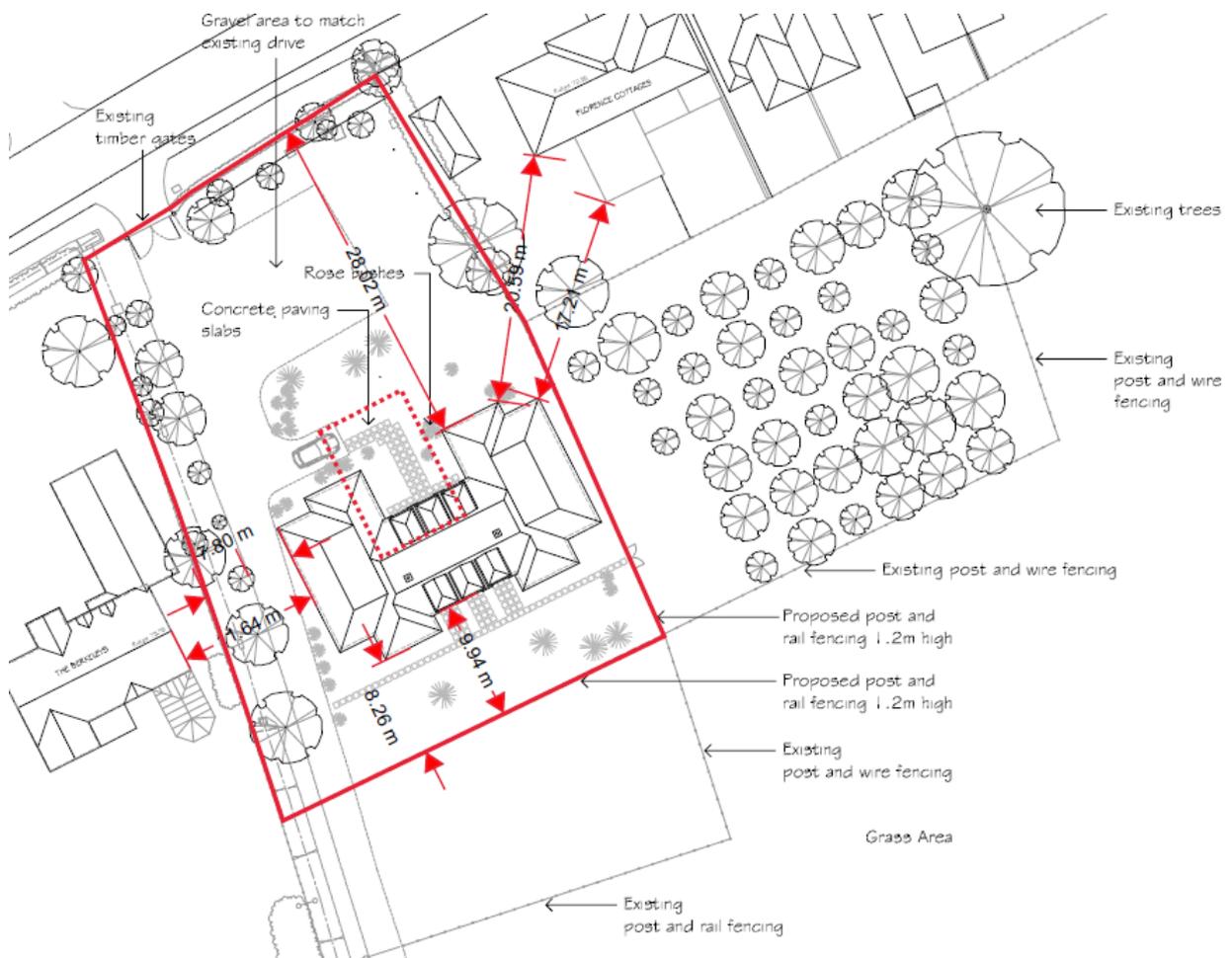
large scale development and advises any redevelopment should respect the local settlement form and layout and preserve the vegetation pattern.

9.23 The site comprises a relatively small bungalow broadly positioned to the centre of the site which is set back approximately 25m from the road frontage.

9.24 The proposed replacement dwelling as viewed from the road would have a width of 23.64m which is slightly wider than what could be constructed (20.52m) under Lawful Development Certificate 17/00043/LDC and a depth of 14.5m (16.82m). It would be set back within the site in a similar position to that of the existing bungalow (which is set back 28m from the road).

9.25 Whilst it is acknowledged that the current proposal would result in a significant increase in the building footprint, in particular the width of the new bungalow compared with the existing bungalow, this would not be dissimilar to what the applicant could already construct under Lawful Development Certificate 17/00043/LDC.

Figure 3: Proposed site layout plan



9.26 There is local concern that the proposal and associated residential curtilage is greater than that of the original residential curtilage associated with the existing bungalow. This matter has since been addressed from that originally submitted and is clearly defined on the amended site location plan (Dwg No. 990-7-LP01 Rev A received on 10.06.19). Furthermore in part the residential curtilage was lawfully defined under Lawful Development Certificates 17/00043/LDC

and 15/01057/CLPUD. (Figure 3 above shows the current extent of the residential curtilage that is not disputed outlined in red).

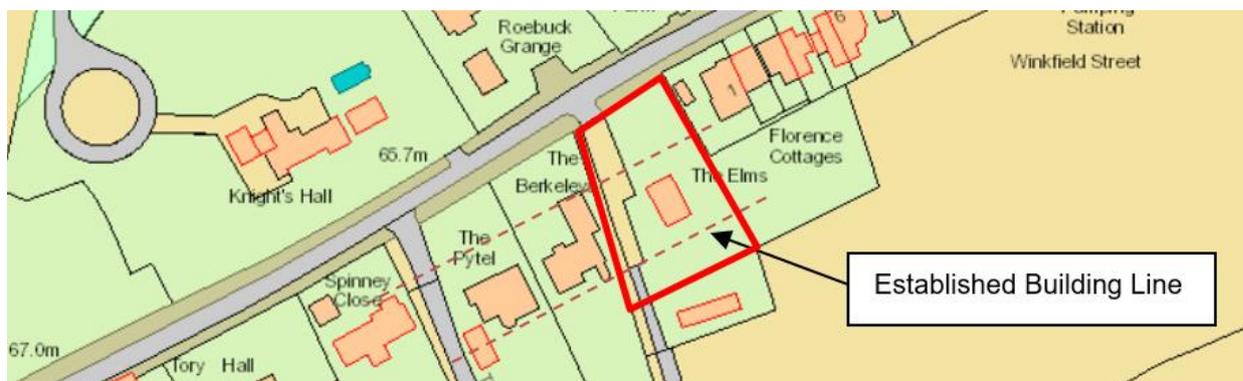
9.27 Given the applicant's fallback position the current proposal is not considered to result in a development that would adversely impact upon the character and appearance of the area to a greater extent than that which could be lawfully constructed. The proposals are therefore considered to comply 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

9.28 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.

9.29 It is acknowledged that the proposed siting of the replacement bungalow would be positioned further back in the site and upon comparing this with the established building line of the adjacent properties to the south west namely the Berkeleys and The Pytel this would not be considered to detract from the established built linear pattern (figure 4).

Figure 4: Pattern of development



9.30 As illustrated above (figure 4) it is evident when comparing the siting of the replacement dwelling with the immediate neighbouring dwellings such as The Berkeleys to the south west it would follow a similar building line but this is more noticeable when comparing it with 1 Florence Cottages to the north east. Concerns have been raised specifically in relation to the siting of the replacement bungalow relative to the amenities of 1 Florence Cottages. Concern has been expressed that the positioning of the replacement dwelling would result in overlooking of 1 Florence Cottages.

9.31 The proposed replacement dwelling would retain a separation distance of approximately 21m between the properties and closest point of any proposed first floor window measures approximately 28m.

9.32 The proposal is primarily single storey but does include a bedroom at first floor level within the central roof void which benefits from 3 dormers to the front and rear. The roof plan shows that the 3 forward facing dormers would not have a direct line of sight of the rear of 1 Florence Cottages as they are set behind two projecting roof sections which would prevent any direct

overlooking concerns (see figure 3). Similarly there are no concerns with the neighbouring property to the south west, The Berkeleys.

9.33 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

9.34 This replacement dwelling would use an existing access off Winkfield Lane, which is subject to a 30mph speed limit; and continued use of this existing access would be acceptable.

9.35 It is noted that the applicant can lawfully complete the construction of a 4 bay garage which commenced on 15th October 2015 which could provide the requirement of 3 onsite car parking spaces required for a 4 bedroomed dwelling as well as cycle storage in accordance with the Council's parking standards. However, the garage is not for consideration under this planning application and may not ever be fully constructed and therefore the application needs to be assessed on this basis.

9.36 The site block plan shows that at least 3 car parking spaces can be accommodated to the front of the site with sufficient access and turning, in line with the parking standards; and it is therefore advised that parking is secured via planning condition in the event of planning permission being granted.

9.37 In the event that the garage is not constructed cycle parking should also be secured by planning condition.

9.38 This proposal for a replacement dwelling would not be considered to generate additional traffic.

9.39 Vehicular access is shown to be retained to the rear of the site and would continue to provide access for the dwelling at the back of the site which has been implemented under prior approval 15/00413/PAA for a change of use of an existing agricultural building to use as a single dwellinghouse.

9.40 The Highway Authority has no objection and recommends that this planning application be approved, subject to planning conditions.

9.41 This proposal is considered to accord with Saved Policies M4 and M9 of the BFBLP, Policy CS23 of the Core Strategy DPD and the NPPF in respect of highway related matters.

v. Waste Implications

9.42 The design and layout of this site would rely upon kerbside waste and recycling collections from the adopted highway, Winkfield Lane, therefore there would be no waste or recycling issues arising from this proposal.

vi. Landscape and Biodiversity Implications

9.43 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.

9.44 Whilst there are no trees of significance within the site the Biodiversity Officer did express some concerns with regard to the orchard trees on adjacent land within the applicant's ownership defined by the blue line on the site location plan. The applicant has since confirmed that the orchard trees are to be retained and do not form part of the residential curtilage to the replacement dwelling.

9.45 The Biodiversity Officer is satisfied with the applicant's Phase 1 Bat Inspection, dated November 2018, which concludes there is no roost present within the existing building but recommends supervision during demolition of the building. The ecological measures/works within the applicant's submitted Great Crested Newt Mitigation Plan dated March 2019 are also considered acceptable.

9.46 The Biodiversity Officer is supportive of the proposal subject to securing all the ecological measures and/or works contained within the Peach Ecology Bat and Great Crested Newt Mitigation Plan May 2019 and a scheme depicting hard and soft landscaping, and no external lighting.

9.47 Subject to conditions the proposal is considered to comply with BFBLP Policies EN1, EN20 and CSDPD policies CS1 and CS7 in respect of landscape and biodiversity implications

vii. Thames Basin Heaths SPA

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

viii. Community infrastructure levy (CIL)

9.49 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.

9.50 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.

9.51 The proposal is not CIL liable as the proposal is for a replacement dwelling.

ix. Sustainability

9.52 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 requiring the submission of a Sustainability Statement to satisfy the requirements of Policy CS10 of the CSDPD.

9.53 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 requiring the submission of an Energy Demand Assessment to satisfy the requirements of Policy CS12 of the CSDPD.

x. Drainage

9.54 There were some concern that the site would be susceptible to an increase in surface water flooding locally. The application site is located within the low risk Flood Zone 1 with no historic risk of flooding. However, 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 This proposal is considered to be contrary in principle to Green Belt policy when assessed against the NPPF and policies GB1 of the Bracknell Forest Borough Local Plan and CS9 of the Core Strategy Development Plan Document. However, other material considerations, namely the fallback position, comprise 'very special circumstances' which are considered to counterbalance the initial harm identified so that planning permission can be granted for this development.

11. RECOMMENDATION

That the Head of Planning be authorised to APPROVE the application 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 and other submitted details received by the Local Planning Authority.

990-7-LP 01 B - Site Location Plan showing extent of residential curtilage - LPA Received 05.07.2019

990-7-SP 01 B - Site Block Plan - LPA Received 21.06.2019

990-7-SP 02 B - Overall Site Block Plan - LPA Received 21.06.2019

990-7-PR01 - Proposed Ground Floor Plan and Elevations - LPA Received 08.05.2019

990-7-PR02 - Proposed First Floor Plan and Elevations - LPA Received 08.05.2019

990-7-PR04 - Proposed Outline Front Street View, Ridge Levels - LPA Received 08.05.2019

990-7-CS100 - Cycle Store plan and elevations - LPA Received 05.07.2019

Phase 1 Bat inspection Report by Peach Ecology dated 6 May 2019

Great Crested Newt Mitigation Plan dated 6 May 2019

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

03. No structure hereby permitted shall be built above existing ground level until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The submitted samples shall include details of brickwork, roof tiles including hard surfaced areas and boundary enclosures. The development shall be carried out in accordance with the approved details.

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

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7

04. Notwithstanding the 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 enlargement, addition, improvement or other alteration permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 2015 Order shall be carried out to the dwellings hereby permitted.

REASON: The site is located within the Metropolitan Green Belt where strict controls over the form, scale and nature of development are required to maintain the openness of the Green Belt.
[Relevant Policies: BFBLP GB1, Core Strategy DPD CS9]

05. No part of the development hereby permitted shall be begun until details showing the finished floor level and ridge heights of the building in relation to (i) a fixed datum point in the surrounding area and (ii) the finished floor levels and ridge heights of any adjacent buildings 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]

06. The development hereby permitted (including any demolition) shall not be begun until a detailed scheme (Working Method Statement) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) control of noise
- (ii) control of dust, smell and other effluvia
- (iii) control of surface water run off
- (iv) site security arrangements including hoardings
- (v) proposed method of piling for foundations
- (vi) construction and demolition working hours
- (vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site

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

REASON: In the interests of the amenities of the occupiers of nearby residential premises.
[Relevant Policy: BFBLP EN20, EN25]

07. The development shall not be brought into operation until the vehicular access has been constructed in accordance with the approved plans

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

08. The development shall not be brought into operation 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]

09. The approved cycle parking facilities shall be implemented as approved and retained thereafter.

REASON: In order to ensure bicycle facilities are provided.

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

10. The development hereby permitted shall not be begun until a scheme relating to the sites organisation has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

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

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

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.

REASON: In the interests of residential amenity, road safety and safeguarding the character of the area defined as Green Belt.

[Relevant Policy: BFBLP EN20, CSDPD CS23]

11. No trees, shrubs or hedgerows shall be removed during the main bird-nesting period of 1st March to 31st August inclusive unless in accordance with a scheme to minimise the impact on nesting birds which has been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: BFBLP EN3, Core Strategy DPD CS1, CS7]

12. The development hereby permitted shall be carried out in accordance with the mitigation measures specified in the approved Phase 1 Bat inspection Report dated 6 May 2019 and Great Crested Newt Mitigation Plan dated 6 May 2019, which shall thereafter be retained in accordance with the approved details. An ecological site inspection report shall be submitted for approval within three months of the first occupation of the dwelling hereby approved.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: Core Strategy DPD CS1, CS7]

13. No part of the development shall be occupied until details of a scheme of walls, fences, gates and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full for the replacement dwelling approved in this permission before its occupation.

REASON: In the interests of the visual amenities of the area and privacy of future occupants.

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

14. The development hereby permitted shall not be begun until a Sustainability Statement covering water efficiency with an average water use in new dwellings of 110 litres/person/day, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full and shall be retained as such thereafter.

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

[Relevant Policy: Core Strategy DPD Policy CS10]

15. The development hereby permitted shall not be begun until an Energy Demand Assessment demonstrating that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 10%), has been submitted to and approved in writing by the Local Planning Authority. The dwellings constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

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

[Relevant Plans and Policies: CSDPD Policy CS12]

16. No dwelling hereby permitted shall be occupied until hard and soft landscaping, including tree planting, has been provided for that dwelling in accordance with a scheme 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 in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision and completed in full accordance with the approved scheme.

All trees and other plants included within the approved details shall be healthy, well- formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision.

Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the next planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies, BFBLP EN2 and EN20, CSDPD CS7]

17. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose. If within a 5 year period of the completion of the development any soft landscaping that is removed, uprooted, is destroyed or dies shall be replaced by plants of the same species and size as that originally planted in the same place.

REASON: In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

18. 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). The surface water drainage works shall be completed before occupation of the dwelling hereby permitted and 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]

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order), no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

Informative(s)

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and

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

02. Compliance with conditions:

(i) Details will be required before development commences in respect of the following conditions: 3 (Materials), 5 (Levels), 6 (Demolition/Construction Method Statement), 10 (Site Organisation), 14 (Sustainability Statement - water efficiency), & 15 (Energy Demand Assessment)

(ii) Details will be required before the development is brought into use in respect of the following conditions: 7 (Vehicular access), 8 (Vehicle parking), 12 (ecological site inspection report), 13 (boundary treatment), 16 (Hard/Soft Landscaping).

(iii) No details are required in respect of the following conditions but will need to be complied with: 1 (time), 2 (Approved details), 4 (PD Restriction), 9 (Cycle parking), 11 (Site Clearance – bird nesting season), 12 (Biodiversity mitigation), 17 (Landscape retention), 18 (Sustainable Drainage) & 19 (external lighting).