

ITEM NO: 08Application No.
19/01031/FULWard:
Winkfield And
CranbourneDate Registered:
19 December 2019Target Decision Date:
13 February 2020

Site Address:

**Land To Rear Of Eggleton Cottage and Poplar
Cottage Chavey Down Road Winkfield Row Bracknell
Berkshire RG42 7PN**

Proposal:

**Erection of no.1. two storey, 3 bedroom dwelling inc. soft and hard
landscaping with access from Mushroom Castle**

Applicant:

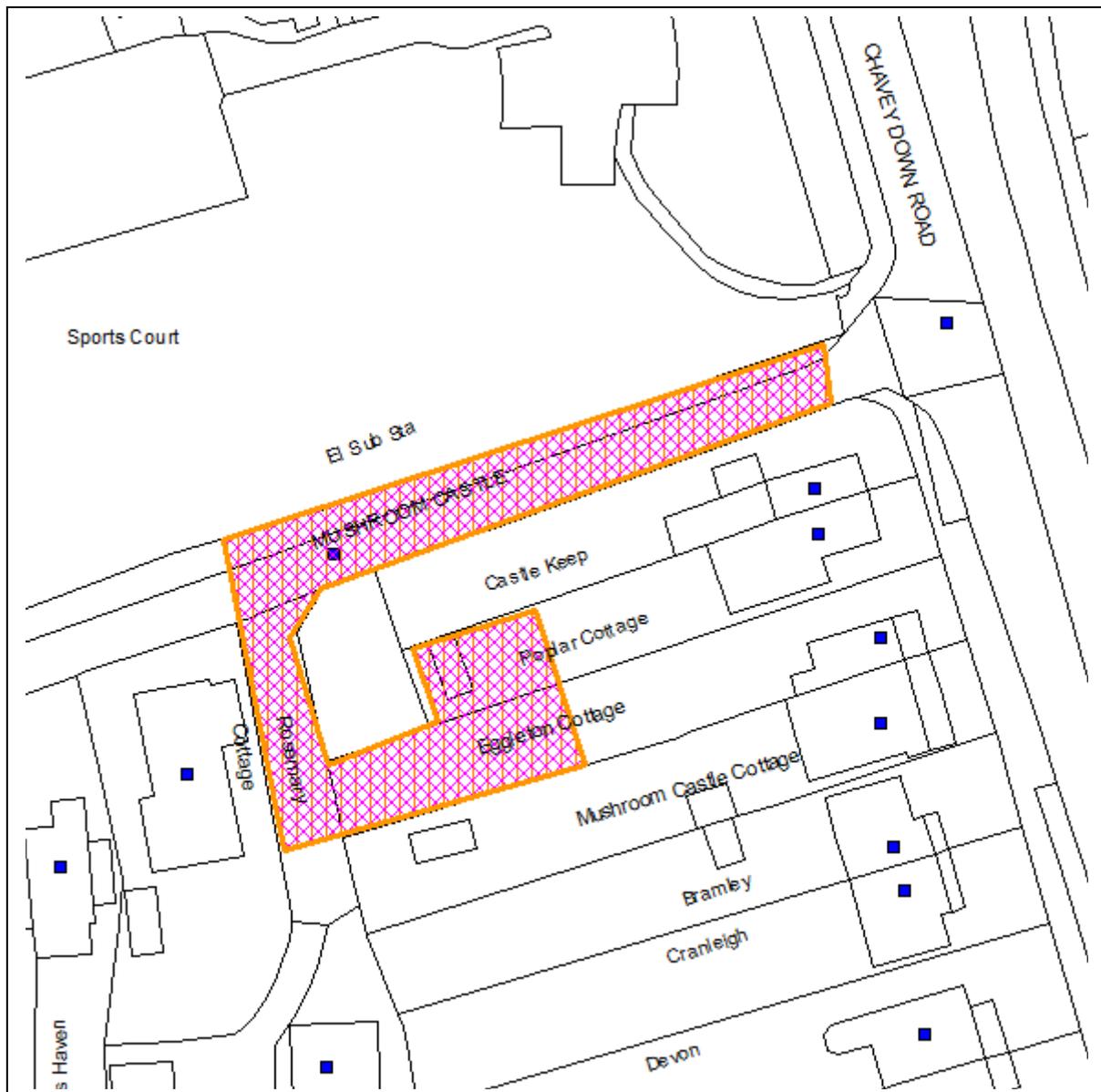
S Powell

Agent:

Mr David Lomas

Case Officer:

Alys Tatum, 01344 352000

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

OFFICER REPORT

1. SUMMARY

1.1 The proposal is for the erection of one new detached two storey dwelling in the rear garden of Eggleton Cottage and Poplar Cottage, Chavey Down Road, with access from Mushroom Castle.

1.2 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 1 no. dwelling to contribute to the Council's housing supply.

1.3 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 occupiers and acceptable living conditions would be provided for future occupiers of the proposed dwelling. There would be no adverse highway safety implications.

1.4 Relevant conditions will be imposed. The scheme is CIL liable.

1.5 The site is located approximately 4.6km from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures which can be secured through a S106 agreement.

RECOMMENDATION
Planning permission be granted subject to the conditions in Section 11 of this report and a section 106 agreement relating to mitigation measures for the SPA.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee as it has received more than 10 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within a defined settlement boundary
Within 5km of the Thames Basin Heath SPA

3.1 The site currently consists of residential rear garden serving Eggleton Cottage and Poplar Cottage. Both these dwellings face on to Chavey Down Road.

3.2 The site, that is approximately 0.035 hectares (excluding the access road), is situated within a defined settlement boundary and is located within Area D: Winkfield Row South of Chapter 4: Northern Villages Study Area within the Character Area Assessments Supplementary Planning Document. This area is varied in terms of landscape and architecture and the most significant characteristic is the ribbon development on both sides of Chavey Down Road and along Locks Ride.

4. RELEVANT SITE HISTORY

4.1 Eggleton Cottage

19/01027/FUL - Part Two and single-storey side and rear extension. Pending Consideration

4.2 Poplar Cottage

07/00677/FUL -- Erection of single storey rear extension and two storey side extension.
Approved 28.08.2007

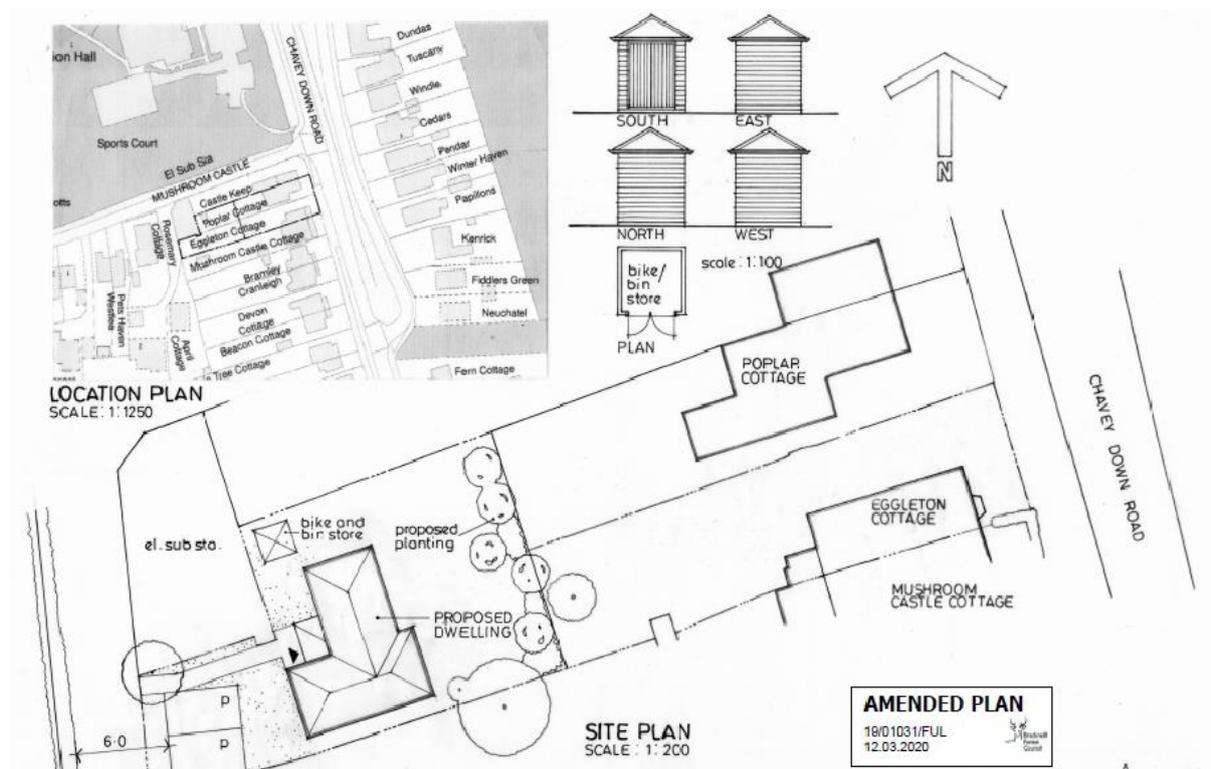
5. THE PROPOSAL

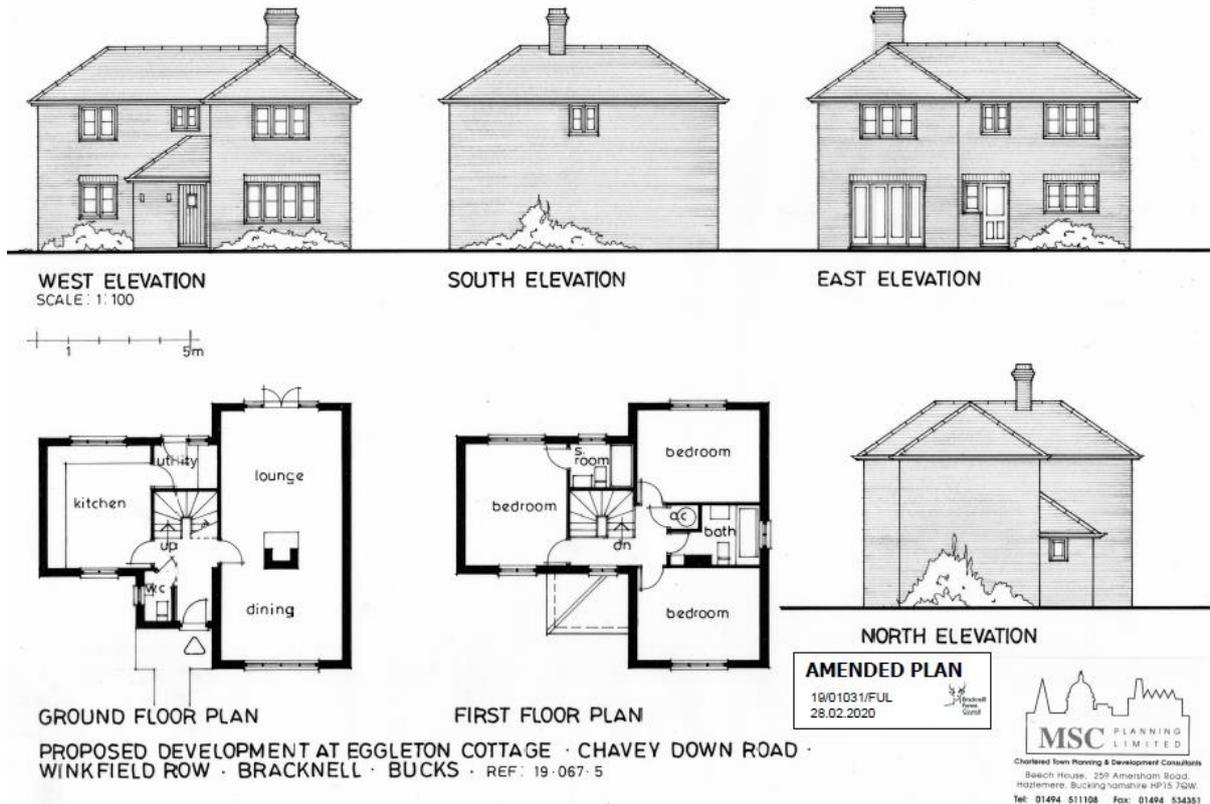
5.1 Full planning permission is sought for the construction of a new detached two storey 3-bedroom dwelling.

5.2 On the ground floor, the dwelling would consist of a kitchen, utility, lounge, dining room and w.c. On the first floor there would be three bedrooms, one with ensuite, and a family bathroom. The dwelling would be accessed from Mushroom Castle, an unadopted road. Off-street parking spaces would be provided to the front of the dwelling for two cars and a private garden to the rear/side.

5.2 The proposed dwelling would incorporate a hipped roof with a ridge height of 6.75m and an eaves height of 4.9m. At its widest and deepest points, the dwelling would measure 10.3m wide and 8.8m deep.

5.3 Amended plans were submitted during the course of the application to reduce the number of bedrooms from 4 to 3, resulting in some amendments to the scale and design of the dwelling. Amendments were also made to the parking layout to the front of the dwelling.





6. REPRESENTATIONS RECEIVED

Winkfield Parish Council

6.1 Recommend refusal. The proposal is an overdevelopment of the site which will have a detrimental impact on the character of the area by way of the height and bulk of the structure and will result in loss of amenity to the surrounding properties. Furthermore access to the site is insufficient and the impractical parking arrangements will cause loss of access to adjoining properties which currently use the single track lane.

Officer comments: These comments related to the scheme as originally submitted.

Other Representations

6.2 9 objections have been received from the neighbouring properties. The concerns raised can be summarised as follows:

- Statutory declaration is in place for the access road giving unhindered access to April Cottage and Inglewood, and development will hinder right of access to these properties
- Impact on the character of Mushroom Castle
- Impact on safety along Mushroom Castle
- Overdevelopment of the plot
- Style and scale of dwelling not in keeping with the area
- Dwelling would be visible and overbearing from neighbouring properties
- Mature trees and foliage will be removed
- Loss of privacy
- Restrict sunlight, causing overshadowing to rear garden of Mushroom Castle Cottage
- Fails to meet requirements of BFC Parking Standards SPD as only two spaces provided

- Proposed dwelling close to public sewer
- Hard standing will produce water runoff to Mushroom Castle
- Cause light and noise pollution
- Loss of wildlife habitat
- Disruption during construction period
- Reduction in number of bedrooms has not overcome concerns in relation to overdevelopment of the site.

7. SUMMARY OF CONSULTATIONS RESPONSES

Highways Officer

7.1 Parking layout acceptable. Request that swept path analysis is provided.

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	Consistent
Noise	EN25 of BFBLP	Consistent
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
Trees, biodiversity and landscaping	Saved policy EN1, EN2 and EN3 of BFBLP, CS1 of CSDPD.	Consistent
Supplementary Planning Documents (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		

9. PLANNING CONSIDERATIONS

9.1 The key issues for considerations are:

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

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 (paras. 2 and 12). Policy CS2 of the CSDPD states that development will be permitted within defined settlements. This is provided that the development is consistent with the character, accessibility and provision of infrastructure and services within that settlement. The above policy is considered to be consistent with the NPPF, and as a consequence is considered to carry significant weight.

9.3 The site is located in a residential area that is within a defined settlement on the Bracknell Forest Borough Policies Map (2013). As a result, the proposed development is considered acceptable in principle, subject to no adverse impact on the amenity of the neighbouring occupiers and upon the character and appearance of the area, highway safety etc.

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 The site is located within Area D: Winkfield Row South of the Northern Villages Study Area within the Character Area Assessments SPD. The summary outlines that this area is varied in terms of landscape and architecture with the most significant characteristic being the ribbon development on both sides of Chavey Down Road and along Locks Ride. The SPD recommends that the strongly defined frontage along Chavey Down Road is important and that proposed backland development should ensure that it does not impact negatively on the existing street scene, i.e. minimise gaps that allow access to rear.

9.6 The proposed detached dwelling would be two storey and would constitute a form of backland development, located at the bottom end of the garden of two dwellings that face on to Chavey Down Road. The proposed dwelling would face on to Mushroom Castle meaning that it would have a back to back relationship with dwellings along Chavey Down Road. The proposed dwelling would not be readily visible from Chavey Down Road and would only be seen at a distance in between dwellings. As the access to the dwelling would be situated down Mushroom Castle, it is not considered that the proposal would negatively impact on the existing street scene of Chavey Down Road. Furthermore, the reduction in the size of the plot of Eggleton and Poplar Cottages as a result of the proposal would not be noticeable

from the street scene of Chavey Down Road. There are also other examples of backland developments in vicinity of the site.

9.7 Mushroom Castle is characterised by dwellings of a variety of architecture, form and materials. The two existing dwellings, April Cottage and Inglewood Cottage, situated along the section of Mushroom Castle where the new access is proposed, consist of detached bungalows. The proposed two storey dwelling would therefore differ from the height of these existing dwellings however there are other examples of two storey dwellings along Mushroom Castle and dwellings facing onto Chavey Down Road are also two storey. It is not therefore considered that a two-storey dwelling would appear unduly prominent within the context of Mushroom Castle.

9.8 The size of the plot would be comparable with other plot sizes in the area. Sufficient space would be provided to the front of the site to accommodate off-street parking along with some opportunity for soft landscaping. The garden to the rear would be 10m deep, providing sufficient amenity space for future occupiers whilst also allowing a sufficient distance from the neighbouring dwellings along Chavey Down Road. As such, it is not considered that the proposal would constitute an overdevelopment of the site.

9.9 Based on the above, the proposal would not 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 and the NPPF.

iii) Impact on Residential Amenity

9.10 '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 high quality amenity for all existing and future occupants of land and buildings.

9.11 The proposal site would adjoin the new rear boundary of the gardens of both Poplar Cottage and Eggleton Cottage to the east, which face onto Chavey Down Road. The separation distance between the rear elevations of these two storey dwellings and that of the proposed new dwelling would be at its maximum, 21.5m. This back to back distance is considered acceptable in terms of both preventing any undue overlooking, loss of light and obtrusive appearance. Sufficient private garden space would also be retained for these existing dwellings with a depth of between 11m and 17m.

9.12 The proposal site would also adjoin the flank boundaries of the rear gardens of the dwellings known as Mushroom Castle Cottage to the south and Castle Keep to the north. A garage and parking exists on the bottom end of the garden of Mushroom Castle Cottage. The proposed new dwelling would be visible from the private rear amenity areas of these two dwelling due to being two storeys in height. However, the proposed dwelling would be set back from the shared boundaries by 1m to the south and 4m to the north, and due to its location towards the bottom end of the neighbouring properties gardens, its not considered that the proposal would have an overbearing appearance. The dwelling also incorporates a hipped roof, reducing its bulk and has a relatively low height of 6.8m for a full two storey dwelling. Whilst the dwelling will inevitably cause some overshadowing, due to the size and in particularly the depth of the gardens of these neighbouring properties, it is not considered that the overshadowing would be to a degree that would warrant refusal on this basis.

9.13 One window is proposed on the southern flank elevation of the dwelling at first floor level. As this is shown to be serving a bathroom, a non-habitable room, it can be conditioned to be obscurely glazed and non-opening below 1.7m above floor level. A condition can also be included to prevent any further additions of windows on the flank elevations of the

dwelling without prior approval, so as to prevent any direct overlooking. The outlook of the rest of the proposed windows would be directed towards the front and rear amenity space of the proposed dwelling.

9.14 In terms of the neighbouring dwellings situated along Mushroom Castle, the two nearest properties are April Cottage to the south west, and Rosemary Cottage to the west. The proposed dwelling would be set back from Mushroom Castle by approximately 10m and therefore, whilst its front elevation would be facing towards the rear garden of Rosemary Cottage, the set back of the proposed dwelling from the shared drive itself would be sufficient to prevent any direct overlooking or obtrusive appearance. The orientation of the proposed dwelling would differ to that of April Cottage resulting in a side to front relationship. However, as April Cottage sits further west than the proposed dwelling, it would not have any impact on its outlook. Again, whilst the proposed dwelling would be visible from April Cottage, due to the degree of separation and also the orientation of both dwellings, there would be no significant impact on its amenity areas.

9.15 Based on the above assessment, the proposal would not be considered to significantly adversely affect the residential amenities of neighbouring occupiers and would be in accordance with 'Saved' policies EN20 and EN25 of the BFBLP and the NPPF.

iv) Trees and Biodiversity.

9.16 There are no protected trees on site. Some existing vegetation would need to be removed along the western boundary of the site. It is not considered that an ecology report is required as the site is not heavily vegetated and does not form part of any notable green corridor. A condition can be included on any permission to request the submission of a landscaping scheme.

v) Impact on Highways Safety

9.17 Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Policy CS23 of the Core Strategy states that development will be permitted where mitigation against the transport impacts which may arise from that development or cumulatively with other proposals is provided.

9.18 The access to the proposed dwelling is via a private drive, with circa 3m effective width between vegetation which links to Mushroom Castle to the north. Mushroom Castle is an unadopted road. The Highway Authority has requested that a swept path analysis is provided for construction vehicles, showing that these can be accommodated, and that larger vehicles can manoeuvre along Mushroom Castle, allowing them to enter and leave the adopted highway, Chavey Down Road, in forward gear. Taking into consideration that there are already existing dwellings along Mushroom Castle, meaning that vehicles such as delivery lorries and vans are likely to already be using and manoeuvring along this road and taking into consideration that this is an unadopted road, it is not considered necessary in this instance to request a swept path analysis. A condition requiring the submission of a site construction plan can however be included on any permission which will cover details such as the loading and unloading of plant etc.

9.19 Car parking for 2 vehicles is required for a 3-bedroom property and these spaces are provided to the front of the dwelling and therefore accords with Table 6 of the Parking Standards SPD. The parking is provided perpendicular to the shared driveway with a 6m turning depth available (from the existing planting which restricts available width). Provision for the secure storage of 3 bikes has also been provided on site.

9.20 A bin store has been provided on site. On collection day, the agent has confirmed that the bins would be taken to the end of the driveway that serves the proposed dwelling and the existing two dwelling to be collected as the refuse truck does not enter down the access drive, only along Mushroom Castle itself.

vi) Community Infrastructure Levy (CIL)

9.21 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.

9.22 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted) including new build that involves the creation of additional dwellings. The proposal is therefore CIL liable.

vii) Thames Basin Heaths Special Protection Area (SPA)

9.23 The Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heaths Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in combination with other plans or projects. An Appropriate Assessment has been carried out including mitigation requirements.

9.24 This site is located approximately 4.6km from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

9.25 On commencement of the development, a contribution (calculated on a per bedroom basis) is to be paid to the Council towards the cost of measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in the Council's Thames Basin Heaths Special Protection Area Supplementary Planning Document (SPD). The strategy is for relevant developments to make financial contributions towards the provision of Suitable Alternative Natural Greenspaces (SANGs) in perpetuity as an alternative recreational location to the SPA and financial contributions towards Strategic Access Management and Monitoring (SAMM) measures. The Council will also make a contribution towards SANG enhancement works through Community Infrastructure Levy (CIL) payments whether or not this development is liable to CIL.

9.26 In this instance, the development would result in a net increase of 1 x 3 bedroom dwelling which results in a total SANG contribution of £6,112.

9.27 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which is also calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of £711.

9.28 The total SPA related financial contribution for this proposal is £6,823. The applicant must agree to enter into a S106 agreement to secure this contribution and a restriction on the occupation of the dwelling until the Council has confirmed that open space enhancement works to a SANG is completed. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP Saved Policy NRM6, Saved policy EN3 of the BFBLP and CS14 of the CSDPD, the Thames Basin Heath Special Protection Area SPD, the Planning Obligations SPD and the NPPF.

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 street scene or wider surrounding area, highway safety, nor would the development result in an adverse impact on the residential amenity of the occupiers of the neighbouring properties. It is therefore considered that the proposed development complies with 'Saved' policies EN1, EN8, and EN20 of the BFBLP, Policies CS1, CS2, CS7 and CS9 of the CSDPD and the NPPF.

10.2 Therefore the application is recommended for conditional approval subject to the completion of a S106 agreement to secure the necessary SPA mitigation.

11. RECOMMENDATION

11.1 Following completion of planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to the following measures:

- Avoidance and mitigation of the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA);

That the Head of Planning be authorised to APPROVE application 19/01031/FUL subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary:

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

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 12.03.2020 and 28.02.2020:

Site Plan, drawing no. 19-067-4D

Proposed elevations and floor plans, drawing no. 19-067-5

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

03. 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]

04. The dwelling hereby permitted shall not be occupied until hard and soft landscaping, including boundary treatments and other means of enclosure, 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]

05. The first floor window in the southern side elevation 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]

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the northern side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring properties. [Relevant Policies: BFBLP EN20]

07. The dwelling hereby approved shall not 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: BFBLP M9, Core Strategy DPD CS23]

08. The dwelling hereby approved shall not be occupied until the associated vehicle parking and turning space has been surfaced in accordance with the approved plans. The spaces shall be retained and 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 dwelling hereby approved shall not be occupied until 3 secure and covered cycle parking spaces have been provided in the location identified for cycle parking on the approved plans within the development. The cycle parking spaces and facilities shall thereafter be retained.

REASON: In the interest of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

10. 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 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 amenity and highway safety.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

11. The dwelling shall not 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]

12. 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]

13. 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 dwellings 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]

In the event of the S106 agreement not being completed by 30 September 2020, the Head of Planning be authorised to either extend the period further or refuse the application on the grounds of:

- 1. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring

arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Supplementary Planning Document, and the NPPF.

Informatives

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

03 Materials

- 04. Hard and soft landscaping
- 10. Site organisation
- 12. Energy Demand Assessment

The following conditions require discharge prior to the occupation of the dwellings hereby approved:

- 07. Access
- 08. Parking layout
- 09. Cycle parking
- 11. Sustainability Statement

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

- 01. Time limit
- 02. Approved plans
- 05. Obscure glazed
- 06. No further windows
- 13. Suds