

**ITEM NO: 07**

Application No.  
**20/00599/FUL**  
Site Address:

Ward:  
Central Sandhurst

Date Registered:  
18 August 2020

Target Decision Date:  
13 October 2020

**Snaprails Lodge 2 Wellington Road Sandhurst  
Berkshire GU47 9AN**

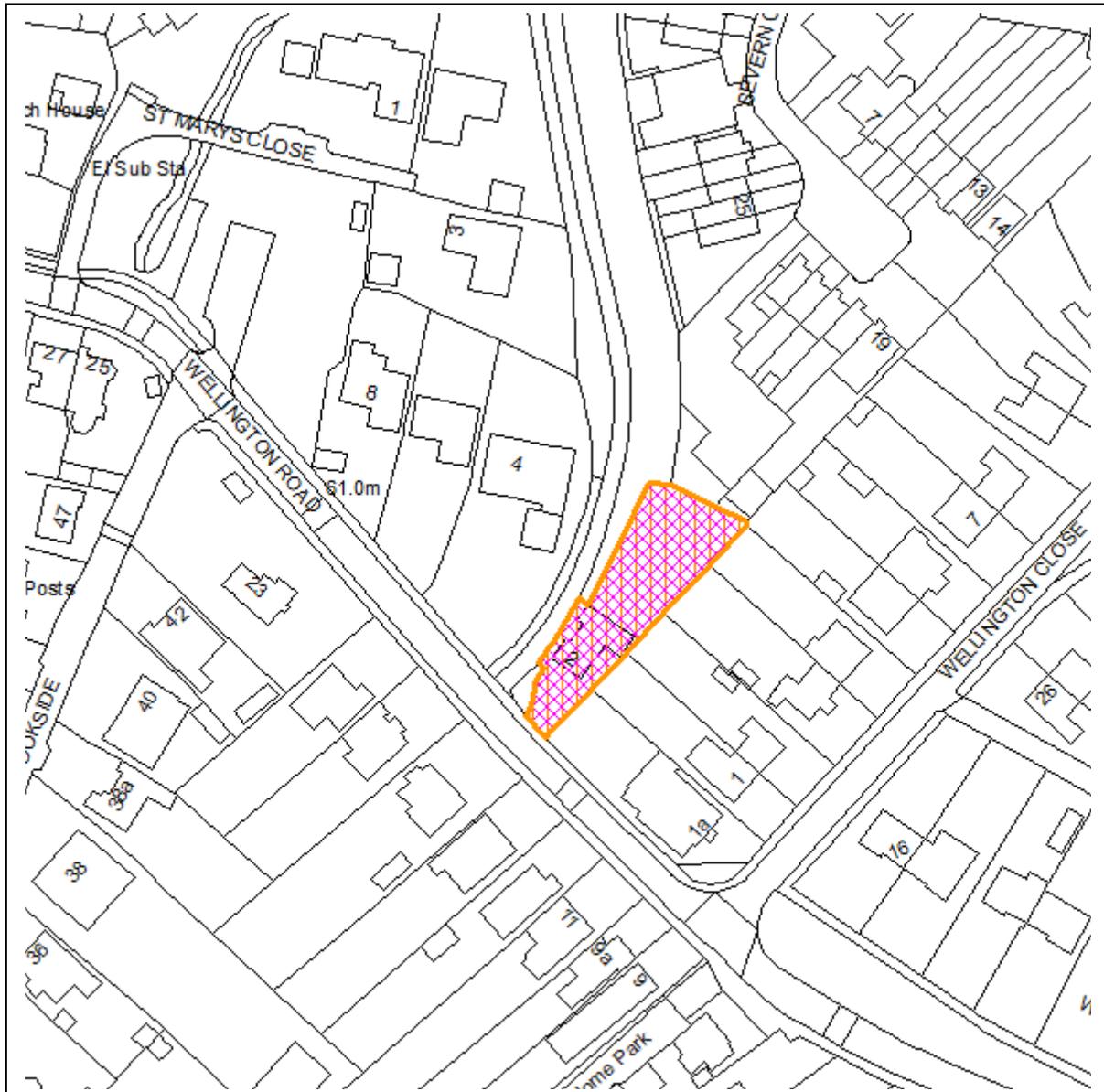
Proposal: **Erection of replacement two storey dwelling following demolition of existing bungalow.**

Applicant: Mr Muhammad Rasheed

Agent: Ms Peggy Hui

Case Officer: Sarah Horwood, 01344 352000

[development.control@bracknell-forest.gov.uk](mailto:development.control@bracknell-forest.gov.uk)

**Site Location Plan** (for identification purposes only, not to scale)

## **OFFICER REPORT**

### **1. SUMMARY**

1.1 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle.

1.2 The proposal would not significantly impact upon the residential amenities of neighbouring occupiers and acceptable living conditions would be provided for future occupiers of the proposed replacement dwelling. The proposal would not adversely impact upon the character and appearance of the surrounding area. Sufficient on-site parking would be provided, along with cycle and bin storage.

1.3 Relevant conditions will be imposed in relation to trees, biodiversity and energy sustainability.

<b>RECOMMENDATION</b>
Planning permission be granted subject to the conditions in Section 11 of this report.

### **2. REASON FOR REPORTING APPLICATION TO COMMITTEE**

2.1 The application has been reported to the Planning Committee at the request of Councillor Brossard due to concerns that the proposal would be unneighbourly given its proximity to the boundary with existing properties on Wellington Close and the impact of the development on trees subject to Tree Preservation Orders.

### **3. PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
Land within defined settlement
Within 5km of the Thames Basin Heath SPA
Area and Group TPO

3.1 The site is currently occupied by a vacant bungalow and is located to the north of Wellington Road.

3.2 It is bounded to the west by a footway/cycleway which leads to Snaprails Park; to the north by properties of Severn Close; to the east by the rear gardens of properties on Wellington Close; and to the south by Wellington Road.

### **4. RELEVANT SITE HISTORY**

4.1 The most recent planning history relating to the site is:

19/00558/FUL withdrawn August 2019 for demolition of existing 2 bedroom bungalow and erection of 2 x three bedroom semi-detached dwellings.

## 5. THE PROPOSAL

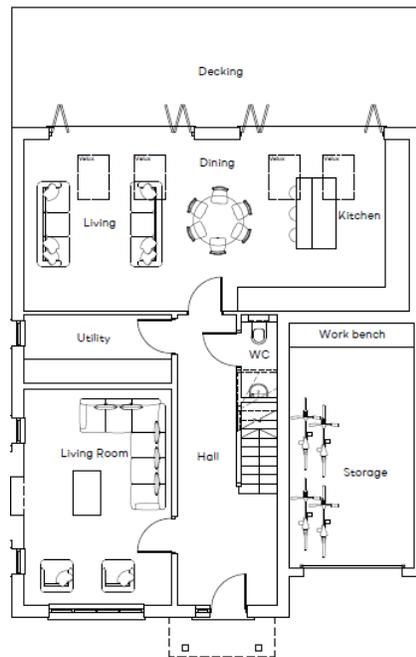
5.1 Full permission is sought for the erection of a replacement two storey dwelling following demolition of the existing bungalow on site.

5.2 The proposed dwelling would be 10.2m wide and range in depth between 11.1m and 12.3m. it would have an eaves height of 5m and ridge height ranging in height between 7.4m and 8.1m.

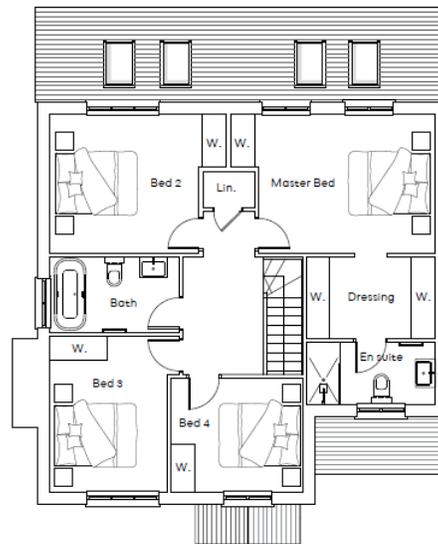
5.3 The proposed dwelling comprises the following layout:

GROUND FLOOR: hallway, open plan kitchen/diner/living space, living room, utility room, garage.

FIRST FLOOR: 4no. bedrooms; the master bedroom comprises dressing room and en-suite bathroom, family bathroom.



GROUND FLOOR PLAN SCALE 1:100



FIRST FLOOR PLAN SCALE 1:100

5.4 The proposed dwelling would front onto Wellington Road. On-site parking would be provided to the front of the proposed dwelling for 3no. parking spaces, accessed from Wellington Road. A private rear garden, including an area of decking is proposed to the rear of the proposed replacement dwelling.

5.5 The scheme has been amended during the course of the application with the ridge height of the dwelling reduced and changes to the design of part of the roof of the proposed replacement dwelling.

## 6. REPRESENTATIONS RECEIVED

### Sandhurst Town Council

6.1 Raised no objection to the application but made an observation that strict consideration is given to the trees on the plot, including those not protected by TPOs.

### Other representations

6.2 3no. letters of objection received from 2 separate postal addresses which raise the following (summarised):

- Obstruction of view from rear gardens of Wellington Close [*officer comment: the right to a view is not a material planning consideration*].
- Proximity of proposed dwelling to boundaries of rear gardens of Wellington Close, resulting in overbearing impact. This could be overcome by removing the accommodation above the garage.
- Loss of privacy
- The garden would be dominated by the large TPO trees which are likely to adversely impact the overall quality of the outdoor space. Highly likely to give rise to serious and on-going pressure to prune, cut back or fell the TPO trees. The loss of the trees, notwithstanding any potential ecological impacts, would have a serious detrimental impact on the character of the area.
- The Lodge, while not being a Listed Building, should be considered as a non-designated heritage asset of local significance [*officer comment: the site is not included on the Council's Local list of buildings of architectural or historic interest known as a local list*].
- Amended plans do not allay concerns of neighbours. The proposal would still be considered overbearing to properties on Wellington Close.

## 7. SUMMARY OF CONSULTATION RESPONSES

### Highways Officer

7.1 No objection subject to conditions.

### Tree Officer

7.2 No objection subject to conditions.

### Biodiversity Officer

7.3 No objection subject to conditions.

## 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:

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 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
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
<b>Supplementary Planning Documents (SPD)</b>		
Design SPD		
Thames Basin Heath Special Protection Area (SPD)		
Parking standards SPD		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		

## 9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of development
- ii. Impact on residential amenity
- iii. Impact on character and appearance of surrounding area
- iv. Impact on highway safety
- v. Trees
- vi. Biodiversity
- vii. Thames Basin Heath SPA
- viii. Community Infrastructure Levy (CIL)
- ix. Energy 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 (paras. 2 and 12).

9.3 Core Strategy Policies CS1 (Sustainable Development) and CS2 (Locational Principles) are relevant and consistent with the objectives of the NPPF and can be afforded full weight. In particular, Policy CS2 permits development within defined settlements.

9.4 The application site is located within the defined settlement as designated by the Bracknell Forest Borough Policies Map (2013). As such, the proposal is considered acceptable in principle subject to no adverse impact on neighbouring properties, character and appearance of surrounding area, highway safety implications, etc. These matters are discussed below.

## ii. Residential amenity

9.5 The eastern boundary of the application site adjoins the boundaries of the rear gardens of nos. 1, 1A to 5 Wellington Close to the east. The proposed dwelling would be set between 0.1 and 0.3m from this boundary at the closest point. The proposed replacement dwelling would be two storeys high and replace an existing bungalow.



9.6 The proposed replacement dwelling would be set 16.6m from the rear elevation of no. 1A Wellington Close and due to the relationship between the proposed dwelling and no. 1A, the proposal would not appear unduly overbearing or result in overshadowing or loss of daylight to the occupiers of no. 1A.

9.7 The proposed replacement dwelling would be set 21.1m from the rear elevation of no. 1 Wellington Close at the closest point. The height of the roof closest to the boundary with no. 1 would be 5m, increasing to a height of 7.3m at a point 3.3m in from the boundary. Whilst the proposed replacement dwelling would appear visible viewed from the rear elevation of no. 1, given the separation distance, height and design of part of the roof closest to the boundary, it would not appear unduly overbearing or result in overshadowing or loss of daylight to the occupiers of no. 1. The proposed dwelling would appear visible viewed from the rear garden of

no. 1, however due to the length of the garden and that the proposed dwelling would be sited along the boundary adjoining the rear most part of the garden of no. 1, any overbearing impact from the rear garden of no. 1 as a result of the proposed dwelling would not be significantly harmful to warrant refusal of the application on this ground.

9.8 The proposed replacement dwelling would be set 27m from the rear elevation of no. 2 Wellington Close, 25m from the rear elevation of no. 3 Wellington Close and 30m from the rear elevation of no. 4 Wellington Close at the closest points. Given these separation distances and the orientation of the proposed dwelling at 90 degrees to the rear elevations of nos. 2, 3 and 4, the proposal would not appear overbearing or result in overshadowing or loss of daylight to the occupiers of nos. 2, 3 and 4.

9.9 Windows proposed on the front and rear elevations of the dwelling at first floor level would have oblique views over the rear gardens of nos. 1A, 3, 4 and 5 Wellington Close due to the orientation of the proposed replacement dwelling relative to these dwellings. Any views would be oblique and over the rear most part of the gardens so that any level of overlooking and loss of privacy would not be significantly harmful. No windows are proposed in the eastern flank wall of the replacement dwelling. A planning condition is recommended to remove permitted development rights for windows on the eastern elevation of the dwelling at first floor level and above in the interests of privacy of adjoining dwellings on Wellington Close.

9.10 To the north-west of the application site lies no. 4 Wellington Close. The proposed replacement dwelling would be set approximately 11.5m from the garage of no. 4, with some 17m to the front elevation of the dwelling at the closest point. Given this separation distance, the siting of the replacement dwelling relative to no. 4 (set forward of the front elevation of no. 4), along with the footpath/cycleway which leads to Snaprails Park in-between, the proposed replacement dwelling would not appear overbearing or visually intrusive to the detriment of the occupiers of no. 4. The replacement dwelling would be two storeys high. Windows on the rear elevation of the proposed dwelling at first floor level would have oblique views towards the flank wall of no.4 and front garden of no. 4 but would not result in undue overlooking or loss of privacy. There is a first floor side facing window proposed in the western elevation of the replacement dwelling set 7m from the front garden of no. 4 which serves a bathroom. A planning condition is recommended to restrict this window to be obscure glazed and fixed shut with the exception of top opening fanlight and a further condition is recommended to remove permitted development rights for additional windows on the western elevation of the dwelling at first floor level and above in the interests of privacy of no. 4.

9.11 The rear elevation of the proposed replacement dwelling would be set some 60m from the rear elevation of dwellings at Severn Close to the north/north-east at the closest point. Given this separation distance, with existing trees as intervening features in-between, some of which are covered by Tree Preservation Orders, the proposed replacement dwelling would not appear visually prominent or result in overlooking/loss of privacy to occupiers of nos. 19-23 Severn Close.

9.12 The proposed replacement dwelling would be set some 27m from existing dwellings to the south-east/south/south-west at nos. 15 to 19 Wellington Road. As such, it would not appear overbearing or result in overlooking/loss of privacy to the occupiers of nos. 15 to 19 Wellington Road.

9.13 In relation to the residential amenities of future occupiers of the replacement dwelling, on-site parking would be provided in accordance with the Council's Parking Standards, private amenity space and windows serving all rooms to provide a source of light and ventilation.

9.14 As such, the proposed replacement dwelling would not be considered to affect the residential amenities of neighbouring dwellings. Acceptable living conditions would be provided for future occupiers of the proposed dwelling. As such, the proposal would be in accordance with Saved Policy EN20 of the BFBLP and the NPPF.

### iii. Impact on character and appearance of surrounding area

9.15 The proposed replacement dwelling would front onto the highway on Wellington Road. The existing bungalow on site currently fronts onto Snaprails Path whereas other dwellings on Wellington Road in the immediate area address the road frontage. As such, the proposed replacement dwelling fronting onto the highway would be more in keeping with the immediate context of the area. The proposed dwelling would be set back 10m from the front boundary of the site at the closest point and would sit on a similar footprint to that of the existing bungalow it would replace. The land to the front of the proposed replacement dwelling would be given over to a driveway to provide on-site parking. Whilst this would increase hardstanding on the site, this is in keeping with surrounding residential development, particularly the parking layout at nos. 4-8 Wellington Road to the north-west of the application site and would not appear incongruous in the streetscene. The proposed parking layout would be softened by some landscaping which would be retained in the south-eastern corner of the site, along with an area of soft landscaping to the south-west adjoining the footpath/cycleway leading to Snaprails Park which is outside of the control of the application site. 1 no. tree is proposed for removal in the rear garden, however, replacement tree planting is proposed. Planning conditions are recommended relating to landscaping and boundary treatment in the interests of the visual amenities of the area.

Front elevation as proposed facing Wellington Road



9.16 The proposed replacement dwelling would be two storeys high and replace an existing bungalow. The prevailing character of the area comprises two storey dwellings. The proposed dwelling would be lower than the closest existing dwelling to the north-west at no. 4 Wellington Road and the proposed replacement two storey dwelling would therefore assimilate well into the streetscene.

9.17 The proposed replacement dwelling would comprise a gable roof, along with an entrance canopy and architectural detailing by way of decorative timber and brick headers to some windows. The proposed dwelling would reflect the design elements of existing dwellings along Wellington Road. The proposed dwelling would be finished in a mix of brick and render to the walls, with a slate tiled roof. There are examples of similar materials in the immediate area, however a planning condition is recommended which will require details of materials to be submitted to the LPA for approval in the interests of the visual amenities of the area.

9.18 Subject to the imposition of conditions, the development would not result in adverse impacts on the character and appearance of the area and would be in accordance with Saved Policy EN20 of the BFBLP, Policy CS7 of CSDPD and the NPPF.

#### **iv. Highway implications**

##### Access

9.19 The replacement dwelling would take access from Wellington Road. Subject to a reduction in the height of a post and rail boundary fence to a height of 0.6m within 2m of the back of footway of Wellington Road, acceptable visibility would be provided. This can be covered by planning condition.

##### Parking

9.20 3 external parking spaces are proposed to serve the replacement dwelling which would comprise 4 bedrooms. This complies with the Council's Parking Standards SPD.

9.21 A garage is proposed which does not comply with the size standards set out in the Parking Standards SPD, however this can be used for cycle storage.

##### Refuse storage and collection

9.22 A location for bins is shown on the proposed plans to the front of the dwelling. Council refuse vehicles would stop on-street to collect refuse in the same way as for other properties.

9.23 There is concern about how the development will be constructed and whether there is sufficient space on site to provide for deliveries, storage etc. A planning condition is recommended to secure details of site organisation.

9.24 Subject to the imposition of conditions, the proposal would not result in adverse highway safety implications and would be in accordance with Saved Policy M9 of the BFBLP, CS23 of the CSDPD and the NPPF.

#### **v. Trees**

9.25 Some of the trees to the rear of the existing bungalow are subject to Tree Preservation Orders – an Area Order (ref: TPO 33A) and Group Order (ref: TPO 1310).

9.26 The mature Pines T3 and G2 and Lime T1 on this site identified in the submitted survey are protected by confirmed Tree Preservation Order 1310. Written consent would therefore be required to carry out any works to or near them not specifically approved in detail as part of any planning permission.

9.27 The pines T2 and G2, based on maturity condition and form in their collective capacity are A2 grade trees applying BS 5832 guidance Ref Sec 4. The Lime based on maturity condition and form is an A1 grade tree applying BS 5832 guidance Ref Sec 4. These are substantial landmark trees which make a prominent and important contribution to the landscape character and appearance of the area. As such they represent a substantial constraint to any redevelopment on this site.

9.28 As the proposed house is not located any further back into the site than the current building, the relationship to the protected trees is acceptable in principle

9.29 The proposed loss of a tree (T6) is acceptable subject to replacement planting as part of the site's new landscaping.

9.30 A decked area is proposed to the rear of the dwelling. This is acceptable in principle given that it can be adapted to the raised ground level that exists from the back elevation of the existing house rising up towards the existing trees. However, to ensure there is no disturbance of the RPA of existing trees, specific details of the proposed construction and implementation method need to be submitted which can be dealt with via condition.

9.31 The final design and proposed location of soakaways to the rear of the building will require careful consideration. This currently conflicts with retention of trees in group G7. The location should therefore be adjusted to avoid this. The long-term relationship is not sustainable as proposed. There are varying types/designs of soaks away, not all suited to areas near trees and which also require varying degrees of excavation to implement. Further details of the soakaways can be secured by condition.

9.32 A detailed program of arboricultural monitoring will be required, along with details of soft and hard landscaping. These details can also be secured by conditions.

9.33 Subject to the imposition of conditions, the proposed development would not adversely affect existing trees, in accordance with Saved Policies EN1, EN2 and EN20 of the BFBLP and the NPPF.

## **vi. Biodiversity**

9.34 The Biodiversity Survey Report provides further survey information to confirm that reptiles and roosting bats are likely absent from the site.

9.35 High levels of foraging activity for five bat species (Common Pipistrelle, Soprano Pipistrelle, Noctule, possible Leisler's and Brown long-eared bats) were found. Therefore, the report recommends a sensitive lighting scheme if any is required and a possible enhancement would be to include bat boxes on the new building.

9.36 Seven priority species have been identified at the site: Four bat species (Common Pipistrelles are not included), Starling, House Sparrow, Toad and Stag beetle.

The proposals to construct a new dwelling almost exactly within the existing footprint of the building ensures that these species will not be impacted by the proposals. To ensure the protection and enhancement of biodiversity, conditions are recommended relating to biodiversity enhancements, lighting and boundary treatment.

9.37 Subject to conditions to protect and enhance biodiversity, the proposal would not adversely impact upon biodiversity and would be in accordance with Policies CS1 and CS7 of the CSDPD and the NPPF.

#### **vii. Thames Basin Heath SPA**

9.38 As the proposal relates to a replacement dwelling and does not result in a net increase in housing, there is no requirement for mitigation towards the SPA.

#### **viii. Community Infrastructure Levy (CIL)**

9.39 Bracknell Forest Council commenced charging for its Community Infrastructure Levy (CIL) on 6th April 2015.

9.40 CIL applies to any new build (except outline applications and some reserved matters applications) including extensions of 100 square metres of gross internal floor space, or more, or new build that involves the creation of additional dwellings.

#### **ix. Energy Sustainability**

9.41 Policy CS10 of the CSDPD requires the submission of a Sustainability Statement relating to water usage. A planning condition is recommended in relation to the submission of a Sustainability Statement to satisfy the requirements of Policy CS10 of the CSDPD.

9.42 Policy CS12 of the CSDPD is not relevant as the scheme does not represent a net gain in dwellings.

#### **x. Drainage**

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

### **10. CONCLUSION**

10.1 The proposed replacement dwelling would not be considered to materially harm the residential amenities of neighbouring dwellings on Wellington Road, Wellington Close or Severn Close. Acceptable living conditions would be provided for future occupiers of the proposed dwelling.

10.2 The proposal would also not adversely impact upon the character and appearance of the surrounding area.

10.3 No adverse highway safety implications would result.

10.5 Relevant conditions will be imposed in relation to trees, biodiversity and energy sustainability.

10.6 The application is therefore recommended for approval.

## 11. RECOMMENDATION

11.1 The application is recommended to be **APPROVED** subject to the following conditions:-

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

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 20 November 2020:

Drawing no. 19.SL.P.102 Rev B

Drawing no. 19.SL.P.103 Rev B

Drawing no. 19.SL.P.104 Rev B

Drawing no. 19.SL.P.105 Rev C

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

03. The development hereby permitted shall not be begun until details 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 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, CSDPD CS7]

04. The development hereby permitted shall not be begun until details of the finished floor levels 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 character of the area.

[Relevant Policies: BFBLP EN20, CSDPD CS7]

05. The first floor window in the side (west/north-western) elevation of the dwelling hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent) to a height of 1.7m from floor level. The window shall at all times be fixed to a height of 1.7m from floor level.

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 (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 side elevations of the dwelling hereby permitted except for any which may be shown on the approved drawings.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

07. The dwelling hereby permitted shall not be occupied 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 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 (1<sup>st</sup> October to 31<sup>st</sup> 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 BS 8545:2014 - Trees: from nursery to independence in the landscape – Recommendations 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'. 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 (1<sup>st</sup> October to 31<sup>st</sup> March inclusive) with others of the same size, species and quality as approved. The areas shown for landscaping shall thereafter be retained.

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

[Relevant Policies: BFBLP EN20, CSDPD CS1, CS7]

08. The dwelling hereby permitted shall not be occupied until details of a scheme of walls, fences and any other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. All boundary treatments should provide for the free movement of wildlife to and from the site. The approved scheme shall be implemented in full before the occupation of the dwelling hereby approved.

REASON: In the interests of the visual amenities of the area and in the interests of nature conservation.

[Relevant Plans and Policies: BFBLP EN20, CSDPD CS1, CS7]

09. The development hereby permitted shall not be begun 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 approved 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: CSDPD CS10]

10. The dwelling hereby permitted shall not be occupied until the associated vehicle parking spaces and driveway have been surfaced in accordance with the approved drawings. 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, CSDPD CS23]

11. The dwelling hereby permitted shall not be occupied until 4 secure and covered cycle parking spaces have been provided in the location identified for cycle parking on the approved plans. The cycle parking spaces shall thereafter be retained.

REASON: In the interests of accessibility of the development to cyclists.

[Relevant Policies: BFBLP M9, CSDPD CS23]

12. No development (including demolition and site clearance) shall take place until the post and rail boundary fence along the southern and western boundaries has been reduced in height to a maximum of 0.6m within 2m of the back of footway of Wellington Road. The area within 2m of the back of footway of Wellington Road shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres.

REASON: In the interests of highway safety.

[Relevant Policies: CDPD CS23]

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). 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]

14. The development hereby permitted shall not be begun 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
- (f) Swept path drawings demonstrating that the largest anticipated vehicle needed for construction can arrive in a forward gear, turn around, and depart the site in a forward gear

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 (f) above.

REASON: In the interests of amenity and road safety.

15. No demolition shall 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 and retained as such thereafter.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

16. 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, no external lighting shall be installed on the site or affixed to any buildings on site except in accordance with details set out in a lighting design strategy for biodiversity that shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a) 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
- b) 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 approved details and maintained as such thereafter.

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

17. 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, no enlargement, addition, improvement or other alteration permitted by Classes A, B and E of Part 1 of the Second Schedule of the 2015 Order shall be carried out.

REASON: The site is affected by a Tree Preservation Order/contains trees which are a feature of the site where strict control over development is required by the policies of the development to ensure their protection.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

18. 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, no hard surface as permitted by Class F of Part 1 of the Second Schedule of the Order shall be provided for any purpose incidental to the enjoyment of a dwellinghouse within the rear garden of the development hereby permitted (except for any shown on the approved plans).

REASON: The site is affected by a Tree Preservation Order/contains trees which are a feature of the site where strict control over development is required by the policies of the development to ensure their protection.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

19. No development (including initial site-clearance) shall commence until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs to be retained, in accordance with British Standard 5837 (2012) 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works - all construction works - hard landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200, showing the following:

- a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.
- b) Positions and spreads of existing hedgerows and groups of mature shrubs.
- c) All proposed tree, hedge or shrub removal. Shown clearly with a broken line.
- d) Proposed location/s of 2m high (minimum) protective barrier/s, supported by a metal scaffold framework, constructed as a minimum in accordance with Section 6 (Figure 2), to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.

- e) Illustration/s of the proposed protective barriers to be erected.
- f) Proposed location/s and illustration/s ground protection measures within the main root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent contamination and ground compaction.
- g) Annotated minimum distances between protective barriers and trunks of retained trees at regular intervals.
- h) All fenced off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
- i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

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

REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

20. The protective fencing and other protection measures specified by condition 19 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. No activity of any description must occur at any time within these areas including but not restricted to the following: -

- a) No mixing of cement or any other materials.
- b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
- c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
- d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
- e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
- f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

- a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

21. The development hereby permitted shall not be begun until a detailed site-specific programme of supervision/monitoring for all arboricultural protection measures has been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- a) Induction and personnel awareness of arboricultural matters.
- b) Identification of individual responsibilities and key personnel.
- c) Statement of delegated powers.
- d) Timing and methods of site visiting and record keeping. To include routine site visits at maximum 4 week intervals

e) Procedures for dealing with variations and incidents.

The programme of arboricultural monitoring shall be undertaken in full compliance with the approved details. No variation of the approved monitoring program shall take place. A copy of the signed inspection report shall be sent to the Local Planning Authority following each visit.

REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

22. The development hereby permitted shall not be begun until a detailed site-specific construction method statement for the proposed decking area at the rear of the approved house, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -

- a) An approved development layout plan identifying all areas where special construction measures are to be undertaken.
- b) Proposed foundation detail and materials.
- c) Construction profile/s showing existing /proposed finished levels together with any grading of levels proposed adjacent to the footprint of structure.
- d) Program and method of implementation

The development shall be carried out in full accordance with the approved details prior to the occupation of the dwelling hereby approved.

REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

23. Notwithstanding details submitted, the development hereby permitted shall not be begun until a detailed site-specific design and construction method statement for the proposed soakaway to the rear of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- a) A site layout plan at a minimum scale of 1:200 showing the proposed location of the soakaway and all associated drainage routes.
- a) Comprehensive, site specific design of the structure
- b) Construction profile showing existing /proposed finished levels together with the extent of any ground works / excavation required including any grading of levels proposed adjacent to its footprint and relative to retained trees.
- c) Method and timing of implementation
- d) Details of Arboricultural supervision where applicable

The development shall be carried out in full accordance with the approved details prior to the occupation of the dwelling hereby approved.

REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

## Informatives

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

- 03. Materials
- 04. Slab level
- 09. Sustainability Statement
- 14. Site organisation
- 15. Ecological enhancements
- 19. Tree protection
- 21. Programme of supervision/monitoring for arboricultural protection measures
- 22. Construction method statement for decking
- 23. Details of soakaway

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 and 06. Restrictions on windows
- 10. Parking
- 11. Cycle parking
- 12. Fencing and visibility
- 13. SuDS
- 17 and 18. Restrictions on PD rights
- 20. Tree protection

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

- 07. Landscaping
- 08. Boundary treatment
- 16. External lighting (if proposed)

03. Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from the Chief Engineer (Highways), Department of Transport & Transportation, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 351101 before any development is commenced. Any work carried out on the public highway without proper consent from the Highway Authority could be subject to prosecution and fines related to the extent of work carried out.

04. Trees on and adjacent to this site are protected by a Tree Preservation Order. Detailed written consent must be therefore obtained from the Council's Tree Section before undertaking any form of work to such trees (including any work affecting their root systems), unless detailed works to such trees have been specifically approved in writing as a part of this planning permission. Any pruning or removal of trees without the necessary consent or any damage arising from non compliance with other conditions of this permission or otherwise may be liable to prosecution by the Council. This may be in addition to any enforcement action deemed appropriate for non-compliance with relevant planning conditions. Property owners, developers and/or any other relevant persons are therefore advised to take appropriate measures to ensure that all persons responsible for overseeing works approved under this permission are suitably briefed on this matter.

05. Please note that trees on and/or adjacent to this site are protected by Tree Preservation Orders. The legislation protecting these trees overrides any Permitted Development under the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification). Prior written consent must therefore be obtained from the Council's Tree Service before undertaking any works which require the removal and/or pruning of a protected tree or may affect/cause damage of any description to its canopy, trunk or root system and subsequent health, stability and survival in any way. Typically such works include but are not limited to the laying of hard surfaces of any description (parking bays, driveways footpath, patios etc.), foundations for garden structures, construction of retaining walls, topsoil stripping, excavation/ alterations to existing ground conditions of any other description, construction of outbuildings (sheds, greenhouses, summerhouses etc.) or building extensions not requiring planning permission near trees. Any pruning, removal of a protected tree as a result of such works, without the necessary written consent or any damage caused above or below ground arising from non-compliance with this requirement can be liable to legal action by the Council which can include prosecution, a substantial fine and incur a criminal record.

Doc. Ref: Uniform 7/DC/Agenda