

ITEM NO:Application No.
20/01046/FUL

Site Address:

Ward:
Harmans WaterDate Registered:
17 December 2020Target Decision Date:
11 February 2021**6 Shaftesbury Close Bracknell Berkshire RG12 9PX**

Proposal:

Erection of 2 bedroom detached dwelling with associated parking following demolition of existing garages and store.

Applicant:

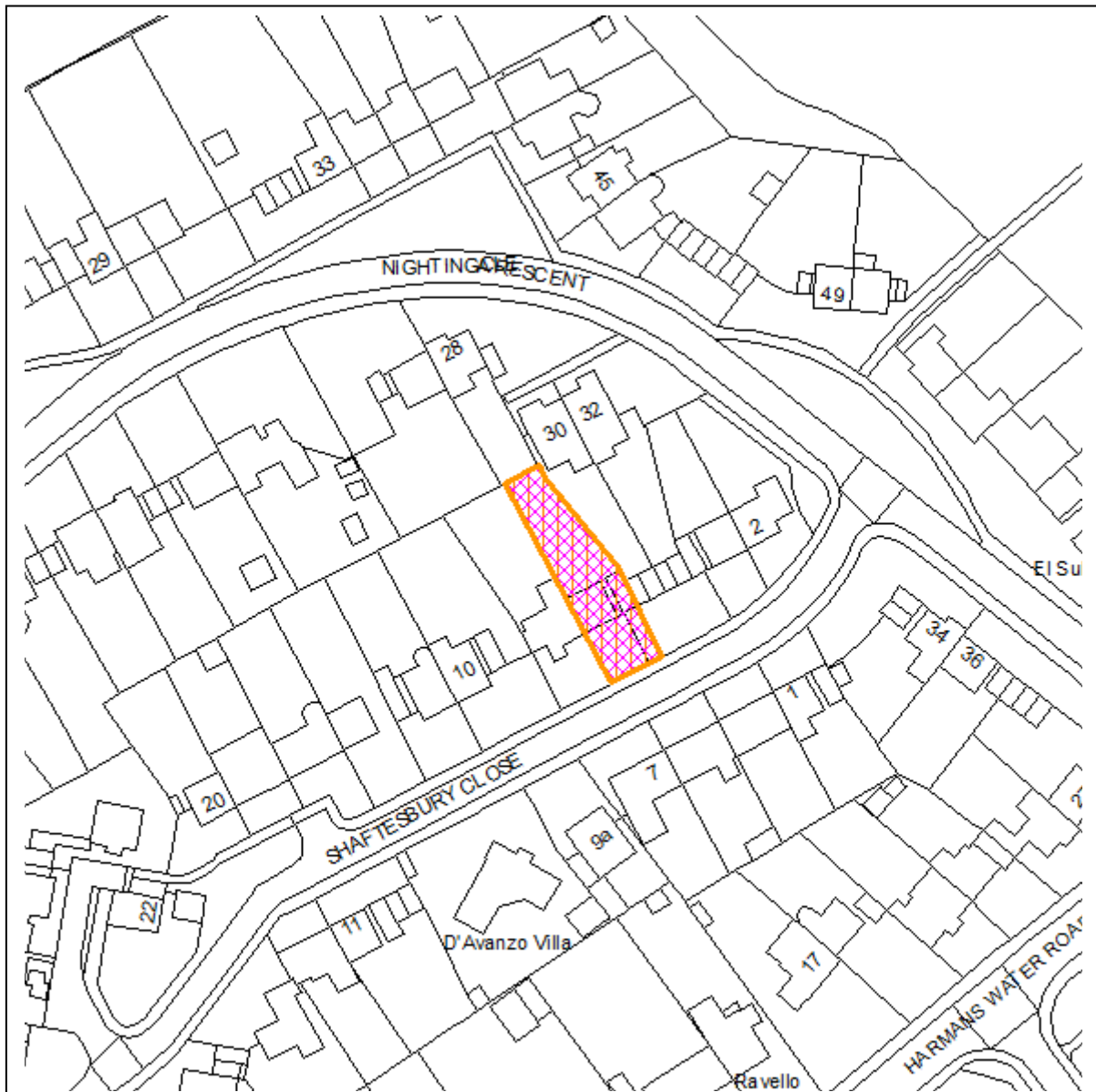
Mr & Mrs Liddle

Agent:

Mrs Judith Charles

Case Officer:

Olivia Jones, 01344 352000

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

OFFICER REPORT

1. SUMMARY

- 1.1 Planning permission is sought for the erection of a detached 2-bedroom dwelling following the demolition of two existing garages and a store.
- 1.2 The development relates to a site within the settlement boundary. It is not considered that the development results in an adverse impact on the streetscene or the character and appearance of the area. The relationship with adjoining properties is considered acceptable.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING THE APPLICATION TO PLANNING COMMITTEE

- 2.1 The application has been reported to the Planning Committee following the receipt of over 5 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within Defined Settlement

Between 400m and 5km of the Thames Basin Heath SPA
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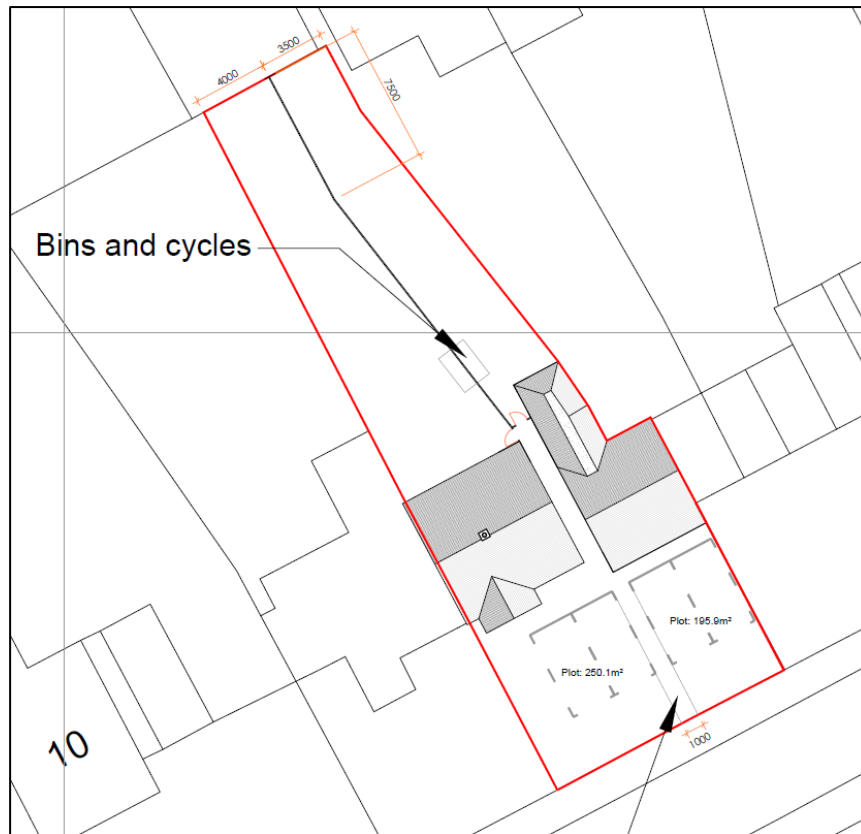
- 3.1 The proposed dwelling would be located to the north-east of 6 Shaftesbury Close, and the garden would consist of the rearmost part of the existing garden of 6 Shaftesbury Close. The dwelling would be located on land currently occupied by 2 attached garages, with a further 4 garages to the north-east.

4. RELEVANT PLANNING HISTORY

- 4.1 Shaftesbury Close was erected under the New Towns Act of 1965.
- 4.2 There is no planning history relevant to the proposed development.

5. THE PROPOSAL

- 5.1 Planning permission is sought for a detached 2 bedroom dwelling.
- 5.2 The proposed dwelling would have a maximum depth of approximately 11.5 metres, a maximum width of approximately 5.7 metres, a ridge height of approximately 7.75 metres and an eaves height of approximately 5.2 metres.
- 5.3 A driveway providing 2 parking spaces is proposed to the front, and a rear garden of approximately 86 square metres.



6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 Objection raised on the following grounds:

- 1) Overdevelopment of an extra dwelling being added to this plot.
- 2) Increased traffic congestion in a close that already has parking issues.
- 3) Out of character with the other properties in this close.

Other Representations

6.2 Letters of objection have been received from the occupants of 5 properties, raising the following concerns:

- 1) Loss of light into neighbouring gardens.
- 2) Impact on privacy.
- 3) Drainage concerns.
- 4) Parking concerns, including additional parking resulting in adverse noise pollution and pedestrian danger.
- 5) Adverse impact on the streetscene.
- 6) Insufficient bin and bicycle storage and lack of rear access.
- 7) Non-material planning considerations (including impact on value of properties, impact on private views, impact on sewage system and legal questions regarding the boundary)

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority

7.1 No objection subject to suitable conditions

Biodiversity Officer

7.2 No objection

SUDS Officer

7.3 No objection to the application, recommendation for flood proof construction

Tree Officer

7.4 No objection subject to suitable tree protection

SPA Officer

7.5 No objection subject to suitable mitigation

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CS1 & CS2 of CSDPD	Consistent
Design and Character	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Residential Amenity	Saved policies EN1, EN2, EN20 and EN25 of BFBLP	Consistent
Highways	CS23 of CSDPD, Saved policy M9 of BFBLP	Consistent
Trees	'Saved' policy EN1 of the BFBLP	Consistent
SPA	NRM6 of the South East Plan, 'Saved' policy EN3 of the BFBLP	Consistent
Biodiversity	CS1 and CS7 of the CSDPD	Consistent
Sustainability	CS10, CS12 of the CSDPD	Consistent
Supplementary Planning Documents (SPDs)		
Design (2017) Parking Standards (2016) Streetscene (2010) Thames Basin Heath SPA (2018) Sustainable Resource Management (2008)		
Other publications		
National Planning Policy Framework (NPPF) Building Research Establishment: Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice 2011 (BRE SLPDS) CIL Charging Schedule (2015)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- (i) Principle of the Development
- (ii) Impact on the character and appearance of the area
- (iii) Impact on residential amenity
- (iv) Highway safety consideration
- (v) Trees
- (vi) Biodiversity

- (vii) Drainage
- (viii) Sustainability
- (ix) Thames Basin Heath SPA
- (x) Community Infrastructure Levy

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 Area

- 9.4 The proposed dwelling would be located to the north-east of 6 Shaftesbury Close. It would project past the front elevation of this property by approximately 1.2 metres from the front elevation, and approximately 0.3 metres from the two storey bay projection of 6 Shaftesbury Close. Between 6 Shaftesbury Close and 2 Shaftesbury Close on the corner with Nightingale Crescent there is a well-defined build line, however given the modest projection past the two storey bay window it is not considered that the dwelling would appear unduly prominent in the streetscene to the detriment to the character of the area.
- 9.5 A material palette similar to that found on Shaftesbury Close is proposed, and the appearance, scale and position of the windows would be similar to those found on the surrounding dwellings.
- 9.6 Given the number of semi-detached and terraced properties in the area, it is not considered that the proximity of the proposed dwelling to 6 Shaftesbury Close would appear incongruous. The dwelling would be approximately 0.7 metres shorter than 6 Shaftesbury Close, and would therefore not appear overly prominent in the streetscene. This reduction in height would not appear incongruous, as the proposed dwelling would be located next to a row of single storey garages.
- 9.7 As the land to the existing garages is currently laid with hardstanding, the continued use of this land for car parking would be acceptable. As the proposed dwelling would reduce the view of greenery to the rear, an element of soft landscaping should be provided to the front to soften the appearance of the area, this soft landscaping scheme should be secured by planning condition.
- 9.8 As the front of the plot can accommodate both dwellings with a 1 metre access to the rear (albeit shared by both properties) and all the parking spaces required, it is not considered that the development would appear cramped from public view. However, the narrow land to the rear significantly reduces the land available for private garden areas. Overall, the rear garden space would cover approximately 86 square metres, furthermore, the narrowness of the garden would reduce its useability.

9.9 However, the scale of the proposed garden is similar to that approved at 7 Shaftesbury Close in 2019 (reference 18/00299/FUL). A comparative plan showing the scale of the proposed development in relation to the approved gardens at 7 Shaftesbury Close is shown below:



9.10 It can be seen from this plan that the proposed subdivision would result in plot sizes that have been approved in the immediate area. As such, it is not considered that the scale of the plot would appear sufficiently out of keeping with the character of the area to warrant refusal.

iii. Impact on Residential Amenity

Overlooking

9.11 The rear elevation of the proposed dwelling would be located on the boundary with 30 Nightingale Crescent. At its closest point there would be a separation distance of approximately 16.5 metres from the rear elevation of the proposed dwelling to the rear elevation of 30 Nightingale Crescent.

9.12 The Design SPD states that there should be a separation distance of 10 metres to the boundary and 22 metres between rear elevations to avoid adverse overlooking. Given the wider layout of the area, it would appear that the existing garages were located in order to enable sufficient garden area and privacy to the occupants of 30 Nightingale Crescent. It is therefore considered that any clear glazed opening upper storey rear windows on the proposed dwelling would be unacceptable, and therefore the glazing of windows to the first floor rear bedroom should be restricted by condition.

- 9.13 There are a number of side windows on 6 Shaftesbury Close which would face onto the proposed dwelling. Given the separation distance of 1 metre between the dwellings, it is recommended that any clear glazed opening upper storey west side windows facing towards 6 Shaftesbury Close on the proposed dwelling would be unacceptable and would be restricted by condition.
- 9.14 The proposed dwelling projects past the rear elevation of 6 Shaftesbury Close. As such, any west side facing window would look into the private garden space of this dwelling. This relationship would cause unacceptable levels of overlooking and would be unacceptable and would be restricted by condition.
- 9.15 There are a number of side windows on 4 Shaftesbury Close which would face onto the proposed dwelling. Given the separation distance of approximately 11 metres between the dwellings, it is recommended that any clear glazed opening upper storey east side windows on the proposed dwelling would be unacceptable and would be restricted by condition.
- 9.16 It is not considered that any front facing windows would result in adverse overlooking to neighbouring properties.

Overbearing

- 9.17 The proposed development would extend past the rear elevation of 6 Shaftesbury Close by approximately 2.8 metres and would be separated from the dwelling by approximately 1 metre. It is not considered that the rear projection of the proposed dwelling would appear sufficiently overbearing to the occupants of 6 Shaftesbury Close to warrant refusal.
- 9.18 The front projection would not be considered to appear adversely overbearing to the occupants of 6 Shaftesbury Close, and the proposed dwelling is sufficiently distant from all other surrounding dwellings to avoid appearing unduly overbearing to these occupants.

Overshadowing

- 9.19 The BRE SLPDS is used as a guideline for assessing potential loss of light and the acceptable levels of loss to light to the primary source of light of a habitable room.
- 9.20 For a window parallel to a new development a 45 degree line is drawn on the vertical plane from the highest nearest point of the roof towards this window. Then a 45 degree line is drawn on the horizontal plane from the end of the extension towards the window wall. If the centre of the window lies on the extension side of both of these 45 degree lines, it would be considered that the development would result in an adverse impact on the property with regards to loss of light.
- 9.21 The submitted plans show that there are no side facing windows on 6 Shaftesbury Close that are the primary sources of light to habitable rooms. Therefore, it is not considered that any loss of light to these windows should form a reason for refusal.
- 9.22 A loss of light assessment was undertaken for the rear facing windows on 6 Shaftesbury Close as set out above which determined no significant impact to these windows.
- 9.23 The BRE SLPDS recommends that at least half the garden receives at least 2 hours of sunlight on 21st March. A garden impact assessment as set out in the BRE SLPDS was undertaken which determined the proposed development would not reduce the levels of sunlight in the neighbouring gardens to unacceptable levels.

Amenity of Future Occupiers

9.24 Garden space is proposed to the rear of 6 Shaftesbury Close, accessed from a proposed path alongside the garden of 6 Shaftesbury Close. This garden would have a depth of approximately 20 metres and a width of between approximately 4.3 metres and 3.5 metres, resulting in a garden covering approximately 86 square metres. While the narrow width of the plot would reduce the useability of the area, it is still considered that the space would provide sufficient outdoor amenity such that a refusal would not be justified on these grounds.

iv. Highway Safety Considerations

9.25 This development is located on Shaftesbury Close, a 30mph no-through road. The proposal is for the construction of a detached property in place of the current garage, which will be demolished.

9.26 The existing property has 3 bedrooms, and this remains unchanged in the proposed development. The proposed plans show 2 parking spaces for this property, formed by converting the current front garden area into driveway space. The newly constructed property has 2 bedrooms and provides 2 parking spaces using the existing driveway space. This also meets the requirements of the Parking Standards SPD. A bin and cycle store is provided in the rear garden of both properties.

v. Trees

9.27 A tree protection plan has been submitted with this application which demonstrates the significant trees within and surrounding the application site would be safeguarded during the construction process. These trees, while not covered by a Tree Preservation Order (TPO) are important to the character of the area.

9.28 This tree protection is considered suitable, and it is recommended that a condition securing the protection is imposed.

vi. Biodiversity

9.29 The proposed development would result in the demolition of the existing garage. The existing building has a flat roof which makes it unlikely to support roosting bats. There are no notable features in the garden or immediately adjacent. As such, it is not considered the proposed development would adversely impact on the surrounding biodiversity.

vii. Drainage

9.30 Whilst the development does not appear to result in significant increase in footprint it is located within an area of significant risk of surface water flooding. There were acknowledged capacity issues on the neighbouring Nightingale Close during Winter 2020/21. As such it is recommended that conditions are imposed requiring SuDS compliant construction.

9.31 The garage itself is located above a Thames Water public surface water sewer and in close proximity to the Thames Water public foul sewer. An informative is recommended advising that a build-over-agreement will be required from Thames Water.

viii. Sustainability

9.32 In line with policies CS10 and CS12 of the CSDPD, a Sustainability Statement and Energy Demand Assessment should be required by planning condition.

ix. Thames Basin Heath SPA

9.33 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 Heath 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.

9.34 This site is located approximately 1.5 km 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.

9.35 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.

9.36 In this instance, the development would result in a net increase of a single 2-bedroom dwellings which results in a total SANG contribution of £5,193.

9.37 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which will be also calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of £526.

9.38 The total SPA related financial contribution for this proposal is £5,719. The applicant must agree to enter into a S106 agreement to secure this contribution and a restriction on the occupation of each 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 CSDPD, the Thames Basin Heaths Special Protection Area SPD and the NPPF.

x. 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.

9.41 The proposed development would involve the creation of an additional dwelling, as such it is CIL liable.

10. CONCLUSIONS

- 10.1 It is considered that the development is acceptable in principle and would not result in an adverse impact on the character and appearance of the surrounding area, highway safety or the residential amenities of the occupiers of the neighbouring properties. It is therefore considered that the proposed development complies with 'Saved' policies of the BFBLP, Policies of the CSDPD, BFBC SPDs and the NPPF.

11. RECOMMENDATION

- 11.1 **Following the completion of planning obligation(s) 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 20/01046/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 and other submitted details:

Proposed Floor Plans (100A) – Received 10.02.2021

Proposed Elevations (201D) – Received 10.02.2021

Roof Plans (202D) – Received 10.02.2021

Site Location and Block Plan (010C) – Received 06.04.2021

Tree Report – Received 10.02.2021

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

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be similar to those found on 6 Shaftesbury Close.

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

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

04. Notwithstanding that shown on the approved plans the first floor rear and side windows in the development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent) unless the parts of the window which are clear glazed are more than 1.7 metres above the floor of the room in which the window is installed. They shall at all times be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

05. 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 rear or side elevations of the development hereby permitted.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

06. The tree/ vegetation protection measures shown in the approved Tree Report shall be erected in accordance with BS 5837:2012 (or any subsequent revision) Section 6 prior to the commencement of development, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright 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.

07. The development shall not be begun 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 (1st October to 31st March inclusive) to the completion of the development or prior to the parking spaces being brought into use, whichever is sooner. All hard landscaping works shall be carried and completed prior to the parking spaces being brought into use. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area.

[Core Strategy DPD CS7, BFBLP 'Saved' Policies EN2 and EN20]

08. The development hereby approved shall not be occupied until the associated vehicle parking and turning space has been provided 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 dwelling shall not be occupied until a plan showing the floor plan and elevation of the cycle store shown on the approved plans, showing 4 secure and covered cycle spaces, is submitted to an approved in writing by the Local Planning Authority. The cycle parking spaces and facilities shall thereafter be retained.
REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
10. No part of the dwelling shall be occupied until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS10]
11. 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]
12. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.
REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.
[Relevant Policies: CSDPD CS1, BFBLP EN25]

Informative(s):

01. 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.
02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
- (1) Time limit
 - (2) Approved plans
 - (3) Materials
 - (4) Upper storey windows
 - (5) Future windows

- (6) Tree protection
- (8) Vehicle parking
- (12) SUDS

The applicant is advised that the following conditions are required to be discharged:

- (7) Hard and soft landscaping
- (9) Cycle parking
- (10) Sustainability Statement
- (11) Energy Demand Assessment

03. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.
04. This is a planning permission. Before beginning any development you may also need separate permission(s) under Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.
05. This planning permission does not grant consent for a dropped kerb. The Highways and Transport Section should be contacted at Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000 or via email at Highways.Transport@bracknell-forest.gov.uk , to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 12 weeks prior to when works are required to allow for processing of the application, agreement of the details and securing the appropriate agreements and licences to undertake the work. 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.
06. Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

07. As the proposed development it is located within an area of significant risk of surface water flooding the applicant is advised to use flood proof construction and ensure finished floor levels are set higher than surrounding ground levels.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours

or online at www.bracknell-forest.gov.uk