

Unrestricted Report

ITEM NO: 07

Application No.
21/00018/CON

Ward:
Winkfield And
Cranbourne

Date Registered:
11 February 2021

Target Decision Date:
8 April 2021

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Site Address:

**Conyngwood Mushroom Castle Winkfield Row
Bracknell Berkshire RG42 7PL**

Proposal:

Details pursuant to conditions 3 (materials), 4 (obscure glazing), 5 (access), 8 (site organisation) and 15 (onsite renewables) of planning permission 18/00639/FUL.

Applicant:

Mr Samson Omonua

Agent:

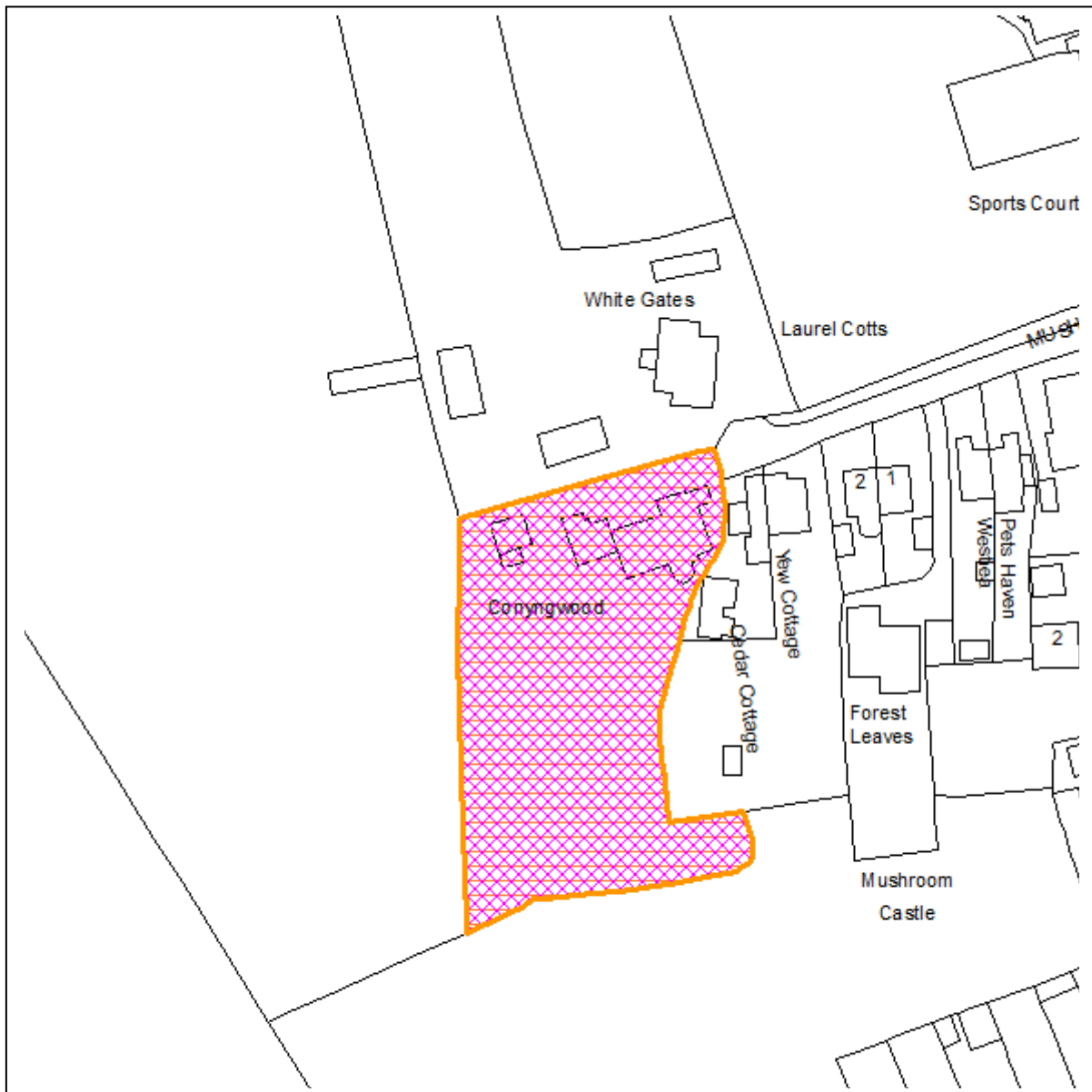
(There is no agent for this application)

Case Officer:

Sarah Fryer, 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 details submitted in relation to the pre-commencement conditions are considered acceptable. There would be no adverse highway safety implications, the proposal would not adversely affect the residential amenities of neighbouring properties or future occupiers of the approved dwellings and would not have an unacceptable impact upon the character and appearance of the surrounding area.

RECOMMENDATION
Details relating to conditions 3, 4, 5, 8 and 15 be approved as set out in Section 10 of this report.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

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

3. PLANNING STATUS AND SITE DESCRIPTION

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

3.1 Conyngwood is located at the western end of Mushroom Castle and was granted planning permission on the 30th April 2020 for the demolition of the existing dwelling and construction of 5 dwellings, resulting in a net gain of 4 dwellings.

3.2 Mushroom Castle is a private road serving 12 dwellings with access from Chavey Down Road. It is of compressed gravel with a mixed hedge bordering the northern side. Conyngwood is located at western end of the driveway, and is a detached single storey building with outbuildings. The land slopes down to a watercourse located along the southern boundary of the site. There are 2 trees subject to TPO located adjacent to the northern boundary of the site.

3.3 The surrounding area is predominantly residential, characterised by detached, semi-detached and terraced dwellings.

4. RELEVANT SITE HISTORY

4.1 18/00639/FUL

Erection of 1 no. 5 bed detached dwelling, 2 no. 4 bed detached dwellings and 2 no. 3 bed semi-detached dwellings following demolition of existing dwelling.
Approved following completion of S106 agreement 30th April 2020

4.2 Permission 18/00639/FUL was decided at the Planning Committee in August 2019 where it was resolved to approve the application subject to conditions and a section 106 agreement relating to mitigation measures for the SPA. The Section 106 Agreement was completed and permission issued in April 2020.

5. THE PROPOSAL

5.1 This application seeks the approval of details connected to the following conditions of planning permission 18/00639/FUL for the redevelopment of the site for 5no. dwellings following demolition of existing bungalow:

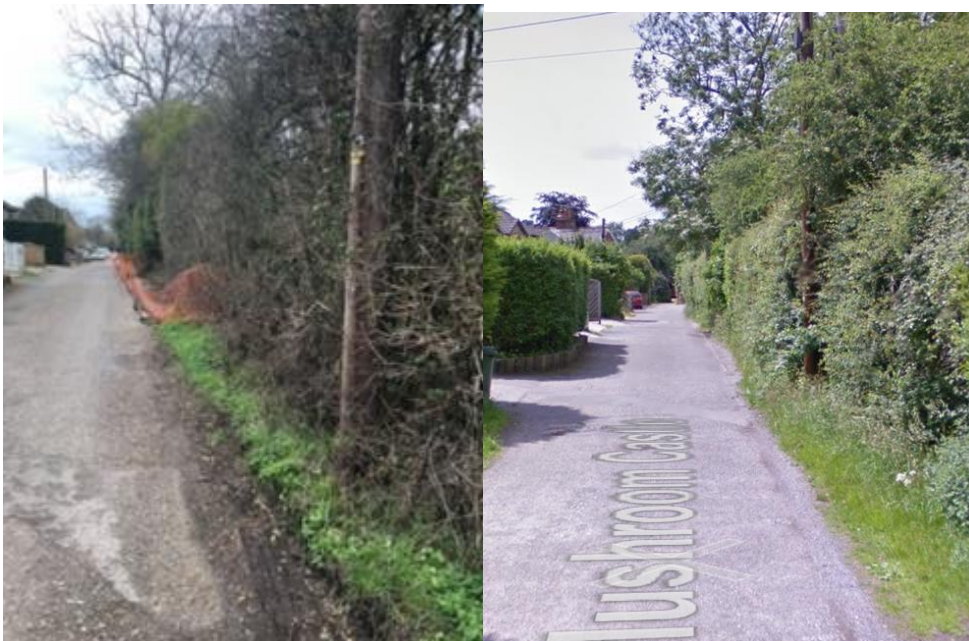
- Condition 3 (Materials),
- Condition 4 (Windows to be obscurely glazed and non-opening),
- Condition 5 (Means of access)
- Condition 8 (Site Organisation),
- Condition 15 (Renewable Energy)

6. REPRESENTATIONS RECEIVED

6.1 Objections were received from 10 postal addresses which raise the following points (summarised) and are addressed in this section of the report:

- The hedge has been cut back beyond the area designated as the passing place, resulting in destruction of wildlife habitats.

Officer Comment: The council has been sent photograph which show that the hedge has been cut back level with the telegraph pole as it has historically been. To maintain access it would have been necessary for the hedge to be cut back. Below is the photograph submitted with the representation (on the left) and a snapshot from Google Streetview (on the right). In both photographs the branches of the hedge are level with the front of the telegraph pole.



- Developer has started work ahead of planning permission

Officer Comment: The developer began works to Mushroom Castle prior to discharging conditions attached to the approved planning permission. Upon being asked to stop, works have ceased pending the determination of this application.

- Surface of the lane is not strong enough to handle the proposed site traffic or on going traffic volumes.

Officer Comment: The principle of the proposal has already been established under application 18/00639/FUL. These matters were considered at this stage.

- Access to Mushroom Castle from driveway will be much more dangerous with the increased traffic volumes.

Officer Comment: See above; the principle of the application has already been considered and approved. This application merely seeks to agree the details reserved by condition.

- No notification or consultation regarding the work

Officer comment: This is an application for the approval of details of planning conditions on a planning permission. There is no statutory requirement to consult neighbours on such applications. Planning application 18/00639/FUL was approved on the 30th April 2020 following a resolution to approve by the Planning Committee following full consultation with the neighbours, parish and interested parties.

- The proposed width of the work will open it up to random parking, making it unsafe for pedestrians and residents.

Officer Comment: Refer to the Officer comments above, the principle of the works to the lane, the safety implications and impacts were considered at the time of approving the parent application.

- Lane is maintained by the residents and is incapable of accommodating the building of further dwellings.

Officer Comment: The ownership is a civil matter. The correct notices were served at the time of the parent application. Land Registry records show the lane as unregistered but it is understood that residents have right of access and take responsibility for the maintenance of the section outside their properties.

- Bollards proposed will encourage parking on Chavey Down Road itself.

Officer Comment: Bollards were initially proposed but have since been removed from the proposal as the highway officers did not deem them necessary.

- Lane has been left in a dangerous state

Officer Comment: Works were stopped following complaints from residents. It is noted that the situation is not ideal, however it is not a factor which would affect the determination of this application.

- Will spoil the peace and tranquillity

Officer Comment: See comment below.

6.9 Some of these objection comments (principle of the additional units, number of vehicle movement and widening of Mushroom Castle) relate to the original application which has already been granted permission following assessment of any impacts on highway safety, trees and ecology. The details submitted as part of this condition's

application do not vary the scheme considered and approved by planning permission 18/00639/FUL in terms of siting of dwellings, height, vehicular parking and access, etc.

7. SUMMARY OF CONSULTATIONS RESPONSES

Highways Officer

7.1 No objection to the discharge of conditions

Sustainable energy officer

7.2 No objection to the discharge of 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:

	Development Plan	NPPF	Weight to be attributed with reference to para. 213 of NPPF
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent (chapter 12)	Full
Parking	Saved policy M9 of BFBLP	NPPF refers to LAs setting their own parking standards for residential development, this policy is considered to be consistent.	Full
Transport	CS23 and CS24 of CSDPD	Consistent (chapter 9)	Full
Energy Sustainability	CS10 & CS12 of CSDPD	Consistent (para . 149)	Full
Supplementary Planning Documents (SPD)			
Design SPD Parking standards SPD			
Other Publications			
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)			

9. PLANNING ASSESSMENT

Condition 3 - Materials

9.1 The applicant proposes to construct the dwellings using Ibstock Ashdown Funton Multi Second Hand Stock, with plinth, cills and soldier course picked out in Wienberger Cassandra Multi brick. The roof and vertical hanging tiles to the dormers would use a HF Weathered Clay tile in red/brown colour.

9.2 Mushroom Castle contains a variety of materials including red brick, render and stock brick. As such the proposed materials work well together and would be appropriate to maintain the character of the area.

9.3 As such, details in relation to condition 3 can be approved accordingly.

Condition 4 - Windows Obscurely Glazed

9.4 This condition did not require details to be submitted merely that windows in the east elevation of plot 1 should be glazed with a minimum of Pilkington level 3 obscure glass (or equivalent).

Condition 05 - Means of Access

9.5 This condition required details of widening works to Mushroom Castle as detailed within the transport statement submitted with the parent application. The principle of the proposed works to create a passing place and formalise the access point to Chavey Down Road was considered and accepted at this point.

9.6 In considering application 18/00639/FUL it was established that the proposed widening could be accommodated within the existing width of Mushroom Castle, and would formalise where vehicles had gone beyond the original hard surfacing area as seen from the photo below. It was established when considering the application that the works would not damage the hedgerow to the north of Mushroom Castle. The principle of this work was therefore approved under application 18/00639/FUL.

9.7 The details on drawing 17046-03 rev. C show that Mushroom Castle would be formally widened to a width of 4.8m for a distance of 50m from the junction with Chavey Down Road and at a point opposite Rosemary Cottage. This is in accordance with details agreed at the application stage.

9.8 The submitted drawing, reference 17046-03 rev. C reflects the agreed Section 278 agreement, and as such the Highway Authority has no objection to agreeing the details required by Condition 5.

Condition 08 - Site Organisation

9.9 The site organisation proposed during the construction works accounts for:

- (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

9.10 The applicant has submitted Plan MC/001 and at a request from the Highways Officer further information on swept paths for a 11m long vehicle turning within the site and departing in a forward gear were provided.

9.11 Sufficient space is shown within the site for parking of personnel, storage of materials, loading and unloading of plant and materials, wheel cleaning and staff welfare facilities. It is therefore considered that the "submitted to and approved in writing" requirement of Condition 08 (Site Organisation) of application 18/00639/FUL can be discharged.

9.12 As such, details in relation to condition 8 can be approved accordingly.

Condition 15: Energy Demand Assessment

9.13 Condition 15 required an energy demand assessment to be submitted which demonstrates that a proportion of the development's energy requirements shall be provided from on-site renewables. The revised energy demand statement dated 16th April 2021 demonstrates that the proposal would achieve 33% of the energy requirements from on-site renewables, which is in excess of the policy requirement.

9.14 The details within the Energy Demand Statement dated 16th April 2021 are acceptable and condition 15 can be approved accordingly.

10. CONCLUSION

10.1 The details submitted in relation to:

- Condition 3 (Materials),
- Condition 4 (Windows to be obscurely glazed and non-opening),
- Condition 5 (Means of access)
- Condition 8 (Site Organisation),
- Condition 15 (Renewable Energy)

are considered acceptable. The proposals are considered acceptable in terms of highway safety, would not have any unacceptable impact upon the character and appearance of the surrounding area, ecology and comply with the councils policies relating to renewable energy provision.

11. RECOMMENDATION

11.1 That the Head of Planning be authorised to APPROVE the details submitted in respect of conditions 3, 4, 5, 8, and 15 of planning permission 18/00369/FUL, and as listed below:

01. The use of the following materials, as detailed within the 'External materials Images' document are acceptable:
 - Wienerberger Cassandra Multi Brick
 - Ibstock Ashdown Funton Multi Second hand stock
 - HF Weatherd Clay Tile (Red/ Brown)
 - Square paving slabs (sandstone)
 - Permeable block paving (red/brown)

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

02. This condition did not require any details to be submitted, the developer needs to comply with the condition.
03. The access works shall be carried out in accordance with details shown on drawing 17046-03 rev. C
04. The details shown on drawing MC/001 rev A are acceptable.

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 approved purposes.

05. Details within Energy Demand Statement (ref: S2004-Energy Demand) dated 16th April 2021 are acceptable.

The proposal should be carried out in accordance with the approved details

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed on-line at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk