

Unrestricted Report

ITEM NO: 06

Application No.
20/00714/FUL

Ward:
Winkfield And
Cranbourne

Date Registered:
14 September
2020

Target Decision Date:
9 November 2020

Site Address:

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

Proposal:

**Erection of detached 3 bedroom dwelling with associated access
and parking**

Applicant:

S Powell

Agent:

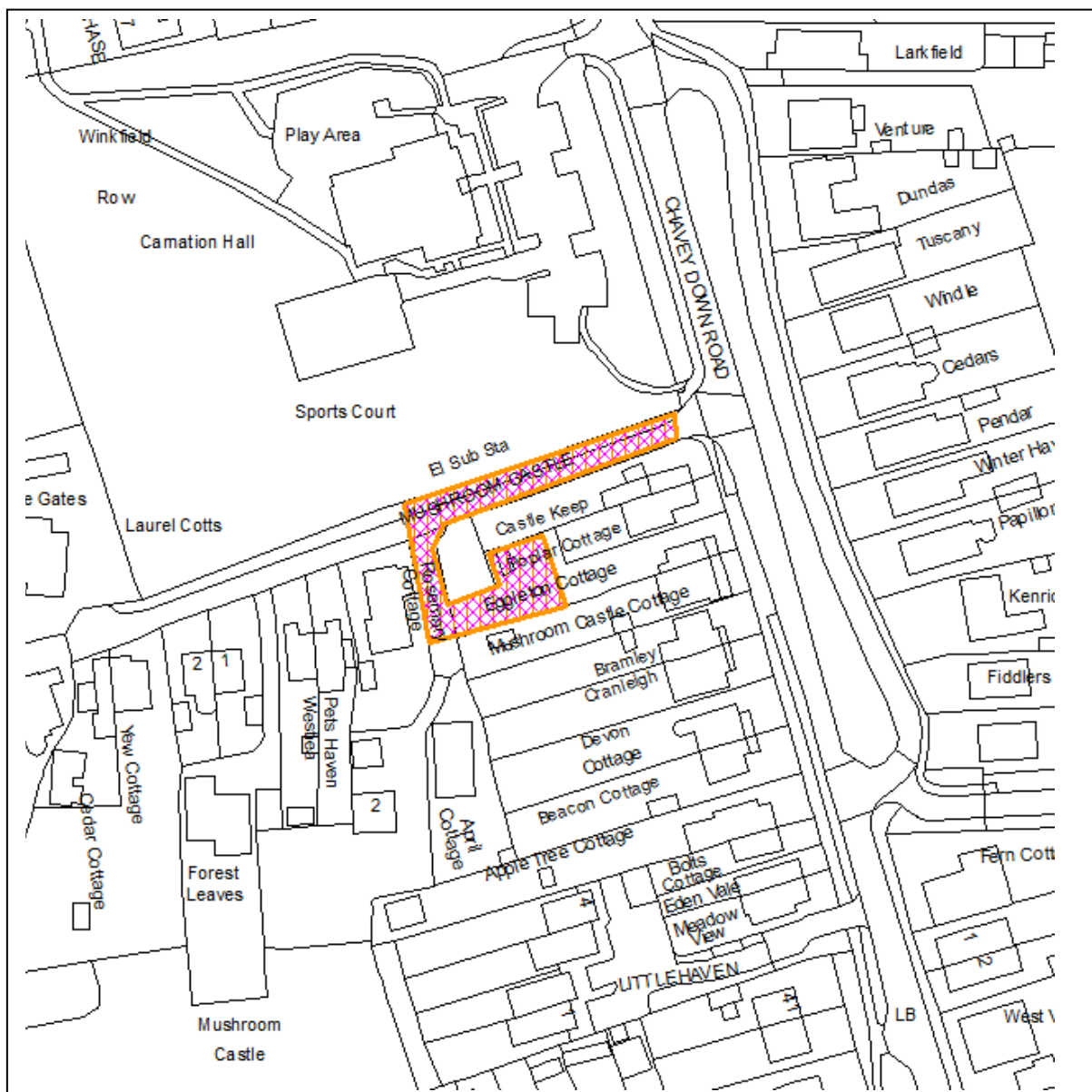
Mr David Lomas

Case Officer:

Sarah Horwood, 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 proposed development relates to a site within the settlement boundary and is therefore acceptable in principle.

1.2 The proposal would not adversely affect the residential amenities of neighbouring occupiers and acceptable living conditions would be provided for future occupiers of the proposed dwelling. The dwelling as proposed due to its revised design, reduction in height and bulk and placement of windows overcomes the reasons for refusal of previous application 19/01031/FUL relating to overlooking and impact on the character of the area.

1.3 The proposal would not adversely impact upon the character and appearance of the surrounding area. Sufficient on-site parking can be provided along with cycle and bin storage.

1.4 A legal agreement will secure contributions for SPA mitigation.

RECOMMENDATION

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

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee as more than 5 objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within a defined settlement boundary

Within 5km of the Thames Basin Heath SPA
--

Located within Area D: Winkfield Row South (Northern Villages Study Area) of Character Area Assessments Supplementary Planning Document.
--

3.1 The application site currently consists of part of the rear garden of residential dwellings known as Eggleton Cottage and Poplar Cottage. Both these dwellings face on to Chavey Down Road. The application site also adjoins an electrical substation.

3.2 The surrounding area is residential, comprising predominately semi-detached and detached dwellings of differing architectural design.

4. RELEVANT SITE HISTORY

4.1 Application, LPA ref: 19/01031/FUL was refused at Planning Committee in June 2020 against officer recommendation for the erection of no1. two storey, 3 bedroom dwelling including soft and hard landscaping with access from Mushroom Castle for the following reasons:

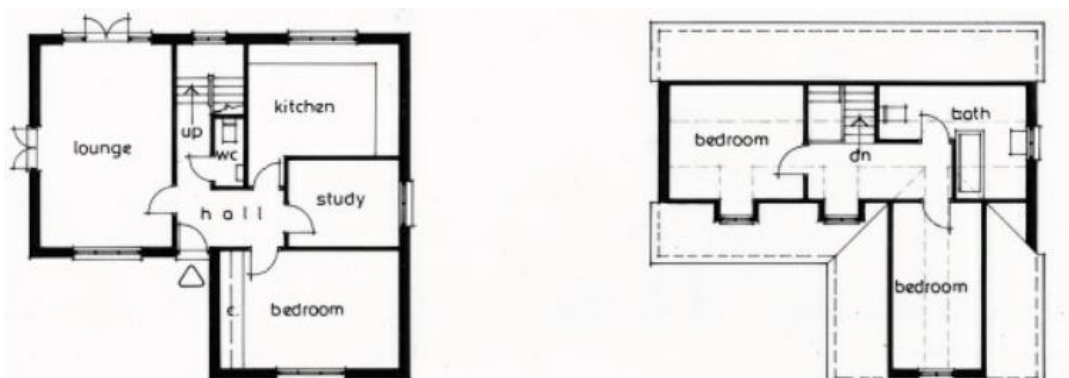
1. The proposed development, by means of its siting, overall height and bulk, would have an adverse impact on the character and appearance of Mushroom Castle. The proposal would therefore be contrary to Saved Policy EN20 of the Bracknell Forest Borough Local Plan and Policy CS7 of the Core Strategy Development Plan Document and the National Planning Policy Framework.
2. The proposed development would have an unacceptable degree of overlooking towards the rear gardens of the immediate neighbouring properties facing onto Chavey Down Road. The proposal would therefore result in an adverse impact on amenity of neighbouring occupiers, contrary to 'Saved' Policy EN20 of the BFBLP and the NPPF.
3. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).

5. THE PROPOSAL

5.1 Full permission is sought for the erection of a 3 bedroom dwelling with associated access and parking.

5.2 The proposed dwelling would be a maximum of 10.4m wide and range between 6.1m and 9.4m in depth, with an eaves height of 2.4m and ridge height of 6m. The proposed dwelling would be accessed from Mushroom Castle. On-site parking would be provided for 2no. vehicles. A private side/rear garden would be provided, along with bin and cycle storage.

5.3 The proposed dwelling would comprise the following layout:
 Ground floor: hallway, WC, kitchen, living room, study, bedroom;
 First floor: 2no. bedrooms, bathroom.



5.4 This revised proposal differs from refused application 19/01031/FUL in that the eaves height of the dwelling has been reduced from 4.9m to 2.4m (-2.5m) and the ridge height reduced from 6.75m to 6m (-0.75m). The dwelling as proposed would be one and a half storeys high, with rooms in the roofspace and dormer windows, as opposed to a full height

two storey dwelling. As a result of the change in the design of the dwelling from that previously refused, there are no longer windows proposed at first floor level on the eastern elevation facing towards the rear gardens of dwellings on Chavey Down Road (only windows at ground floor level) and a window proposed at first floor level on the southern elevation serving a bathroom will be obscure glazed and fixed shut to a height of 1.7m above internal floor level.

6. REPRESENTATIONS RECEIVED

Winkfield Parish Council

6.1 Recommend the application for refusal for the following reasons:

1. The proposed development, by means of its siting, overall height and bulk, would have an adverse impact on the character and appearance of Mushroom Castle. The proposal would therefore be contrary to Saved Policy EN20 of the Bracknell Forest Borough Local Plan and Policy CS7 of the Core Strategy Development Plan Document and the National Planning Policy Framework.
2. The proposed development would have an unacceptable degree of overlooking towards the rear gardens of the immediate neighbouring properties facing onto Chavey Down Road. The proposal would therefore result in an adverse impact on amenity of neighbouring occupiers, contrary to 'Saved' Policy EN20 of the BFBLP and the NPPF.
3. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area, contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).

Other representations

6.2 18no. letters of objection (summarised) as follows:

- Impact to neighbours, including overlooking, unneighbourly, disruption during build works, light/noise pollution.
- Impact to character of area, including overdevelopment, cramped, too many infill developments in the area, impact to trees/vegetation.
- Highway concerns relating to construction, access, increased traffic, insufficient parking, risk of accidents, affect emergency services access.
- Impact to highway and pedestrian safety.
- No need for extra housing in this area. Council has a 5 year housing land supply. Other developments approved in area.
- Mushroom Castle is a private lane.
- Financial gain to developer/landowner.
- Impact on Thames Basin Heath Special Protection Area.
- Pressure on sewer system.
- Unsustainable location.
- Scheme almost identical to that refused previously.

6.3 2no. letters of support received:

- New house will be a pleasant addition to area.
- There is a range of house types and heights in the area.
- Houses on Mushroom Castle are infill sites.
- Objections have been addressed.
- Building materials and deliveries can take place in a safe and considerate manner.

- Proposal is not overdevelopment.

7. SUMMARY OF CONSULTATIONS RESPONSES

Highways Officer

7.1 Full comments will be provided in the supplementary report.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO DECISION

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

	Development Plan	NPPF
General policies	CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Residential Amenity	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
Trees, biodiversity and landscaping	Saved policy EN1, EN2 and EN3 of BFBLP, CS1 of CSDPD.	Consistent
SPA	SEP Saved Policy NRM6, CS14 of CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Design SPD		
Parking Standards SPD		
Character Area Assessments SPD		
Thames Basin Heath Special Protection Area (SPD)		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		

9. PLANNING CONSIDERATIONS

9.1 The key issues for 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 and Biodiversity

- vi. Thames Basin Heath SPA
- vii. Community Infrastructure Levy (CIL)
- viii. Energy sustainability
- ix. 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. In particular, Policy CS2 permits development within defined settlements.

9.4 The site is located with the Defined Settlement as designated by 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. Residential amenity

9.5 The proposed dwelling would result in the sub-division of part of the rear gardens serving both Poplar Cottage and Eggleton Cottage to the east, which face onto Chavey Down Road. The depth of the rear gardens for the retained dwellings at Poplars and Eggleton Cottages following the sub-division of part of the rear gardens would be between 11.8m and 17.5m which would be acceptable. The rear (eastern) elevation of the proposed dwelling would be set 8.5m from the proposed boundary of its rear garden, with a separation distance of 20.3m to the rear elevations of Poplars and Eggleton Cottages at the closest points. Given these separation distances and the height and design of the proposed dwelling, it would not appear overbearing, or result in loss of daylight or overshadowing to the occupiers of the cottages. Further, due to the separation distances and that there will be windows only at ground floor level on the rear elevation, no overlooking will result to the rear gardens or rear elevations of the retained cottages. Windows on the rear elevations of the retained cottages would also not result in significant overlooking to the proposed garden of the dwelling. A planning condition is recommended removing permitted development rights for any windows (rooflights or dormers) on the rear (eastern elevation) of the roofslope of the dwelling.

9.6 The application site adjoins the rear gardens of Mushroom Castle Cottage to the south and Castle Keep to the north. There is a detached garage and parking area sited within the rear most part of the garden of Mushroom Castle Cottage. There would be views of the proposed dwelling from the rear gardens of Mushroom Castle Cottage and Castle Keep, however due to the height of the dwelling at 1.5 storeys, and that there would be approximately 25m separation distance between the rear elevations of these dwellings and the rear elevation of the proposed dwelling, it would not appear overbearing or result in overshadowing to the rear gardens of these adjoining dwellings.

9.7 A window is proposed on the side (southern) elevation of the dwelling at first floor level which will serve a bathroom. A planning condition is recommended to secure that this window is obscure glazed and fixed shut to a height of 1.7m above internal floor level to ensure that no overlooking and loss of privacy results to the garden of Mushroom Castle Cottage. A further condition is recommended to remove permitted development rights for any

additional windows at first floor level on the southern elevation of the dwelling in the interests of the occupiers of Mushroom Castle Cottage. On the rear (eastern) elevation of the proposed dwelling, there will be windows only at ground floor level and as such, no overlooking will result to the rear gardens of Mushroom Castle Cottage and Castle Keep. No windows are proposed at first floor level on the northern elevation facing the garden of Castle Keep and this will again be controlled by planning condition.

9.8 A planning condition is recommended to secure details of boundary treatments along the northern, eastern and southern boundaries of the new plot in the interests of both future occupiers of the proposed dwelling and adjoining dwellings.

9.9 One of the reasons for refusal of application 19/01031/FUL was on the grounds of overlooking towards the rear gardens of the immediate neighbouring properties facing onto Chavey Down Road. Given the height and design of the dwelling subject to this current application have been revised when compared to the refused application; the placement of proposed windows, and planning conditions which are recommended to restrict windows on the northern, eastern and southern elevations/roofslope of the proposed dwelling and ensure a first floor window on the southern elevation is obscure glazed, it is considered that this revised scheme would address one of the reasons for refusal of application 19/01031/FUL and no adverse level of overlooking and loss of privacy would result to dwellings on Chavey Down Road.

9.10 To the south-west and west of the site lie April Cottage and Rosemary Cottage, both of which are accessed off Mushroom Castle. The front elevation of Rosemary Cottage is orientated 90 degrees to that of the front elevation of the proposed dwelling. The proposed dwelling would face onto the side elevation of Rosemary Cottage and its rear garden. The front elevation of the proposed dwelling would be set 14m-15m from the side boundary with Rosemary Cottage, with the parking area/front garden of the proposed dwelling and the access drive of Mushroom Castle as intervening features between. In view of this separation distance and the height and design of the proposed dwelling, it would not result in an adverse level of overlooking/loss of privacy or appear unduly overbearing to the occupiers of Rosemary Cottage. The front elevation of April Cottage is orientated 90 degrees to that of the front elevation of the proposed dwelling, with an approximate 20m separation distance. In view of this separation distance and the orientation of the April Cottage relative to the proposed dwelling, the proposal, whilst it would appear visible to the occupiers, would not result in an overbearing impact or unacceptable overlooking/loss of privacy.

9.11 In relation to the residential amenities of future occupiers of the proposed dwelling, all habitable rooms would be served by windows for natural daylight and ventilation, sufficient on-site parking would be provided, along with a private garden.

9.12 As such, the proposal would not be considered to significantly affect the residential amenities of neighbouring occupiers and acceptable residential amenity will 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

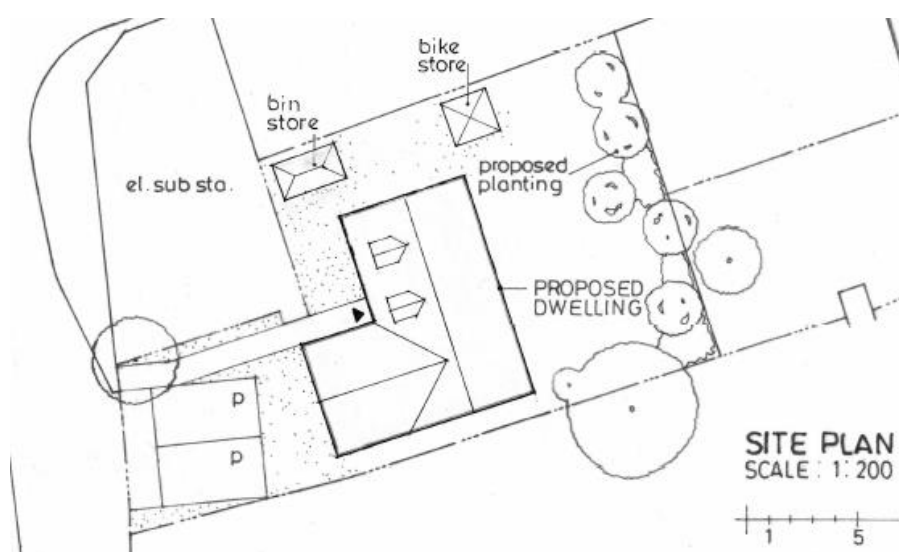
9.13 The site is located within Area D: Winkfield Row South of the Character Area Assessments Supplementary Planning Document. The SPD states that the area is varied in terms of landscape and architecture with the most significant characteristic being the ribbon development on both sides of Chavey Down Road and along Locks Ride. The SPD recommends that the strongly defined frontage along Chavey Down Road is important and

that proposed backland development should ensure that it does not impact negatively on the existing street scene.

9.14 The Council's Design SPD sets out a number of recommendations that are relevant to the proposed development. Of particular relevance are the following recommendations:

Backland development should:

- not harm the existing character of the local area;
- maintain the quality of environment for existing residents;
- create a satisfactory living environment for the new home owners and existing surrounding properties;
- relate to a site of sufficient size and suitable shape to accommodate the number of dwellings proposed when compared to the existing grain of development in the area, together with their external space, access and parking requirements;
- not be taller than the existing buildings nor be highly visible from the main street frontage.



9.15 The proposed dwelling would constitute backland development. The rear gardens of Eggleton and Poplar Cottages on Chavey Down Road would be sub-divided, reducing the size of the rear gardens of each of the retained dwellings, and creating a new plot for the proposed dwelling, its associated garden and on-site parking. Backland development is evident in the local area and therefore the principle of backland development is acceptable. The proposed dwelling would be accessed from and face onto a driveway on Mushroom Castle which currently provides access for 3 other dwellings. The proposed dwelling would be sited in excess of 40m from Chavey Down Road to the east and some 11m from Mushroom Castle to the north. Due to its height and design, appearing as a chalet style dwelling with rooms in the roofspace, it would not appear visually intrusive when viewed from either Chavey Down Road or Mushroom Castle. Views of the proposed dwelling from Mushroom Castle would be further mitigated by an existing substation and trees/hedging outside of the application site. The proposed dwelling would be set back between 8.6m and 9.6m from the access drive off Mushroom Castle which the proposed dwelling would be accessed from. The proposed dwelling would be visible when viewed from this access drive, however, due to its setback, with parking and a garden area in-between, and its height and design, the proposal would also not appear visually intrusive from this viewpoint or harm the visual amenities of the area. The front elevation of the dwelling would be sited in a broadly similar location to a detached garage directly to the south at Mushroom Castle Cottage and would be sited with a similar setback from the access drive as April Cottage to the south-

west of the site. The proposed dwelling would therefore not adversely impact the existing street scene on Chavey Down Road or Mushroom Castle (including the access drive from which it would be accessed), in accordance with the Character Area Assessments SPD and the Design SPD.

9.16 Mushroom Castle and Chavey Down Road are characterised by a mix of styles and heights of dwellings. Two existing dwellings at April Cottage and Inglewood Cottage, situated along the section of Mushroom Castle from which the new dwelling would be accessed, are detached bungalows, along with Rosemary Cottage directly to the west of the site. Other dwellings along Mushroom Castle are two storeys high, along with dwellings on Chavey Down Road which immediately adjoin the application site. The dwelling proposed by this revised application has been reduced in height and now takes the form of a 1.5 storeys high dwelling with rooms in the roofspace, as opposed to a full two storeys high dwelling refused by previous application 19/01031/FUL. The reduction in the height and bulk of the dwelling when compared to that of the previous scheme would ensure that the dwelling as proposed would not appear unduly prominent in the streetscene and would better reflect the scale of dwellings in the immediate area which addresses one of the reasons for refusal.

Refused application 19/01031/FUL



As proposed:



9.17 The proposed dwelling would comprise a pitched roof, with front facing gable on the western elevation and 2no. proportionately sized front facing dormer windows. It would be of a cottage style appearance. The proposed dwelling would reflect design features of existing dwellings in the surrounding area and it would therefore assimilate well into the streetscene.

There are a mix of brick types, render and roof tiles in the immediate area and a planning condition is recommended for details of materials for the proposed dwelling to be submitted to the LPA for approval.

9.18 The level of development proposed is not considered to represent overdevelopment of the site. The proposal would result in the net gain of 1no. dwelling within the settlement, with adequate space retained between the proposed dwelling and adjoining buildings, along with appropriately sized gardens for both the retained dwellings at Eggleton and Poplars Cottages and the proposed dwelling. The size of the development plot is comparable with other plot sizes in the area. The plot would accommodate on-site parking provision for the dwelling, along with bin and cycle storage, and sufficient space for soft landscaping and a private rear garden. The NPPF refers to the effective use of land and it is considered that this proposal would comply with this objective with the net gain of 1no. dwelling on a site located within the settlement boundary.

9.19 As such, the proposal would not adversely affect the character and appearance of the surrounding area, in accordance with 'Saved' policy EN20 of the BFBLP, Policy CS7 of CSDPD, the Character Area Assessments and Design SPDs, and the NPPF.

iv. Highway implications

9.20 A 3 bedroom dwelling is proposed and 2 car parking spaces are shown, compliant with the Parking Standards SPD (March 2016).

9.21 A covered cycle store is proposed to accommodate 3 cycles, in accordance with the Parking Standards SPD.

9.22 A bin store will be provided on site. On collection day, the bins would be taken to the end of the driveway that serves the proposed dwelling and two other existing dwellings to the south-west of the application site, to be collected as the refuse truck does not enter down the access drive, but passes along Mushroom Castle itself. An informative is recommended to address this.

9.23 Further comments relating to access and construction vehicles, including swept path details (and any additional conditions relating to these matters), will be reported in the supplementary report. The decision on the previous application on this site (refused application 19/01031/FUL did not include any reasons for refusal on highway grounds. Subject to the imposition of conditions, the proposal is considered to be in accordance with CS23 of the CSDPD, Saved Policy M9 of the BFBLP, the Parking Standards SPD and the NPPF and would not result in adverse highway safety implications.

v. Trees and Biodiversity

9.24 There are no trees within the application site which are protected by a Tree Preservation Order and the site is also not located within a Conservation Area.

9.25 The application site forms part of the residential gardens of the existing dwellings at Eggleton Cottage and Poplar Cottage and is therefore of low ecological value.

9.26 As part of the proposal, a planning condition is recommended to ensure biodiversity enhancements are provided on site, including the provision of bird and bat boxes and planting of native/wildlife friendly species of landscaping. Subject to this condition, the

proposal would not adversely impact upon biodiversity and would be in accordance with Policies CS1 and CS7 of the CSDPD and the NPPF.

vi. Thames Basin Heaths Special Protection Area (SPA)

9.27 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.

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

9.29 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.

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

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

9.32 The total SPA related financial contribution for this proposal is £6,823. The applicant must agree to enter into a S106 agreement to secure this contribution and a restriction on the occupation of 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.

vii. Community Infrastructure Levy (CIL)

9.33 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the Borough and the type of development.

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

9.35 The site lies within the charging zone of the Northern Parishes. The proposal is CIL liable.

viii. Energy sustainability

9.36 Policy CS10 of the CSDPD requires the submission of a Sustainability Statement in relation to water usage, aimed at achieving an average water use in new dwellings of 110 litres/person/day. A planning condition is recommended in relation to the submission of a Sustainability Statement to satisfy the requirements of Policy CS10 of the CSDPD.

9.37 Policy CS12 requires the submission of an Energy Demand Assessment in relation to 10% offset by renewable energy source. A planning condition is recommended in relation to the submission of an Energy Demand Assessment to satisfy the requirements of Policy CS12 of the CSDPD.

ix. Drainage/SuDS

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

10.2 The proposal would not adversely affect the residential amenities of neighbouring occupiers and acceptable living conditions would be provided for future occupiers of the proposed dwelling. The proposal would also not adversely impact upon the character and appearance of the surrounding area. Due to its revised design, reduction in height and bulk and placement of windows, the revised proposal overcomes the reasons for refusal of previous application 19/01031/FUL relating to overlooking and impact on the character of the area.

10.3 No adverse highway safety implications would result, with sufficient on-site parking provision, cycle and bin storage.

10.4 A legal agreement is required to secure contributions for SPA mitigation. This will overcome the holding reason for refusal on previous application 19/01031/FUL relating to the SPA.

10.5 The application is therefore recommended for approval, subject to the completion of a legal agreement.

11. RECOMMENDATION

11.1 Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA);

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

1. 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

2. The development hereby permitted shall be carried out in accordance with the following approved plans received by the Local Planning Authority:

Drawing no. 19.067.6 received 14 September 2020

Drawing no. 19.067.7A received 10 May 2021

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

3. 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]

4. The development hereby permitted shall not be begun until details showing the finished floor levels of the dwelling hereby approved in relation to a fixed datum point 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]

5. The first-floor window in the southern elevation of the dwellinghouse hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). It shall at all times be non-opening unless the parts of the windows that can be opened are more than 1.7m above the floor of the room in which it is installed.

REASON: To prevent the overlooking of neighbouring properties

[Relevant policies: BFBLP EN20]

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

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

7. 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 (1st October to 31st 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 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. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such.

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

8. The dwelling hereby permitted shall not be occupied until details of a scheme of walls, fences, gates and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the occupation of the approved dwelling.

REASON: In the interests of the visual amenities of the area
[Relevant Plans and Policies: BFBLP EN20, CSDPD CS7]

9. 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 development hereby permitted shall not be begun until an Energy Demand Assessment demonstrating how 10% of the development's energy requirements will be met from on-site renewable energy generation has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the Assessment, as approved, and retained as such thereafter.

REASON: In the interests of the sustainability and the efficient use of resources.
[Relevant Plans and Policies: CSDPD Policy CS12]

11. The dwelling hereby permitted shall not be occupied until the associated vehicle parking spaces have been surfaced in accordance with the approved plans. The spaces shall be retained and kept available for parking at all times.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users. [Relevant Policies: BFBLP M9, CSDPD CS23]

12. The dwelling hereby permitted shall not be occupied until secure and covered cycle parking has been provided in accordance with the approved plans. The facilities shall thereafter be retained.

REASON: In the interest of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, CSDPD 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: BFBLP EN25, CSDPD CS1]

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

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

REASON: In the interests of amenity and highway safety.

[Relevant Policies: BFBLP M9, CSDPD CS23]

15. The dwelling hereby permitted shall not be occupied until a scheme for the provision of biodiversity enhancements 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 thereafter be performed, observed and complied with prior to the occupation of the dwelling hereby approved and retained as such thereafter.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

In the event of the S106 agreement not being completed by 31 August 2020, the Head of Planning be authorised to either extend the period further or refuse the application on the grounds of:

The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Regulation 63(5) of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2017 (as amended), Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document, the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework

2. 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
- 5. Obscure glazing
- 6. Restrictions on windows
- 11. Parking
- 12. Cycle parking
- 13. SuDS

The following conditions require discharging prior to commencement of development:

- 3. Materials
- 4. Slab level
- 9. Sustainability Statement
- 10. Energy Demand Assessment
- 14. Site organisation

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

- 7. Landscaping
- 8. Boundary treatment
- 15. Biodiversity enhancements

3. Future occupiers of the dwelling will need to carry their bins/refuse to the end of the driveway onto Mushroom Castle on bin collection day.

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