

ITEM NO:

Application No.
21/00145/3
Site Address:

Ward:
Great Hollands South

Date Registered:
16 February 2021

Target Decision Date:
13 April 2021

Street Record Ullswater Bracknell Berkshire

Proposal: **Conversion of grassed amenity areas to provide 10 additional parking spaces in 4 locations.**

Applicant: Mr David Humphrey
Agent: Mr David Humphrey
Case Officer: Lucy Ormrod, 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 conversion of grassed amenity areas to provide 10 additional parking spaces in 4 locations.
- 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 character and appearance of the area, residential amenity of highway safety.

RECOMMENDATION

Planning permission be granted subject to the conditions set out in Section 11 of this report.
--

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application has been reported to the Planning Committee as it is a scheme which the Director for Place, Planning and Regeneration is responsible for promoting.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within defined settlement

- 3.1 The proposed parking bays would be located in 4 areas of amenity land along the residential street, Ullswater.

4. RELEVANT SITE HISTORY

- 4.1 The relevant planning history is set out below:

15/00112/FUL

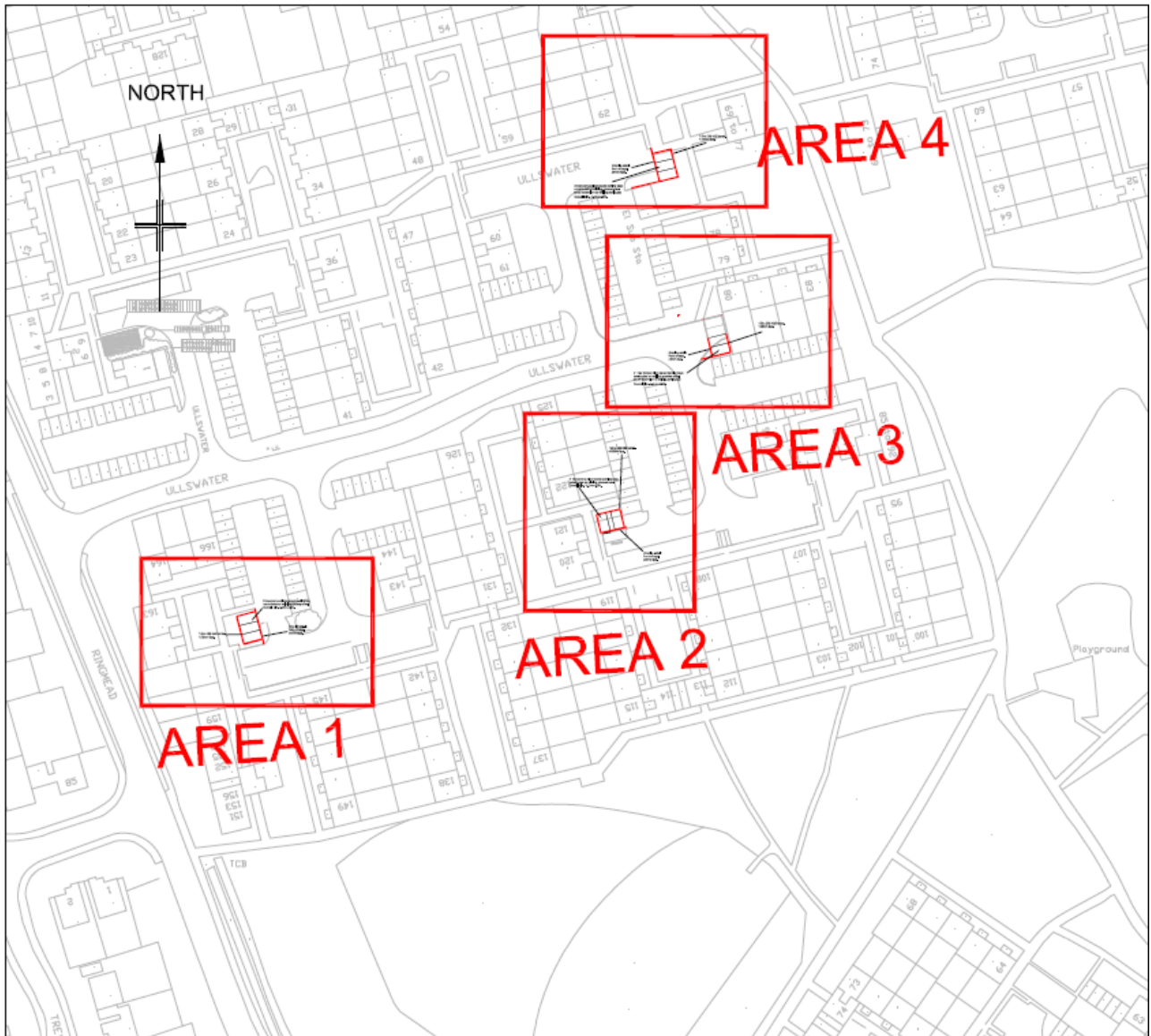
Approved 2015

Conversion of grassed amenity area to form 4no. parking bays.

(Near No: 1 Ullswater)

5. THE PROPOSAL

- 5.1 It is proposed to form 10 parking bays within Ullswater.



6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 No objection

Other responses received

6.2 Two letters neither supporting, nor objecting to the proposal have been received from one address. The concerns raised can be summarised as follows:

- i) In 'Area 2' 4 existing parking spaces including a disabled parking bay will be lost with one gained and one disabled space gained as at the moment two cars can be parked on the grassed area and then one car in front of the existing disabled bay (*Officer Comment* – the 'existing' parking spaces being referred to are not formal parking spaces as they are places where cars are currently parking on amenity land or in front of disabled spaces blocking access to them)
- ii) Suggest the single garage be demolished then remove the whole grassed area and place car parking spaces along this whole area and you could get 5 or 6 spaces, which

would mean we would gain spaces and not lose them. (*Officer comment* – The ownership of the garage is not known and this is outside of the proposed development and the proposal can only be assessed as submitted which does not include the proposed demolition of a garage)

6.3 A number of other objections were received, however no name or contact details were given and therefore cannot be counted as formal objections.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority:

7.1 No objection.

Landscaping Officer:

7.2 No objection subject to condition.

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	Not fully consistent
Residential amenity	Saved policy EN20 of BFBLP	Consistent
Design and Character	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Highways	CS23 of CSDPD, Saved policy M9 of the BFBLP	Consistent
Supplementary Planning Documents (SPD)		
Parking Standards SPD (2016)		
Streetscene SPD (2011)		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Highway Safety considerations

i. Principle of development

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Polices Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD Policies CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts

upon character and appearance of surrounding area, residential amenities of neighbouring properties, highway safety etc. These matters are assessed below.

ii. Impact on character and appearance of the area

9.3 The majority of the parking bays are to be located on grassed amenity land, with some extending from existing parking hardstanding.

9.4 The proposed bays are not considered to have a significant detrimental impact on the streetscene subject to the provision of planting to mitigate the loss of soft landscaping. A condition requiring a landscaping plan prior to commencement is recommended.

iii. Impact on Residential Amenity

9.5 Due to the nature of the proposed parking spaces, they would not result in an adverse impact on the residential amenities of the occupiers of neighbouring properties in regards to possible overlooking, overbearing or overshadowing. Furthermore, considering this is currently a built-up residential area and the presence of the existing parking spaces, it is not considered that the proposal would result in an adverse level of noise and disturbance to the local residents.

iv. Highway Safety

9.6 The proposed spaces are situated near to existing parking spaces, expanding into grass amenity areas. These are all acceptable to the Highway Authority and no highway safety concerns have been raised.

v. Landscaping Considerations

9.7 The Landscaping Officer considers the proposal acceptable subject to planting to mitigate the loss of amenity landscape areas and to enhance the character of the area, as well as knee rails or bollards to prevent parking beyond the proposed parking bays and to protect the proposed planting.

9.8 The Landscaping Officer has stated that these can be addressed by a condition.

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 EN20 of the BFBLP, Policies CS1, CS2 and CS7 of the CSDPD, BFBC SPDs and the NPPF.

11. RECOMMENDATION

That the application be approved subject to the following conditions:

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 only in accordance with the following approved plans and documents received by the Local Planning Authority on

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

3. 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]

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 following conditions do not require details to be submitted, but must be complied with:
 1. Time limit
 2. Approved plans
03. The applicant is advised that the following condition requires discharging prior to the commencement of development:
 3. Landscaping scheme
04. 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
05. 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.