

Unrestricted Report

ITEM NO: 09

Application No.

21/00008/3

Site Address:

Ward:
Great Hollands North

Date Registered:
18 January 2021

Target Decision Date:
15 March 2021

Street Record Aysgarth Bracknell Berkshire

Proposal:

Conversion of 2 areas of grass to provide 7 parking spaces.

Applicant:

Bracknell Forest Council

Agent:

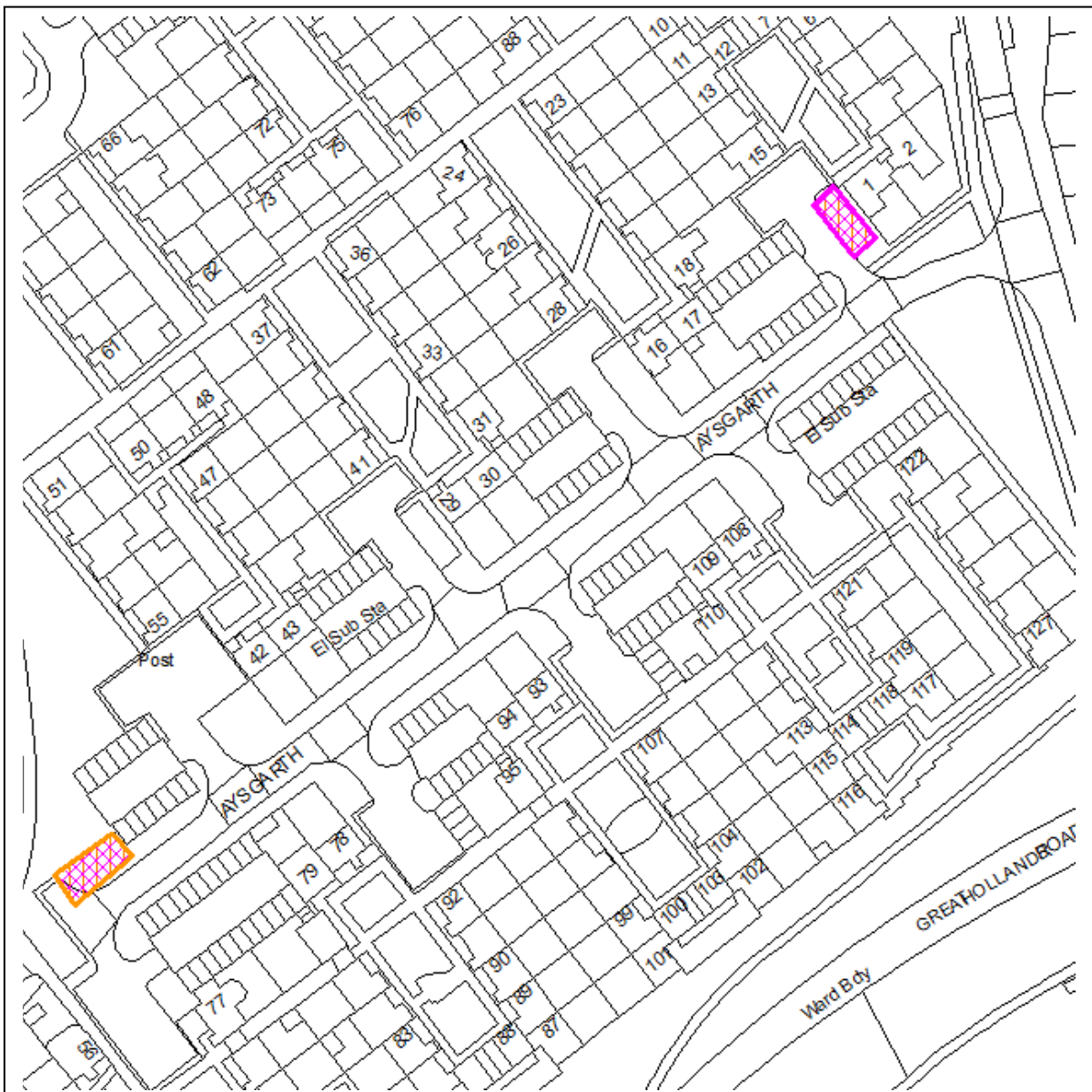
(There is no agent for this application)

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 2 areas of grass to provide 7 parking spaces.
- 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 or highway safety.

RECOMMENDATION
Planning permission be granted subject to 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 settlement boundary

- 3.1 The proposed parking bays would be located on two areas of amenity land along the residential street Aysgarth.

4. RELEVANT SITE HISTORY

- 4.1 The relevant planning history is set out below:

12/00876/3

Withdrawn 2012

Formation of 5 no. parking bays on landscaped area within parking court adjacent to 42 Aysgarth (Regulation 3 application).

12/00986/3

Withdrawn 2012

Formation of 5 no. parking bays on landscaped area within parking court adjacent to 42 Aysgarth (Regulation 3 application).
(Application Returned)

13/00086/FUL

Approved 2013

Formation of 5 no. additional parking bays on landscaped area adjacent to No. 42 Aysgarth.

14/00493/FUL

Approved 2014

Convert amenity area into 5 additional parking spaces adjacent to No. 29 Aysgarth.

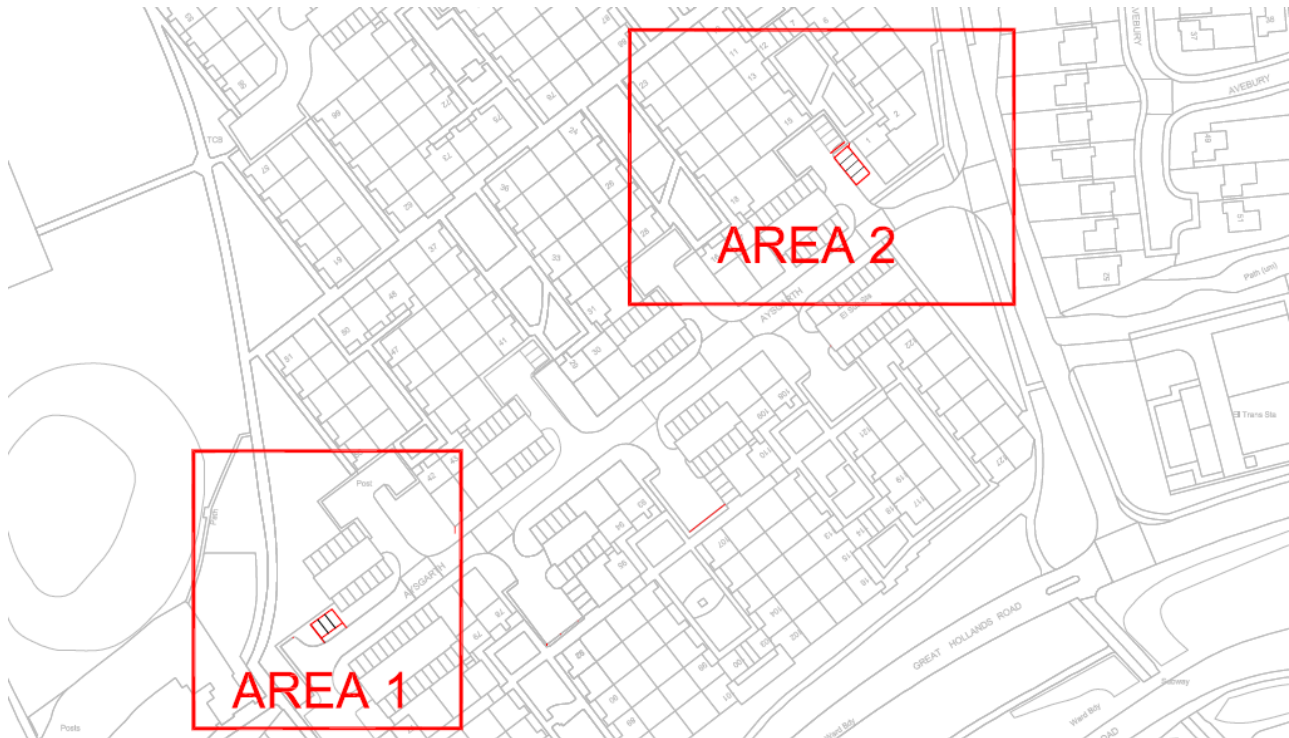
18/01013/FUL

Approved 2018

A change of use of amenity land to create 5 No. parking spaces.

5. THE PROPOSAL

5.1 It is proposed to form 7 parking bays within Aysgarth.



6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 Bracknell Town Council commented and raised no objection.

Other responses received

6.2 No other representations were received.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority:

7.1 No objection.

Landscape Officer:

7.2 No objection subject to conditions.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and the associated policies are:

	Development Plan	NPPF
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General policies	CS1 and CS2 of CSDPD	Consistent
Residential Amenity	'Saved' policy EN20 of the BFBLP	Consistent
Design and Character	CS7 of CSDPD, Saved Policy EN20 of BFBLP	Consistent
Highways	CS23 of the 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 Policies 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 parking bays are to be located on existing grassed amenity land, with some spaces adjacent to extending to 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 regard 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.

v. Landscaping Considerations

9.7. The Landscape Officer considers the proposal acceptable subject to the existing tree being protected during construction works and additional planting to mitigate the loss of amenity grass areas.

9.8. The Landscape 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, the residential amenity of the occupiers of the neighbouring properties or highway safety. It is therefore considered that the proposed development complies with 'Saved' policies M9, and EN20 of the BFBLP, Policies CS1, CS2, CS7 and CS23 of the CSDPD and the NPPF.

11. RECOMMENDATION

11.1 That the Assistant Director: Planning be authorised to APPROVE the application 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:

Layout – 4817/388 – received 15.06.2021

Design and Access Statement – Received 18.01.2021

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 out 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]

4. The development hereby permitted shall not be begun until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs to be retained, in accordance with British Standard 5837 (2012) 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works - all construction works - hard landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200, showing the following:
 - a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.
 - b) Positions and spreads of existing hedgerows and groups of mature shrubs.
 - c) All proposed tree, hedge or shrub removal. Shown clearly with a broken line.
 - d) Proposed location/s of 2m high (minimum) protective barrier/s, supported by a metal scaffold framework, constructed as a minimum in accordance with Section 6 (Figure 2), to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
 - e) Illustration/s of the proposed protective barriers to be erected.
 - f) Proposed location/s and illustration/s ground protection measures within the main root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent contamination and ground compaction.
 - g) Annotated minimum distances between protective barriers and trunks of retained trees at regular intervals.
 - h) All fenced off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
 - i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

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

REASON: In order to safeguard existing trees and other vegetation considered worthy of retention.

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

Informatives

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. The 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
4. Tree Protection

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.

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