

ITEM NO: 10

Application No.
21/00276/OUT
Site Address:

Ward:
Binfield With Warfield

Date Registered:
14 April 2021

Target Decision Date:
9 June 2021

**Land To The Rear Of Rendcombe Terrace Road
South Binfield Bracknell Berkshire RG42 4DN**

Proposal: **Outline Application with all matters reserved except for access for the erection of a 3-bedroom dwelling with integral garage and associated access to rear of existing dwelling.**

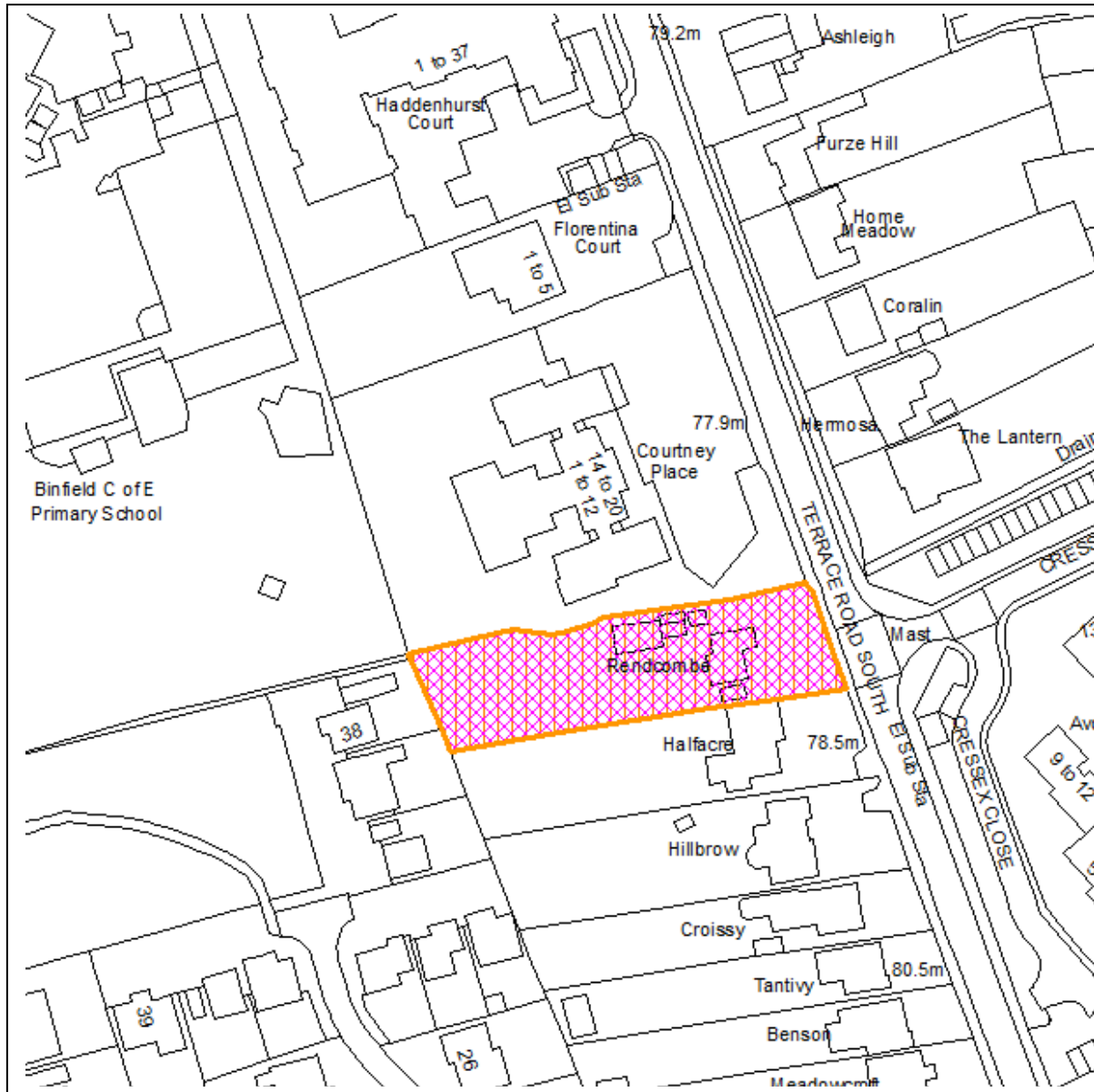
Applicant: Mr Michael Edwards

Agent: Mr Richard Brown

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 Outline planning permission is sought for the erection of a detached dwelling and associated access, with all other matters reserved.
- 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 or highway safety. The relationship with adjoining properties is considered acceptable.

RECOMMENDATION

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

2. REASONS FOR REPORTING THE APPLICATION TO PLANNING COMMITTEE

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

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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Within Binfield and Popeswood Study Area of the Character Area Assessments SPD
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TPO 422 to north of application site

Within Northern Parishes CIL Charging Zone
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- 3.1 This 0.15ha application site lies to the west of Rendcombe, on land that currently forms part of its residential curtilage. The application site is accessed from a driveway off Terrace Road South.

4. RELEVANT PLANNING HISTORY

- 4.1 The relevant planning history is summarised as follows:

01/00874/FUL

Erection of a part 2 storey, part 3 storey building to provide 7no. 2 bedroomed flats together with associated parking with access from Courtney Place, following demolition of existing house.

Refused 2001 (Appeal Dismissed)

03/00984/FUL

Formation of vehicular access (dropped kerb) onto Terrace Road South. Erection of brick wall (max height 2m) to front boundary.

Approved 2003

07/00618/FUL

Erection of 1 block comprising 5no. two bedroom and 3no. one bedroom flats with associated parking, cycle and bin stores following demolition of existing dwelling.

Refused 2007

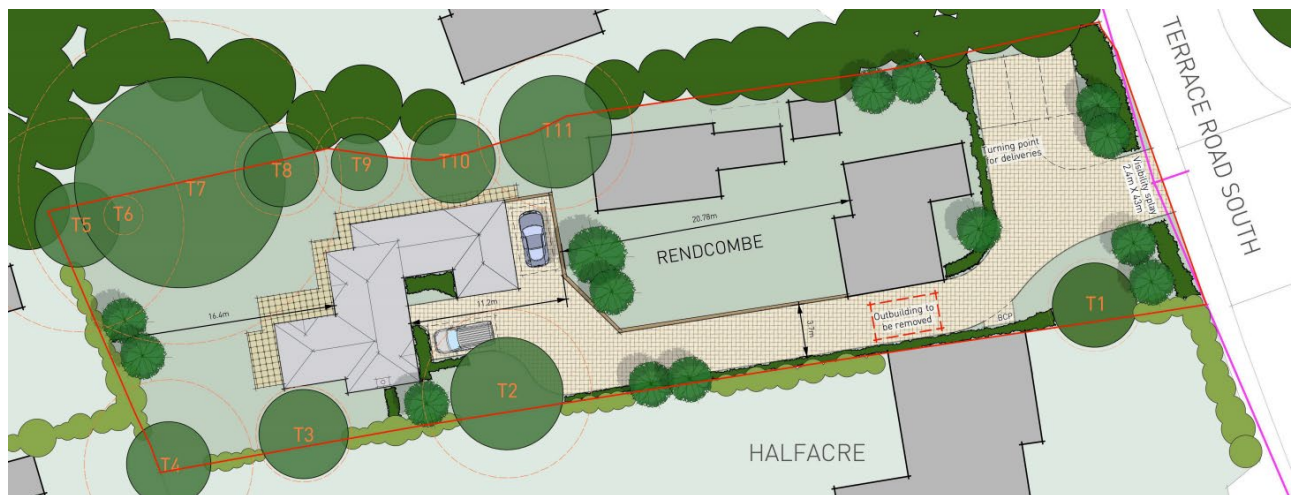
08/00284/FUL

Erection of 1 block comprising 2no. two bedroom and 4no. one bedroom flats with associated parking, cycle and bin stores following demolition of existing dwelling.
Refused 2008

5. THE PROPOSAL

5.1 This is an application for outline planning permission for the erection of a new residential dwelling within the rear garden of Rendcombe, a detached residential property. All matters have been reserved except for access, and therefore this application will consider the principle of a new dwelling within the application site, and the access arrangements. Considerations such as design, layout, scale and landscaping will be considered at reserved matters stage.

5.2 Indicative drawings show the provision of a detached three bedroom dwelling within the existing rear garden of Rendcombe. An integral garage is proposed, as well as hardstanding for the provision of 2 parking spaces. Access to the new dwelling would run along the southern boundary of the site following the removal of an existing outbuilding. The existing access is proposed to be relocated further south.



6. REPRESENTATIONS RECEIVED

Binfield Parish Council

6.1 Objection on the following grounds:

(i) This proposal is against policy BF1 - Backland and infill development in the Binfield Neighbourhood Plan in the following ways:

- a. BF1 point 2 - leads to over development of the site;
- b. BF1 point 3 - will lead to the appearance of cramming;
- c. BF1 point 4 - any dwelling added will change the scale of development in this area where the properties all have large front and rear gardens. This proposal is not in keeping with the neighbouring properties.
- d. BF1 point 6 - the risk that this additional dwelling will reduce the level of private amenity for existing residential properties is very high.
- e. BF1 point 8 - the boundaries between properties in this area is made up of mature tree lines. The creation of an access road, which is proposed to be far too close to the boundary (and building) of Halfacre will change irrevocably the boundary between the two properties.

(ii) Risk to large mature trees that are in the immediate vicinity and important features of the area.

(iii) The proposed access point is extremely unneighbourly; it is far too close to the boundary treatment with Halfacre.

Other Representations

- 6.2 Letters of objection have been received from the occupants of 7 neighbouring properties raising the following concerns:
- (i) Inconsistencies on the plans
 - (ii) Unacceptability of backland development, resulting in a precedent
 - (iii) Overdevelopment of the plot
 - (iv) Development out of character with the surrounding area
 - (v) Position and design of proposed dwelling would appear out of keeping and have a detrimental impact on residential amenity
 - (vi) Impact on mature well established trees
 - (vii) Flooding concerns
 - (viii) Impact on biodiversity
 - (ix) The proposed access would result in noise disturbance and pollution from cars and increased visibility due to the raised ground for the access
 - (x) The proposed access does not provide sufficient visibility, with a potential impact on highway safety

[Officer Comment: This application cannot consider the specifics of a new dwelling, such as potential overlooking, overbearing or overshadowing impacts. Furthermore, considerations such as the impact on protected trees and the design of the dwelling on the character of the area would be considered at reserved matters stage.

The concerns regarding the principle of backland development, and the impact of the proposed access, are addressed in the report.]

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority

7.1 No objection, subject to suitable information submitted with reserved matters application

Tree Officer

7.2 No objection, subject to suitable information submitted with reserved matters application

Biodiversity Officer

7.3 No objection, subject to suitable conditions.

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 BF1 of Binfield Neighbourhood Plan	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

Biodiversity	CS1 and CS7 of the CSDPD	Consistent
Drainage	CS1 of the CSDPD	Consistent
Supplementary Planning Documents (SPDs)		
Design (2017) Parking Standards (2016) Streetscene (2010)		
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)		

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) Tree Considerations
- (vi) Biodiversity Considerations
- (vii) Drainage Considerations
- (viii) Sustainability Considerations
- (ix) Other matters

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, trees, highway safety etc.

ii. Impact on character and appearance of the area

9.4 'Saved' policy EN20 of the BFBLP states that development should be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials etc. Policy CS7 of the CSDPD states that the council would require high quality design for all development in Bracknell Forest. Development proposals would be permitted which build on the urban local character, respecting local patterns of development. Paragraph 124 of the NPPF emphasises the importance of good design as key to making places better for people to live. Additionally, paragraph 130 of the NPPF states that the design of development should help improve the character and quality of an area and the way it functions.

9.5 The site is located in a character area as designated by the Council's Character Area Assessments Supplementary Planning Document adopted March 2010 - in the area of Binfield and Popeswood. The SPD defines the area as distinguished by long narrow gardens, however there is no uniform building type.

9.6 Section 3.6 of the Council's Design Supplementary Planning Document adopted March 2017 refers to backland development. The SPD states:

"All backland development should be subordinate, i.e. it should occupy a minor proportion of the block in which it is sited; should be designed to the highest standards and should have a positive and legible entrance.

Backland development should:

- not harm the existing character of the local area;
- relate positively to the existing layout and existing urban form;
- create a positive and legible entrance to the backland site;
- 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".

9.7 Binfield is also subject to the Binfield Neighbourhood Plan which came into force in April 2016 and forms part of the Development Plan. Policy BF1 of the Neighbourhood Plan refers to infill and backland development and states:

"All infill and backland development shall protect the amenity of neighbours and reflect the scale, mass, height and form of neighbouring properties. Development proposals must demonstrate how they address the recommendations and contribute positively to the features of the respective character areas identified in the Bracknell Forest Character Area Assessments Supplementary Planning Document. In particular, development proposals shall

- ensure that they do not lead to over-development of a site; and
- avoid the appearance of cramming; and
- have a similar form of development to properties in the immediate surrounding area; (this is particularly the case for applications for two or more dwellings on a site currently or previously occupied by a single property)".

9.8 This outline application is for assessment of the access only, and therefore the scale, layout and design of the proposed dwelling are not under consideration. However, the suitability of the subdivision of the site is assessed as follows:

9.9 This particular stretch of Terrace Road South from Rendcombe southwards is characterised by detached or semi-detached dwellings set on an established building line fronting the highway, with long, narrow gardens. Northwards from Courtney Place (adjoining Rendcombe to the north), the character changes with flatted developments and commercial premises.

9.10 The proposed backland development would not reflect the existing grain of development. From Rendcombe southwards along Terrace Road South, the development is in a ribbon pattern with long spacious gardens to the rear of the houses. The subdivision of the site would reduce the size of each plot, out of character with the remaining dwellings to the south.

9.11 However, it is noted that the building to the north, Courtney Place, does not follow the established pattern of development. The building is a large block of flats, set well into the site and reducing the depth of available outside amenity space for the occupants. The proposed

dwelling would only marginally project further to the rear than the existing built form on Courtney Place.

9.12 As such the application site can be seen as a transition plot between the established plot layouts along the southern properties along Terrace Road South and the denser development of the northern properties along Terrace Road. Therefore, the possibility of backland development may be suitable subject to an acceptable design and layout.

9.13 The proposed driveway would run along the southern boundary of Rendcombe with Halfacre. The driveway would have a width of 3.7 metres. A boundary hedge is shown running along the boundary with Halfacre, and it is considered that this provision of soft landscaping would soften the impact of the hardstanding on the character of the area.

9.14 As such, subject to a suitable soft landscaping scheme the proposed access is not considered to have a significant adverse impact on the character of the area and would be in accordance with 'Saved' policy EN20 of the BFBLP, Policy CS7 of CSDPD, Design SPD and the NPPF.

iii. Effect on residential amenity

9.15 BFBLP 'Saved' Policies EN20 and EN25 refers to the need to not adversely affect the amenity of the surrounding properties and adjoining areas. BFBLP 'Saved' Policy EN20 and CSDPD Policy CS7, require the development to be sympathetic to the visual amenity of neighbouring properties through its design implications. These requirements are considered to be consistent with the general design principles in the NPPF.

9.16 This outline application seeks to assess means of access, of the 2no. proposed dwellings. Detailed matters for the layout, scale, appearance and landscaping would be assessed at reserved matters stage.

9.17 Nevertheless, the impact of a new dwelling within the rear garden of Rendcombe can be assessed. The proposal would result in the provision of one additional dwelling.

9.18 The Design SPD recommends that any upper storey rear windows are located at least 10 metres from the rear boundary, and 22 metres from the upper storey rear elevations of properties to the rear. The size of the plot is sufficient that this separation distance can be achieved. The layout of any dwelling could ensure upper storey side windows are restricted to avoid overlooking to the properties on either side. Furthermore, the size of the plot is considered sufficient that a modest dwelling is unlikely to appear unduly overbearing to the occupants of neighbouring properties and any overshadowing impacts are likely to be minimal. This would be ensured at reserved matters stage.

9.19 The proposed access would be located at ground level, and therefore would have a limited impact on the residential amenity of the neighbouring properties. The access would be located close to the neighbouring dwelling, Halfacre, however the access would be used to serve only one dwelling and is not likely to be intensively used to the detriment of the amenities of the neighbours. The access should be partially screened by the hedging on the boundary of the properties, and it is noted that a private view is not a material planning consideration. As such, the view of the access should not form a reason for refusal.

9.20 Concern has been cited that the driveway would be raised, increasing visibility levels into the neighbouring property and its private garden area. Design details of the access including any ground levels and materials should be secured by condition to ensure no unacceptable levels of overlooking, and suitable provision for run-off water.

9.21 As such, the principle of a dwelling and the proposed access would not be considered to affect the residential amenities of residents of neighbouring properties and would be in accordance with 'Saved' policy EN20 of the BFBLP and the NPPF.

iv. Transport considerations

9.22 Policy CS23 of the CSDPD states that the council will use its planning and transport powers to reduce the need to travel, increase the safety of travel, promote alternative modes of travel and promote travel planning. 'Saved' policy M9 of the BFBLP states that development will not be permitted unless satisfactory parking provision is made for vehicles and cycles. The supporting text to this policy also states that the standards set out in the Bracknell Forest Borough Parking Standards can be applied flexibly in certain circumstances.

- Access –

9.23 Rendcombe has an existing dropped-kerb footway crossover access on Terrace Road South, a classified C class local distributor road which is subject to a 30mph speed limit. There are no parking restrictions.

9.24 The access shown on the submitted plans is measured as 4.8m wide, which would enable cars entering and exiting the development to pass, as indicated on Figure 7.1 of Manual for Streets. This compares with an existing access width of circa 5.0m. The applicant will need to enter into a Highways Act Section 278 agreement with the Highway Authority in order to form the access onto Terrace Road South.

9.25 Visibility to the right when exiting the property is currently impeded due to a hedgerow, and the applicant has detailed the replanting of this hedgerow behind the visibility splay for the new access location. The resulting visibility splay is annotated as 2.4 x 43m on the submitted plans, compliant with Manual for Streets requirements for a 30mph road. In addition, 2m x 2m visibility splays between the back of the footway and edge of the driveway should also be provided for pedestrian safety, this can be dealt with by condition.

9.26 A 3.7m wide driveway with adjacent margins is proposed to the south of the existing property. This is compliant with the Highways Guide for Development for a single dwelling and for fire tender access. The layout would appear to allow a fire tender to be within 45m (hose length) of all parts of the new dwelling without needing to reverse more than 20m, as the area annotated "Turning Point for Deliveries" could be used in this regard.

- Refuse Collection –

9.27 Bracknell Forest Council's refuse vehicle will not enter unadopted roads which are not constructed to adoptable standards. In this case, refuse collection will be from Terrace Road South as for the existing dwelling. In order to meet the walking distances set out in the Building Regulations part H6, a refuse collection point has been shown within 25m of Terrace Road South for the new dwelling, where bins are to be placed by residents on collection day.

- Dwelling Size and Parking –

9.28 Whilst the application is in outline, with all matters reserved except for access, it is noted that the parking layout submitted for the new dwelling is sufficient for the 3-bedroom dwelling indicated, with 2 off-street car parking spaces plus a garage - which could be used for cycle parking.

9.29 Sufficient off-street parking for the existing dwelling can be retained, and would be provided to the front of the existing dwelling.

9.30 As such the proposal would be in accordance with 'Saved' policy M9 of the BFBLP, Policy CS23 of the CSDPD and Bracknell Forest Borough Parking Standards, Supplementary Planning Document 2016 (SPD).

v. Tree Considerations

9.31 'Saved' policy EN1 of the BFBLP states that planning permission will not be granted for development which would result in the destruction of trees and hedgerows. Trees and hedgerows are important to the retention of the character and appearance of the landscape or townscape of the area. Section 15 of the NPPF states that the planning system should contribute to and enhance the natural and local environment.

9.32 There is a blanket Tree Preservation Order (TPO) on the adjoining site to the north at Courtney Place. There are further trees within the application site which are not covered by a TPO.

9.33 A Tree Survey has been submitted at outline application stage which has been reviewed by the Council's Tree Officer. This information is indicative at this stage, but a site visit was undertaken which determined the submitted plans are sufficient for the Tree Officer to make an assessment of the application. No objection in principle is set out by the Tree Officer. However, the applicant should take care to ensure the new dwelling has a sustainable relationship with the surrounding trees, and sufficient soft landscaping to mitigate the loss of unmade garden. As such, the provision of comprehensive arboricultural data and details of tree protection will be required at reserved matters stage.

vi. Biodiversity Considerations

9.34 Policy CS1 of the CSDPD states that development will be permitted which protects and enhances the quality of natural resources including biodiversity. Policy CS7 of the CSDPD states that development proposals will be permitted which promote biodiversity. 'Saved' policy EN15 of the BFBLP states that external lighting schemes will only be acceptable where they would have no adverse impact on wildlife. These policies are considered to be consistent with the NPPF which states that the planning system should contribute to, and enhance, the natural and local environment by minimizing impacts on biodiversity.

9.35 As the proposals are set within a relatively empty garden there are unlikely to be significant impacts on biodiversity. However, the Beech tree identified as T7 in the tree survey has significant deadwood in the canopy. Beech trees can have high biodiversity value as mature trees and this is enhanced by the presence of deadwood. Therefore, all efforts should be made to avoid an unsustainable relationship with a new dwelling, or the removal of the tree.

9.36 A condition securing biodiversity enhancements is recommended.

vii. Drainage Considerations

9.37 Policy CS1 of the CSDPD states that development should conserve the use of resources including water through a reduction in use and protect and enhance the quality of natural resources including water. Paragraph 163 of the NPPF states that, when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.

9.38 The application site is located outside Flood Zone 2 and 3. As such, the principle of a new dwelling and associated hardstanding is not considered to have a significant impact on

flooding within the surrounding area. A condition is recommended requiring SuDS compliant building practices.

viii. Sustainability Considerations

9.39 The Core Strategy DPD policies CS10 and CS12 require a sustainability statement and energy demand assessment where new buildings are proposed.

9.40 Since the Government's Ministerial statement of the 26th March 2015 for residential development CSDPD Policy CS10 now requires the submission of a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day.

9.41 CSDPD Policy CS12 requires the submission of an Energy Demand Assessment demonstrating that a proportion of the development's energy requirements will be provided from on-site renewable energy production which the proportion shall be at least 20% of the site's energy needs (heat, cooling and power) or at least 10% for proposals of less than 5 dwellings or other development with a floor area less than 500m². It should also be demonstrated how the development's potential carbon dioxide emissions will be reduced by at least 10%.

ix. Thames Basin Heath SPA

9.42 In accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) Bracknell Forest Council (BFC) has carried out a Habitats Regulations Assessment of the proposed development.

9.43 The following potential adverse effects on habitats sites were screened out of further assessment:

Loss of functionally linked land (TBH SPA)

Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park Special Area of Conservation (SAC), Thursley, Ash, Pirbright and Chobham SAC and Chilterns Beechwoods (SAC))

9.44 Recreational pressure on the TBH SPA was screened in for Appropriate Assessment.

9.45 BFC, 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 (TBH SPA) along with any larger developments comprising over 50 net new dwellings within the 5 - 7km zone is likely to have a significant effect on the integrity of the TBH SPA, either alone or in-combination with other plans or projects.

9.46 This site is located within the 400m – 5km Thames Basin Heaths Special Protection Area (TBH SPA) buffer zone 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.

9.47 On commencement of the development, a contribution (calculated on a per-bedroom basis) is to be paid to BFC towards the cost of measures to avoid and mitigate against the effect upon the TBH SPA, as set out in BFC's Thames Basin Heaths Special Protection Area Supplementary Planning Document (SPD) (April 2018)

9.48 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 TBH 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.

9.49 In this instance, the development would result in a net increase of a single 3-bedroom dwelling within the 400m – 5km TBH SPA buffer zone which results in a total SANG contribution of £6,112.

9.50 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) of £711 which is also calculated on a per bedroom basis.

9.51 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 BFC 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 South East Plan saved Policy NRM6, saved policy EN3 of the Bracknell Forest Borough Local Plan (2002), Policy CS14 of the Core Strategy Development Plan Document (2008), the Thames Basin Heaths Special Protection Area Supplementary Planning Document and the National Planning Policy Framework.

x. Community Infrastructure Levy

9.52 CIL applies to any new build that involves the creation of additional dwellings. The site falls within the 'Northern Parishes' charging area. As this is an outline planning application with the final floor space of the proposal subject to change, the CIL charge will be calculated and issued at Reserved Matters stage.

10. CONCLUSIONS

10.1 It is considered that the development is acceptable in principle and the access would not result in an adverse impact on the character and appearance of the surrounding area, highway safety, the residential amenities of the occupiers of the neighbouring properties, trees, biodiversity or drainage, subject to suitable conditions. It is therefore considered that the subdivision of the site and the proposed access 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 Assistant Director: Planning be authorised to **APPROVE** application 21/00276/FUL subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary:

01. Approval of the details of the appearance, landscaping, layout and scale of the development (hereinafter called "the Reserved Matters") shall be obtained from the Local Planning Authority in writing before development is commenced. The plans and particulars in relation to the Reserved Matters shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

02. Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

03. The development hereby permitted shall begin not later than two years from the date of approval of the last of the Reserved Matters to be approved.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

04. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details:

Site Location Plan (003-1) – Received 14.04.21

Site Plan (004-1 Rev C) – Received 06.07.21

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

05. The landscaping details required by condition 01 shall include details of a scheme of walls, fences, gates and any other means of enclosure. The new dwelling shall not be occupied until this approved scheme is implemented in full.

REASON: In the interests of the visual amenity of the area, and biodiversity
[Relevant Plans and Policies: CSDPD CS1, CS7; BFBLP 'Saved' Policy EN20]

06. The landscaping details required by condition 01 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.

REASON: In the interests of good landscape design and the visual amenities of the area, and nature conservation

[Relevant Policies: BFBLP EN1, EN2 and EN20, CSDPD CS1 and CS7]

07. The landscaping details required by condition 01 shall include comprehensive arboricultural data including:

(i) A proposed site-layout plan (at 1:200 scale) showing:

- Accurate trunk position and canopy spreads of all trees within the application site and all trees on neighbouring land that could be affected by or influence the proposed development.
- All proposed tree removal shown clearly with a broken line or hatched area.
- Proposed underground services layout including (existing reused and proposed) water, foul & and surface water drainage, any soak-away and

associated ducting, electricity, gas, and any external lighting. • Existing and proposed finished levels within 15 metres of the trunks any existing trees within the site or on neighbouring land including together with details of any associated soil level re-grading and retaining structures. • Vehicle access and parking layout. • Footpaths and any other hard-standing areas. • Bin and cycle storage facilities. • Proposed soft-landscape structural planting areas.

- (ii) A comprehensive tree-protection plan (TPP), phased where necessary, to take account of site clearance works, construction, and landscaping. Note: Measures should also include protection of retained areas for landscaping (Reference Section 6.2.1.2 of BS 5837:2012).

REASON: In order to ensure that trees worthy of safeguarding are suitably protected
[Relevant Policies: BFBLP EN1]

08. The new dwelling shall not be occupied until the existing access to the site from Terrace Road South is closed and the footway/verge is reinstated with full-height kerbs in accordance with details which have been submitted to and approved in writing by the Local Planning Authority; the reinstatement shall be retained thereafter.

REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

09. No development (other than the construction of the access) shall take place until the new access onto Terrace Road South has been constructed in accordance with the details to be submitted to and approved in writing by the Local Planning Authority and provided with visibility splays of 2.4m x 43m onto the carriageway of Terrace Road South in each direction. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height measured from the surface of the adjacent carriageway and maintained clear if any obstruction exceeding 0.6 metres in height at all times.

REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

10. No development (other than the construction of the access) shall take place until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent footway of Terrace Road South. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.

REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

11. The new dwelling shall not be occupied until the means of vehicular access to it within the site has been provided and surfaced with a bound or bonded material in accordance with the approved plans along with details (including any ground level raising) to be submitted to and approved in writing by the Local Planning Authority as part of a Reserved Matters application.

REASON: In the interests of highway safety and to avoid deposition of loose material on the public highway.
[Relevant Policies: Core Strategy DPD CS23]

12. The new dwelling shall not be occupied until the associated vehicle parking and turning space for both the new dwelling and the existing dwelling on the site has been surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority as part of a Reserved Matters application. The spaces shall not thereafter be used for any purpose other than parking and turning.

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]

13. The new dwelling shall not be occupied until a scheme for covered and secure cycle parking facilities has been submitted to and approved in writing by the Local Planning Authority as part of a Reserved Matters application. The cycle parking facilities shall be provided and thereafter retained save as otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of accessibility of the development to cyclists.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

14. No gates shall be provided at the vehicular access to the site.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

15. The development hereby permitted shall not commence until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan showing the location of these enhancements, has been submitted to and approved by the Local Planning Authority.

The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

16. No development shall take place 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]

17. No development shall take place until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 10%). The dwelling thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

REASON: In the interests of the sustainability and the efficient use of resources.

[Relevant Plans and Policies: CSDPD Policy CS12]

18. 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). The surface water drainage works shall be completed before occupation of the dwelling hereby permitted and 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]

19. No construction works shall take place until details showing the finished floor level 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, Core Strategy DPD CS7]

20. No development shall take place 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 road safety.

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. The applicant should note that numerous conditions attached to this planning permission must be discharged with the local planning authority prior to the commencement and/or occupation of the development.
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. 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 a Section 278 agreement in relation to the access construction details for the new access and details of reinstatement of the footway/verge at the existing access. Permission must be granted by the Highway Authority 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.

In the event of the S106 agreement not being completed by 31 October 2021, 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).