

Unrestricted Report

ITEM NO: 05

Application No.
20/01016/FUL
Site Address:

Ward:
Ascot

Date Registered:
8 January 2021

Target Decision Date:
5 March 2021

Land West Of Prince Albert Drive Prince Albert Drive Ascot Berkshire

Proposal:

Section 73 application to vary conditions 2 (Plans), 3 (Materials), 5 (Landscaping), 6 (Boundary), 7 (Driveway), 16 (Biodiversity) and 17 (Lighting) of planning permission 19/00714/FUL for the conversion of existing barn to 6 dwellings, and associated access drive and car park and change of use of land to residential curtilage.

Applicant:

Mr Declan Kelly

Agent:

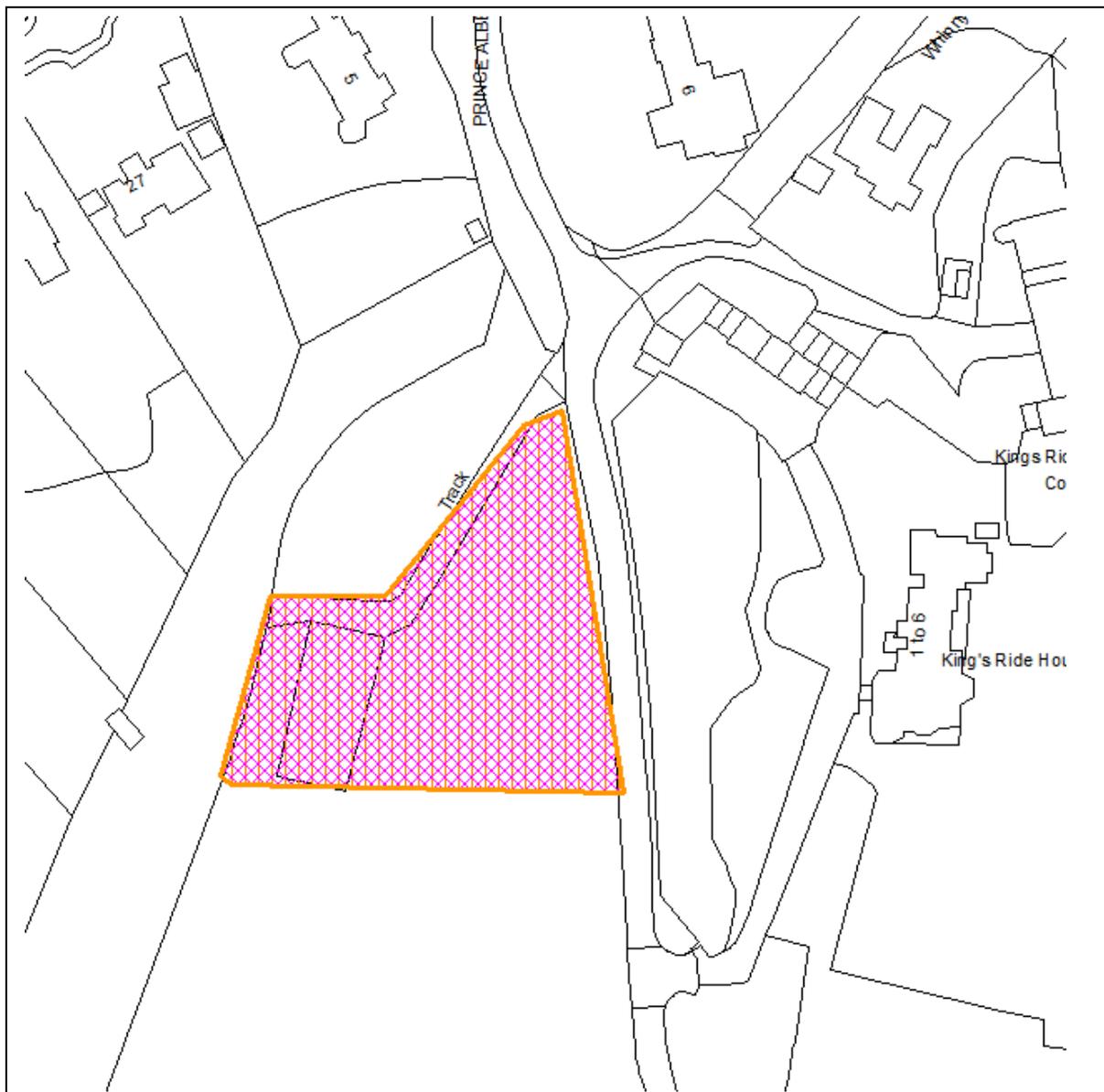
Mr Charlie Rollet-Manus

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 This is a Section 73 application to vary conditions 2 and 3 of parent permission 19/00714/FUL which granted the conversion of an existing agricultural barn to 6 dwellings, with associated access drive, parking and change of use of agricultural land to residential curtilages, to amend the materials for the roof and brick plinth of the building.

1.2 This application also seeks the approval of pre-occupation conditions (conditions 5, 6, 7, 16 and 17) relating to landscaping, boundary treatment, construction of the internal access drive, biodiversity enhancements and lighting.

1.3 The changes to the roofing materials and brick plinth are considered acceptable and details relating to pre-occupation conditions are acceptable. The proposals would not adversely affect the residential amenities of neighbouring properties, unacceptably impact upon the character and appearance of the surrounding area, highway safety or biodiversity.

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

2. REASON FOR REPORTING APPLICATION TO ADVISORY PLANNING COMMITTEE

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

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Green Belt
Within 5km of the Thames Basin Heath SPA
Tree Preservation Orders 277 and 395.

3.1 The site is located to the south-west/west of Prince Albert Drive. A former single storey agricultural barn occupied the site which is currently being converted into 6no. residential units.

3.2 The perimeter of the site is bounded by trees which are subject to Area and Group Tree Preservation Orders (TPOs).

3.3 The site is bordered by dwellings and their gardens to the north and west, to the east by the highway on Prince Albert Drive and to the south by fields.

4. RELEVANT SITE HISTORY

4.1 The most recent planning history relevant to this site:

17/00080/PAA granted March 2017 for prior approval change of use of agricultural building to a dwellinghouse (C3).

18/00961/PAA granted November 2018 for prior approval for the change of use of existing agricultural building to 5 no. residential properties.

19/00714/FUL approved for conversion of existing barn to 6 dwellings, and associated access drive and car park. Change of use of land to residential curtilage.

5. THE PROPOSAL

5.1 This is a Section 73 application to vary conditions 2 (Plans), 3 (Materials), 5 (Landscaping), 6 (Boundary), 7 (Driveway), 16 (Biodiversity) and 17 (Lighting) of planning permission 19/00714/FUL.

5.2 Planning permission 19/00714/FUL was issued on 7 July 2020 following the completion of a Section 106 Agreement to secure mitigation for the Thames Basin Heath Special Protection Area (SPA). The permission granted the conversion of an existing agricultural barn to 6 dwellings, with associated access drive, parking and change of use of agricultural land to residential curtilage.

5.3 This Section 73 application seeks to vary conditions 2 and 3 of parent permission 19/00714/FUL with changes proposed to the roof materials and brick plinth of the building. The materials for the external finish of the building were shown on the approved drawings of planning permission 19/00714/FUL and included a mix of character oak feather edge shiplap boarding, chalk render and natural Spanish roof slates. This S73 proposes the following amendments to the materials:

- The brick plinth as implemented on site is a Crest Selbourne Red Multi Stock, in lieu of Ibstock Red Leicester;
- The roof materials as proposed are Tapco Slate Roof in lieu of Natural Spanish Slate.

5.4 The Tapco slate roof has been selected for technical reasons and because of the benefits of its use on very shallow pitched roofs down to 14 degrees (the roof on the building at site has approximately a 15 degree roof pitch); it has a built in camber which prevents wind uplift and it is lightweight. The Tapco slate is a composite with added limestone so that it has a similar appearance to Natural Slate.

5.5 During the course of this application, the type of roofing material has been amended from that originally proposed - SIKA-TROCAL S and SG mechanically fastened membranes (Lead grey in colour RAL 7012), to the Tapco slate that is now proposed. The original SIKA-TROCAL membrane material was considered unacceptable due to its appearance and the resulting impact that this would have on the building and surrounding area. These concerns were discussed with the applicant and agent and the Tapco slate has been proposed as an alternative.

5.6 This application also seeks the approval of details connected to the following conditions of planning permission 19/00714/FUL:

- Condition 5 - Landscaping
- Condition 6 - Boundary Treatments
- Condition 7 – Driveway
- Condition 16 – Biodiversity enhancements
- Condition 17 - Lighting

5.7 The aforementioned conditions require details to be approved prior to the occupation of the dwellings approved by permission 19/00714/FUL. This S73 application seeks to approve details relating to these conditions, as an alternative to submitting a separate conditions application.

5.8 This report will focus solely on the changes proposed by this S73 application and will not re-assess the scheme as a whole which benefits from planning permission under the approved extant parent permission 19/00714/FUL.

5.9 This S73 application does not alter the operative part of the description of the development, with no change proposed to the approved number of residential units which remains at 6 as approved by parent permission 19/00714/FUL.

6. REPRESENTATIONS RECEIVED

Winkfield Parish Council

6.1 Recommend refusal as the plans indicate a movement of the site boundary into Green Belt.

Other representations

6.2 22no. letters of objection received (from 18 separate postal addresses) which are summarised as follows:

- Change to roofing material is out of character with building and surrounding area, including its Green Belt designation.
 - Had the alternative roofing material (Sika-Trocal) been proposed originally, it would have been objected to and should therefore not be allowed as part of this application.
 - Residents do not believe that the reasons for not using the approved Natural Slate roof tile is correct. Slate can be used on a roof pitch less than 20 degrees; companies can make slate for longer length rafters and wind uplift of slate tiles can be overcome.
 - The roofing material proposed would be easy to remove and extend the building upwards.
 - Changing the roof materials is saving costs.
 - It appears the residential curtilage of the dwellings is being changed, resulting in a change of use of agricultural land to residential of open green belt, contrary to planning policies.
 - The next step by the developer will be to convert the entire field into a housing estate
- Some of the ecological enhancements are on land outside of the application site.
- Development should not have passed in the first place as it is inappropriate.
 - Development has progressed from 1 dwelling to 5 dwellings to 6. It is all about commercial benefit and maximising profits.
 - Overlooking and loss of privacy to adjoining properties and gardens.
 - Work has commenced on site.

6.3 Officer comment: The letters of objection relating to the roof material and extension to residential curtilage were based on the plans/details originally submitted. During the course of the application, amended plans/details have been received to address some of the concerns raised by objectors.

7. SUMMARY OF CONSULTATIONS RESPONSES

Highways Officer

7.1 No objection.

Biodiversity Officer
7.2 No objection.

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
Green Belt	CS9 of CSDPD, Saved Policy GB1, GB2, GB4 of the BFBLP	Consistent
Residential amenity	EN20 and EN25 of BFBLP.	Consistent
Parking	Saved policy M9 of BFBLP	Consistent NPPF refers to LAs setting their own parking standards for residential development, this policy is considered to be consistent.
Transport	CS23 and CS24 of CSDPD	Consistent
Sustainability	CS10 & CS12 of CSDPD	Consistent
SPA	SEP Saved Policy NRM6, CS14 of CSDPD	Consistent
Trees, biodiversity and landscaping	Saved policy EN1, EN2 and EN3 of BFBLP, CS1 of CSDPD.	Consistent
Supplementary Planning Documents (SPD)		
Thames Basin Heath Special Protection Area (SPD)		
Design SPD		
Parking standards SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		

9. PLANNING CONSIDERATIONS

i. Principle of development

9.1 The site is located within the Green Belt as designated by the Bracknell Forest Policy Map.

9.2 The granting of permission 19/00714/FUL is a material consideration to the determination of this revised application. The permission remains extant and considered the acceptability of the conversion of the former agricultural building into 6no. residential units,

along with the change of use of agricultural land to private residential gardens for each of the 6no. residential units and on-site parking/turning.

9.3 The principle of development does not need to be re-assessed as part of this application and is therefore considered acceptable in principle subject to other material considerations including impact on residential amenity, character and appearance of surrounding area, highway safety implications, etc. based solely on the amendments proposed as part of this S73 application relating to the changes to the roofing materials and approval of details relating to the pre-occupation conditions.

ii. Planning assessment

9.4 The changes proposed to the roof materials and brick plinth of the building, and details submitted in relation to the relevant pre-occupation conditions are considered below in turn.

Condition 3 – Materials

9.5 It is proposed to substitute the use of an approved Natural Slate tile for the roof of the building with a hybrid slate, made of a composite material with added limestone, known as Tapco Slate. It has a weathered and natural appearance and is an acceptable substitute in place of the previously approved Natural slate tile, due to the similarities in appearance. The proposed Tapco slate would not detract from the appearance of the building or appear visually intrusive within the surrounding area.

9.6 The Tapco slate is more appropriate than the materials originally proposed due to its more natural appearance and similarity with natural slate. The SIKA-TROCAL S and SG mechanically fastened membranes were considered out of character on the host building and within the surrounding area.

9.7 The use of Crest Selbourne Red Multi Stock for the brick plinth detail on the building is considered acceptable.

Condition 5 – landscaping

9.8 The proposed parking/turning areas serving the residential development will be screened by proposed native beech hedging. The proposed hedging which would be located around the northern and western edges of the parking area would be sited beyond the red line of the application site. However, the hedging would be planted tight to the parking area and on land within the control of the applicant. The proposed hedging would provide screening to the hard landscaping surface of the parking area. The proposed hedging would also prevent any vehicles overrunning the parking spaces onto the surrounding agricultural land. This hedging would not extend the residential curtilage of the new properties and would not change the agricultural use of the land on which the hedging is located.

9.9 The rear gardens of the residential units will be laid to turf. 4 of the residential units on the eastern and western sides of the building will be enclosed by wild privet hedging which would be planted in front of the proposed black metal railings enclosing the gardens of the respective residential units.

9.10 Existing trees around the perimeter of the site which are covered by Area and Group Tree Preservation Orders will be retained.

9.11 An orchard and wildflower meadow was originally proposed outside of the red line of the application site, enclosed by post and rail fencing, but this has since been omitted and amended plans reflect this change.

9.12 The proposed internal access drive, on-site parking/turning areas and pedestrian footpaths will comprise 150mm crushed concrete base, 60mm of tarmac and a resin bonded 10mm shingle to finish. The resin bonded shingle finish will be natural in colour, with grey granite set kerb detailing. The use of a natural coloured, resin bonded shingle will be appropriate to the rural location of the site and more appropriate than a black top tarmac finish for example which would be more visually prominent in a rural setting.

9.13 Pedestrian access paths will be provided within the site from the parking area to the rear gardens of each of the residential units.

9.14 As such, details in relation to condition 5 can be approved accordingly.

Condition 6 – means of enclosure

9.15 2m high black metal finish entrance and side gates are proposed along the vehicular entrance to the site, set back some 9m from Prince Albert Drive. There are similar designed gates along Prince Albert Drive. The proposed entrance gates would not be solid in design, allowing views into the site from the highway.

9.16 Timber post and rail fencing at a height of 1.2m is proposed either side of the internal access drive. This would be appropriate to the rural location of the site. The provision of boundary treatment along the length of the access road would also ensure that vehicles (including delivery vans), pedestrians and cyclists would not overrun the access drive onto surrounding agricultural land.

9.17 Post and rail fencing was originally proposed which would have been sited on land outside of the red line of the application site (to enclose what was originally shown on earlier plans as an orchard and wildflower meadow). This fencing has now been omitted from amended plans.

9.18 The private garden space of the 6no. approved residential units would be enclosed with 0.7m high black railings, with ball top finials. This would enclose the private amenity space of the gardens and separate the residential uses from the surrounding agricultural land. The proposed low-level railings would be of an appropriate design, allowing open views between the residential development and adjoining agricultural land.

9.19 A 0.3m high retaining wall is also proposed in part around the pedestrian access paths leading to the rear gardens of the residential units. Given its modest height, it would not appear unduly prominent in the streetscene or result in an urbanising impact.

9.20 The proposed boundary treatments will be of an open design that would not restrict the movement of wildlife and are therefore acceptable to the Council's Biodiversity Officer.

9.21 As such, details in relation to condition 6 can be approved accordingly.

Condition 7 – driveway

9.22 The proposed internal access drive and on-site parking/turning areas will comprise 150mm crushed concrete base, 60mm of tarmac and a resin bonded 10mm shingle to finish. The resin bonded shingle finish will be natural in colour, with grey granite set kerb detailing.

9.23 The use of a resin bonded shingle will be acceptable in terms of highway safety, avoiding the overspill of loose material onto the highway on Prince Albert Drive which could arise from a loose shingle driveway. The proposed resin bonded shingle surface would also provide ease of access for people with disabilities, wheelchair users or parents with pushchairs/prams.

9.24 The use of natural coloured, resin bonded shingle will also be appropriate to the rural location of the site.

9.25 As such, details in relation to condition 7 can be approved accordingly.

Condition 16 – Biodiversity enhancements

9.26 Bee and bat bricks are proposed on the northern and southern elevations of the building.

9.27 3no. kestrel boxes, a bat box and a log pile are also proposed as part of the biodiversity enhancement scheme on land outside of the red line of the application site, although on land still within the wider control of the applicant.

9.28 The Council's Biodiversity Officer considers that the proposed biodiversity enhancements are acceptable. As such, details in relation to condition 16 can be approved accordingly.

Condition 17 – Lighting

9.29 0.8m high black powder coated lighting bollards are proposed along the internal access drive, parking court and the pedestrian access paths leading to the rear gardens of the residential units.

9.30 In the interests of vehicular and pedestrian safety, bollards are proposed to be set out in a zig-zag formation along both sides of the internal access drive to ensure that there is sufficient light coverage along the driveway

9.31 The proposed lighting bollards are modest in height, with downlighters which result in limited light spill at surface level. As such, the proposed lighting bollards would not result in unacceptable light pollution that would detract from the rural character of the area.

9.32 The Council's Biodiversity Officer considers that the use of low-level uni-directional lighting is likely to limit the impact on nocturnal species. Internal spotlights are also proposed within each of the residential units to restrict light spill from the windows on the building. The Council's Biodiversity Officer considers that the details are acceptable. As such, details in relation to condition 17 can be approved accordingly.

iii. Other matters

Thames Basin Heath Special Protection Area (SPA)

9.33 The applicant entered into a legal agreement to secure contributions to mitigate the impact of development on the SPA as part of parent permission 19/00714/FUL. This S73 application does not result in a net increase in dwellings or bedrooms over and above that previously considered and approved and no additional contributions are therefore required as part of this revised application. The SPA contributions are therefore secured via the original S106 agreement of the parent permission.

Conditions

9.34 This S73 application seeks to amend some of the conditions attached to the original parent permission, 19/00714/FUL.

9.35 Conditions 2 (approved plans) and 3 (materials) are retained but re-worded/amended to reflect the changes to the roof material and brick plinth.

9.36 Details relating to the relevant pre-occupation conditions on the parent permission 19/00714/FUL have been considered as part of this S73 application and are acceptable. The relevant pre-occupation conditions will be re-worded accordingly.

10. CONCLUSION

10.1 This Section 73 application seeks to vary conditions 2 and 3 of parent permission 19/00714/FUL, with changes proposed to the roof materials and brick plinth of the building. These are considered acceptable as they do not result in unacceptable impacts on the host building or character and appearance of the surrounding area.

10.2 The details submitted in relation to the following pre-occupation conditions:

- Condition 5 - Landscaping
- Condition 6 - Boundary Treatments
- Condition 7 – Driveway
- Condition 16 – Biodiversity enhancements
- Condition 17 - Lighting

are considered acceptable. The proposals would not (i) adversely affect the residential amenities of neighbouring properties, (ii) unacceptably impact upon the character and appearance of the surrounding area, (iii) impact on highway safety or (iv) biodiversity.

11. RECOMMENDATION

11.1 That the Assistant Director: Planning be recommended 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 (7 July 2020) of planning permission 19/00714/FUL.

REASON: A section 73 application cannot be used to vary the time limit for implementation therefore this condition must remain unchanged from the original permission.

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

drawing no. 02 Rev E received 8 July 2021

drawing no. GRE2: Ecological Enhancements Plan received 8 July 2021

drawing no. PAD/DEC/002 Rev R7 received 8 January 2021

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

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall comprise the following materials:

- Character Oak Feather edge shiplap;
- Chalk render;
- Crest Selbourne Red Multi Stock for brick plinth;
- Structural green oak beams;
- Tapco Slate Roof.

And thereafter be retained and maintained as such.

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: BFBLP EN20, CSDPD CS7]

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification) no enlargement, addition, improvement or other alteration permitted by Classes A, B, D, E and F of Part 1 of the Second Schedule of the 2015 Order (as amended) shall be carried out.

REASON: To protect the openness of the Green Belt within which the site is located.

[Relevant Policies: BFBLP GB1, CSDPD CS9]

5. The scheme of hard and soft landscaping shall be implemented in accordance with the approved drawings. 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. 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 and maintained 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]

6. The scheme of walls, fences and any other means of enclosure shall be implemented in accordance with the approved drawings before the occupation of any of the dwellings approved in this permission and thereafter be retained and maintained as such.

REASON: In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.

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

7. The internal access driveway shall be implemented in accordance with the approved drawings before the occupation of any of the dwellings approved in this permission and thereafter be retained and maintained as such.

REASON: In the interests of the visual amenities of the area, highway safety and accessibility.

[Relevant Plans and Policies: BFBLP EN20, CSDPD CS7, CS23]

8. The dwellings hereby permitted shall not be occupied until the associated vehicle parking and turning space has been surfaced in accordance with the approved drawings. The spaces shall thereafter be kept available for parking and turning 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]

9. The car ports hereby approved shall be retained for the use of the parking of motor vehicles at all times and, notwithstanding the provisions of Part 1 Classes A and E of Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car ports, and no gates or doors shall be erected to the front of the car port.

REASON: To ensure that the development is provided with adequate parking in the interests of highway safety.

[Relevant Policies: BFBLP M9, CSDPD CS23]

10. The dwellings hereby permitted shall not be occupied until secure and covered cycle parking spaces have been provided in the locations identified for cycle parking on the approved plans within the development. The cycle parking facilities shall thereafter be retained.

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

[Relevant Policies: BFBLP M9, CSDPD CS23]

11. Notwithstanding the provisions of Part 2 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), any gates or barriers provided for vehicular access shall open away from the highway and be set back a distance of at least 7 metres from the edge of the carriageway of the adjoining highway.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

12. The parking and turning areas and internal access driveway 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: CSDPD CS1, BFBLP EN25]

13. All existing trees shown to be retained and protected in the document entitled "Arboricultural Impact Assessment Addendum" by Landarb Solutions received 13 August 2019 shall be protected by 2m high (minimum) welded mesh panels, supported by a metal scaffold framework, constructed in accordance with Section 6.2 of British Standard 5837:2012, or any subsequent revision. The development shall be carried out in accordance with the approved document/drawings.

REASON: In order to safeguard trees in the interests of the visual amenity of the area.

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

14. The protective fencing specified by condition 13 shall be erected prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. No activity of any description must occur at any time within these areas including but not restricted to the following: -

a) No mixing of cement or any other materials.

b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.

c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.

d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ground conditions of any other description.

e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.

f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above:

a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow

shown to be retained.

b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: In order to safeguard trees in the interests of the visual amenity of the area.

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

15. The precautionary measures detailed in the Ecological Impact Assessment by Grassroots Ecology received 13 August 2019 shall be undertaken in accordance with the approved mitigation measures and retained as such thereafter.

REASON: To ensure that wildlife is not adversely affected by the proposed development.

[Relevant Policies: BFBLP EN20 and EN25, CSDPD CS1 and CS7]

16. The biodiversity enhancements shall be implemented in accordance with the approved drawings before the occupation of any of the dwellings approved in this permission and retained as such thereafter.

REASON: To ensure that wildlife is not adversely affected by the proposed development.

[Relevant Policies: BFBLP EN20 and EN25, CSDPD CS1 and CS7]

17. The external site lighting shall be implemented in accordance with the approved drawings before the occupation of any of the dwellings approved in this permission and retained as such thereafter. Any repair or replacement of the lighting hereby approved shall be as a like for like replacement. No other external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with the approved details.

REASON: To ensure that wildlife is not adversely affected by the proposed development.

[Relevant Policies: BFBLP EN20 and EN25, CSDPD CS1 and CS7]

18. The internal floor layout of plots 1 -6 as shown on drawing no. PAD/DEC/001 received 13 August 2019 by the Local Planning Authority shall be laid out as approved and thereafter retained as such so that each dwelling comprises a maximum of 3 bedrooms at any time.

REASON: To ensure adequate parking provision is provided and that no additional impact to the Thames Basin Health SPA occurs.

[Relevant Policies: BFBLP EN3, M9, CSDPD CS14, CS23, SEP NRM6]

Informatives

1. 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.

2. Although they must be complied with, no details are required to be submitted in relation to the following conditions:

1. Time limit

2. Approved plans
 3. Materials
 4. Restrictions on permitted development
 5. Landscaping
 6. Boundary treatment
 7. Access road construction
 8. Parking
 9. Retention of car ports
 10. Cycle parking
 11. Gates
 12. SuDS
 - 13 and 14. Tree protection
 15. Ecological measures
 16. Biodiversity enhancements
 17. Lighting
 18. Retention of floor layout and maximum bedroom numbers
3. Future occupiers will need to carry their bins/refuse to/from the bin collection point on bin collection day.