

Unrestricted Report

ITEM NO:

Application No.

21/01181/3

Site Address:

Perry Oaks Bracknell Berkshire

Ward:

Bullbrook

Date Registered:

16 December 2021

Target Decision Date:

10 February 2022

Proposal:

Proposed conversion of grass area into 3 parking spaces.

Applicant:

Mr Christopher White

Agent:

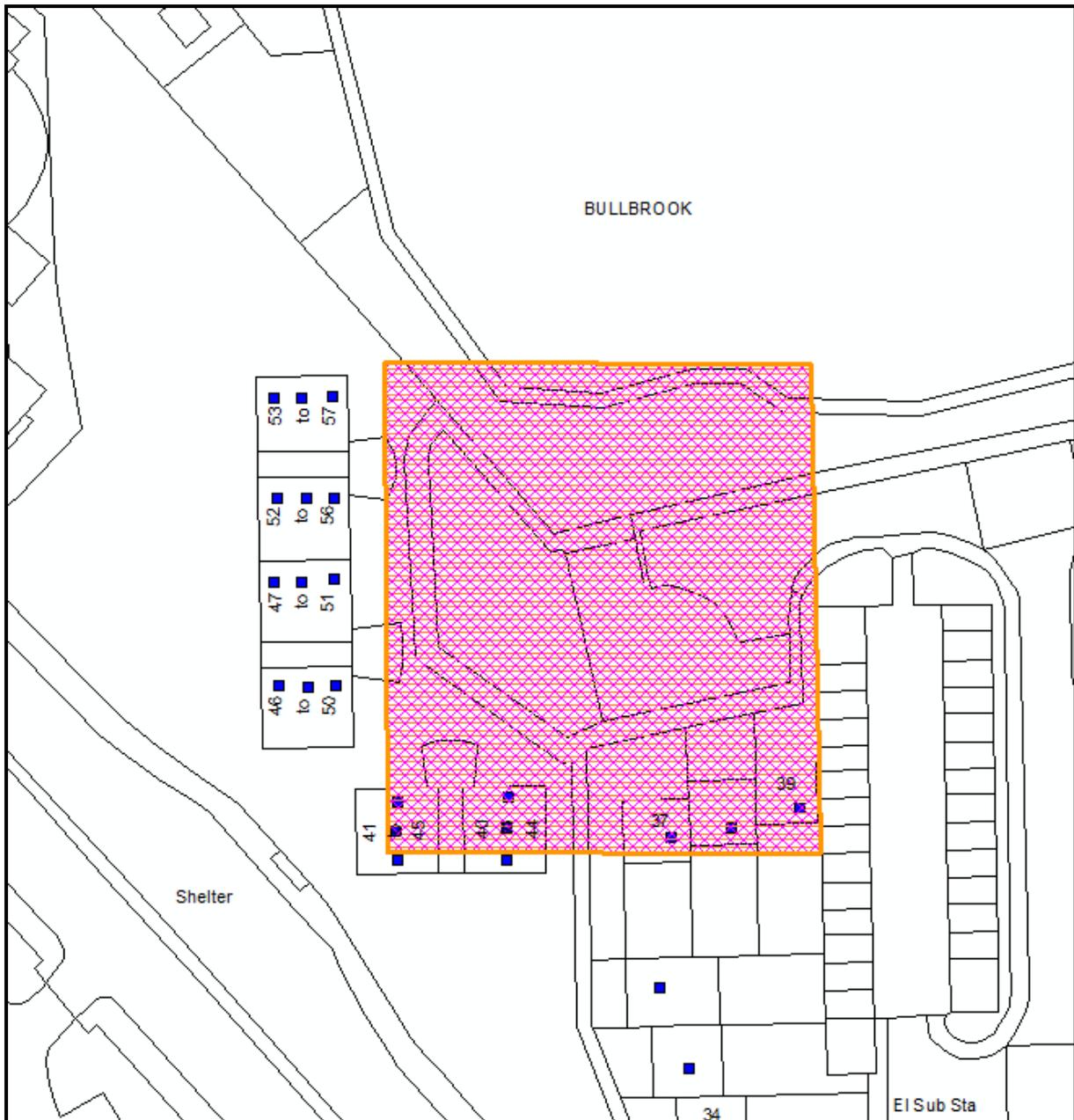
Mr Christopher White

Case Officer:

Emma Sibley, 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 a grassed amenity area to provide 3 additional parking spaces in Perry Oaks.
- 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 to 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

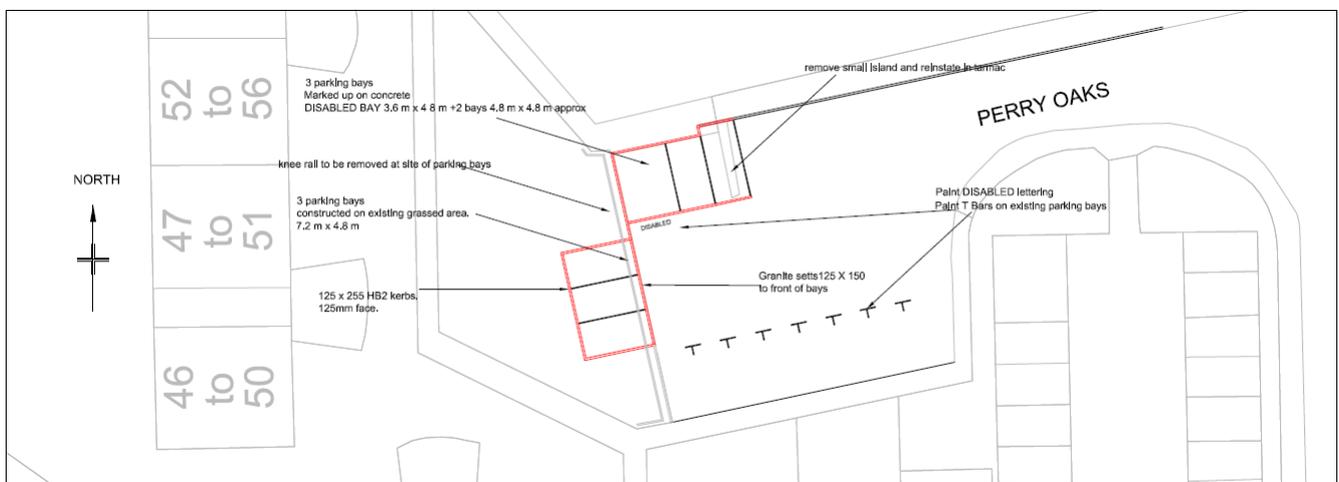
- 3.1 The proposed parking bays would be located in one area of amenity land at the end of the residential street, Perry Oaks.

4. RELEVANT SITE HISTORY

- 4.1 There is no relevant site history for the application.

5. THE PROPOSAL

- 5.1 It is proposed to form 3 parking bays within Perry Oaks.
- 5.2 It is also proposed to re-mark out the parking bays on the existing concrete, remove a small island and reinstate this to tarmac, and paint 'T bars' on the existing parking bays. However, these elements do not require planning permission.



6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 No objection

Other responses received

6.2 One letter supporting the proposal has been received from one address. The representation commended the guide 'T bars' being painted on the existing parking spaces and suggested that even more spaces should be created to alleviate parking pressures in the area.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority:

7.1 No objection.

Landscape 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, EV5 of the BTNP.	Consistent
Highways	CS23 of CSDPD, Saved policy M9 of the BFBLP, HO3 of the BTNP.	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
- v Landscaping 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 and highway safety. These matters are assessed below.

ii. Impact on character and appearance of the area

9.3 The parking bays are to be located on grassed amenity land.

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 Highway Authority considered that the new parking bays would not affect the existing access or parking arrangements and will help improve highway and pedestrian safety. The Highway Authority therefore raised no objection.

9.7 However, the Highway Authority did request wooden bollards, knee rail, or other landscaped means, are provided to deter parking on the grass verge.

v. Landscaping Considerations

9.8 The Landscape Officer considered the proposal acceptable subject to planting to mitigate the loss of amenity grass area and an existing young tree to enhance the character of the area.

9.9 The Landscape Officer has stated that this can be addressed by a condition. A landscaping condition would also satisfy the Highway Authority's request to deter parking on the grass verge.

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 and M9 of the BFBLP, Policies CS1, CS2, CS7 and CS23 of the CSDPD, Policies EV5 and HO3 of the Bracknell Town Neighbourhood Plan, BFBC SPDs and the NPPF.

11. RECOMMENDATION

11.1 The application is recommended to 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:

Design and Access Statement – Received 16.12.2021

Construction layout, site location plan and typical section - Received 16.12.2021

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 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.