

Unrestricted Report

ITEM NO: 08

Application No.
21/00498/FUL
Site Address:

Ward:
College Town

Date Registered:
9 June 2021

Target Decision Date:
4 August 2021

Land Rear Of 78 College Road College Town Sandhurst Berkshire

Proposal: **Proposed erection of 2 x 3 bedroom, semi-detached houses with associated vehicular access and parking spaces.**

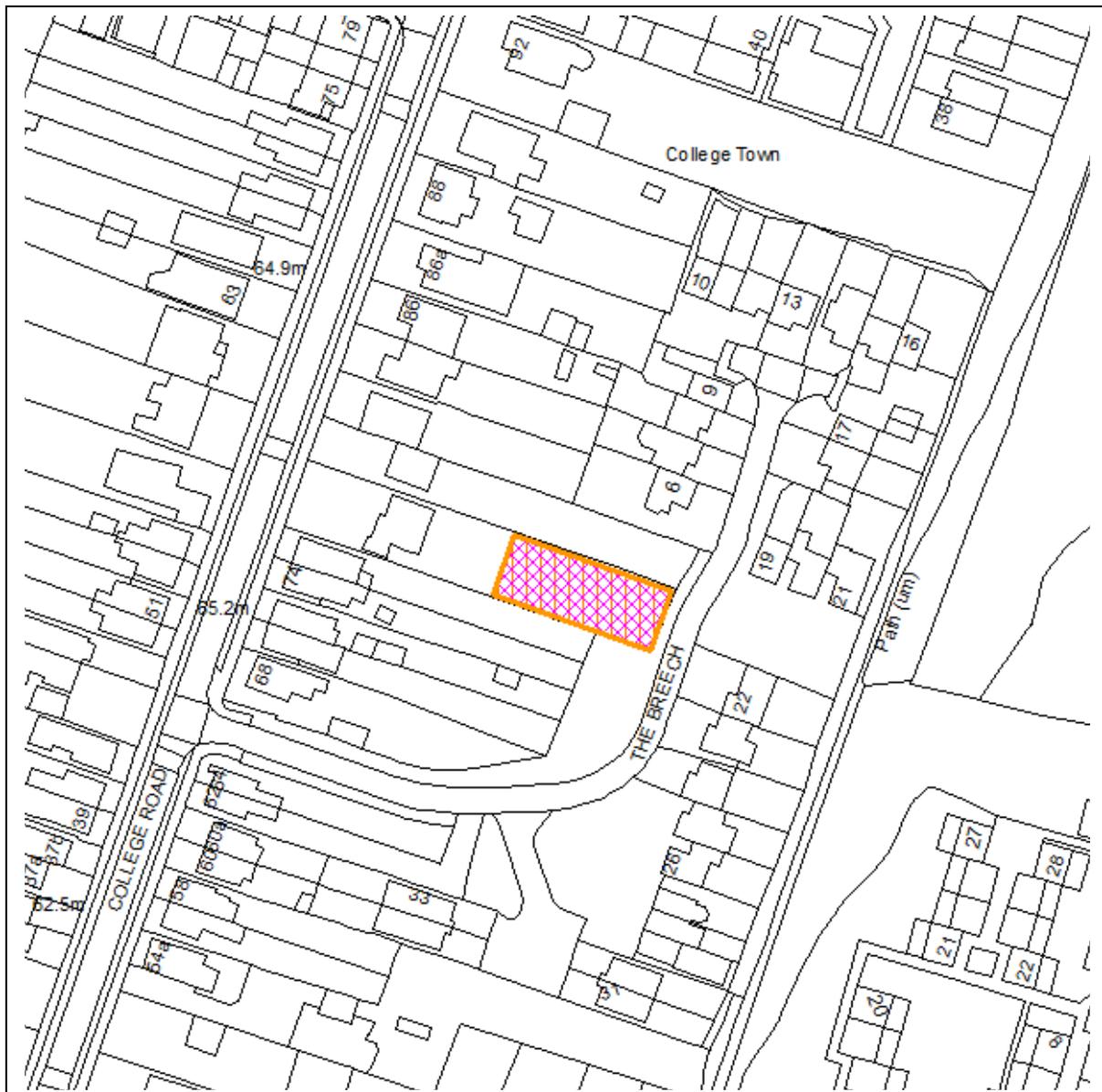
Applicant: Mr John Ray

Agent: Gregory Bunce

Case Officer: Olivia Jones, 01344 352000

Development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



1. SUMMARY

- 1.1 The proposal is for the erection of a 2no. 3-bedroom dwellings within land currently forming the rear garden of 78 College Road, College Town, Sandhurst.
- 1.2 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. The proposal would result in a net increase of 1 no. dwelling to contribute to Bracknell Forest Council's housing supply.
- 1.3 The proposal would not adversely impact upon the character and appearance of the surrounding area. The proposal would not adversely affect the residential amenities of neighbouring occupiers and acceptable living conditions would be provided for future occupiers of the proposed dwellings. There would be no adverse highway safety implications.
- 1.4 The site is located between 400m and 5km from the boundary of the SPA and is therefore likely to have an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures which can be secured through a legal agreement pursuant to section 106 of the Town and Country Planning Act 1990.

RECOMMENDATION
Planning Permission be granted subject to the conditions in Section 11 of this report and the completion of a section 106 agreement relating to mitigation measures for the SPA.

2. REASON FOR REPORTING APPLICATION TO THE PLANNING COMMITTEE

- 2.1 The application is being reported to the Planning Committee as it has received more than 5 objections and is recommended for approval.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within a defined settlement boundary
Within 5km of the Thames Basin Heath SPA
Within Area E of the Sandhurst Study Area (Character Area Assessments SPD)
TPO 296 within and around site

- 3.1 The application site consists of a plot sited between the rear gardens of 76 and 80 College Road, backing onto the rear gardens of 78A & 78B College Road, and facing 22 The Breech, and the parking area serving 19-21 The Breech.

4. RELEVANT SITE HISTORY

- 4.1 The most recent applications relating to the site are:

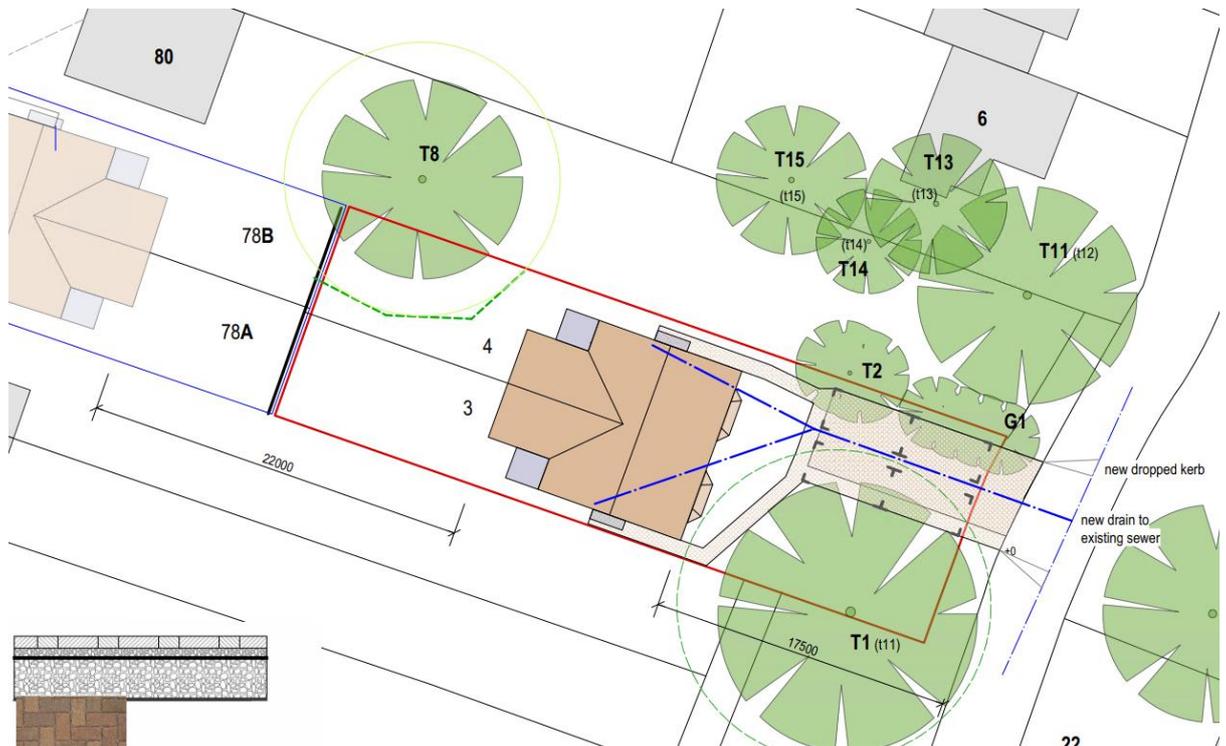
18/01225/FUL (affects 78A & 78B College Road)

Erection of 2 No. semi detached houses following the demolition of existing dwelling.

Approved 2020

5. THE PROPOSAL

- 5.1 The proposed scheme consists of the erection of 2no. 3-bedroom dwellings. It is proposed to form a new vehicular access and driveway to serve the properties from The Breech, Sandhurst.
- 5.2 The proposed dwellings would be semi-detached. They would include 3no. bedrooms at first floor, and lofts. The dwellings would have a pitched roof when viewed from The Breech, with a projecting gable feature to the rear.
- 5.3 The driveway would accommodate 4 parking spaces in total (2 for each dwelling).



6. REPRESENTATIONS RECEIVED

Sandhurst Town Council

- 6.1 No objection received.

Other Representations

- 6.2 Letters of objection were received from the occupiers of six neighbouring dwellings raising the following concerns:
 - (i) The scheme would provide insufficient parking, resulting in additional on street parking
 - (ii) The creation of an access to The Breech will cause highway safety issues
 - (iii) The proposal is out of keeping with the character of the area
 - (iv) Overlooking concerns
 - (v) Overshadowing concerns
 - (vi) Additional dwellings will put pressure on the drainage system
 - (vii) Additional dwellings and access would impact the quiet character of The Breech
 - (viii) Adverse impacts during the construction process
 - (ix) Adverse impact on biodiversity and landscape character due to the clearing of the site

7. SUMMARY OF CONSULTATIONS RESPONSES

Biodiversity Officer

7.1 No objection

Tree Officer

7.2 No objection

Highway Officer

7.3 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	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent (except for CP1 of SALP which is not wholly consistent)
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Housing	CS15 of the CSDPD	Out of date but not used for decision making on individual planning applications
Parking	Saved policy M9 of BFBLP	Consistent NPPF refers to LA's setting their own parking standards for residential development, this policy is considered to be consistent.
Transport	CS23 of CSDPD	Consistent
Sustainability	CS10 & CS12 of CSDPD	Consistent
SPA	SEP Saved Policy NRM6, CS14 of CSDPD	Consistent
Trees, biodiversity and landscaping	Saved policies 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		
Character Area Assessments SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of development
- ii. Impact on character and appearance of surrounding area

- iii. Impact on residential amenity
- iv. Impact on highway safety
- v. Biodiversity
- vi. Trees
- vii. Drainage
- viii. Sustainability
- ix. Thames Basin Heath SPA
- x. Community Infrastructure Levy (CIL)
- xi. Other considerations

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, upon the character and appearance of the area, trees, biodiversity etc.

ii. Impact on Character and Appearance of Surrounding Area

9.4 CSDPD Policy CS7 states that development will be permitted which builds upon the local character of the area, provides safe communities and enhances the local landscape where possible. BFBLP 'Saved' Policy EN20 states that development should be in sympathy with the appearance and character of the local area. It further states that the design of the development should promote local character and a sense of local identity.

9.5 The Sandhurst Study Area E (College Town) of the Character Area Assessments SPD sets out, in summary, that the character area is defined by its distinct street and plot pattern and is distinguished by its long straight roads. The following relevant recommendations are set out in the SPD:

- o Small infill development and redevelopment of individual plots may not be detrimental to the character of this area;
- o Infill development should be in character and set out around an orthogonal street pattern (i.e. not designed around typical highways requirements);
- o Along the street frontage plots should be developed separately for housing;
- o Road frontage treatment should be enhanced;
- o The road alignment and dominance of plot pattern should be maintained.

9.6 The proposal is for the erection of a pair of semi-detached properties fronting onto The Breech. The properties would be located in between the rear gardens of 76 and 80 College Road. However, residential properties on The Breech would face onto the application site and can be found further along The Breech. Given the residential

character of The Breech, it is not considered the introduction of a new pair of semi-detached dwellings would appear incongruous.

- 9.7 The Breech is characterised by terraced dwellings, linked by garages; however, examples of semi-detached dwellings can be found. It is therefore considered that a pair of semi-detached dwellings would not be inappropriate. The proposed dwellings would be set back from the building line established by 6-9 The Breech; however, given the separation between the application site and these properties the set back would not appear sufficiently out of keeping to warrant refusal.
- 9.8 The proposed dwellings would have a height of approximately 8.4 metres and a total width of 10.5 metres. While this is approximately 0.3 metres taller than the nearest property, 6 The Breech, this is comparable in height and width to the neighbouring buildings on The Breech (e.g. 30 & 31 The Breech). Given the modest increase in height, and the separation distance of approximately 10 metres between the properties, it is not considered that the taller buildings would appear incongruous. The design of the buildings would be similar in appearance to those found on The Breech, with pitched roofs and bays windows. It is recommended that details of materials are required by planning condition to ensure a complementary material palette.
- 9.9 A Landscaping Scheme will be required by planning condition to ensure suitable soft and hard landscaping to complement the application site and surrounding area.
- 9.10 The proposals are in keeping with the surrounding residential development in terms of plot pattern and design, in line with the Character Area SPD. It is therefore considered that, subject to the proposed condition, the development would not result in an adverse impact on the character and appearance of the area and would be in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 or the NPPF.

iii. Residential Amenity

- 9.11 'Saved' policy EN20 of the BFBLP states that development will not adversely affect the amenity of surrounding properties and adjoining area. Paragraph 130 of the NPPF states that the Local Planning Authority should ensure high quality amenity for all existing and future occupants.

Overlooking

- 9.12 The Design SPD recommends a rear garden depth of at least 10 metres, with a separation distance of at least 22 metres between back to back properties. The proposed gardens would have a depth of approximately 12 metres, and there would be a separation distance of 22 metres to the dwellings to the north-west of the application site (78A & B) approved under planning permission 18/01225/FUL. As such, it is not considered that the proposal would result in unacceptable overlooking to the rear.
- 9.13 There would be an oblique view from the rear windows to the gardens of 76 and 80 College Road. Given this oblique angle, and that the proposed dwellings would be sited at least 22 metres from 76 and 80 College Road, it is not considered that the level of overlooking would be sufficient to warrant a refusal.
- 9.14 The Design SPD recommends garden depth of at least 15 metres for second floor windows. As this separation distance cannot be achieved it is recommended that any second floor rear windows or other openings are restricted by condition.

- 9.15 It is recommended that the proposed upper storey side windows are restricted by condition to avoid adverse overlooking into the rear gardens of the neighbouring properties.
- 9.16 The Streetscene SPD recommends a separation distance of 12m – 18m between the front elevations of properties across a standard urban street. There would be a separation distance of approximately 22 metres from the front elevation of the proposed dwellings to the front boundaries of the facing properties. This separation distance is considered sufficient to avoid adverse overlooking from the front elevation.

Overbearing

- 9.17 The proposed dwellings would be sited approximately 8 metres from the side garden boundary of 6 The Breech. Between the application site and 6 The Breech is the rear garden of 80 College Road. Given the separation distance and the intervening garden, it is not considered the proposed dwellings would have an unduly overbearing impact on the occupants of 6 The Breech.
- 9.18 Due to the separation distance between the proposed dwellings and the other properties on The Breech and College Road it is not considered the proposed development would have an unduly overbearing impact on the occupants of these properties.

Overshadowing

- 9.19 The BRE SLPDS is used as a guideline for assessing potential loss of light and the acceptable levels of loss to light to the primary source of light of a habitable room.
- 9.20 For a window perpendicular to a new development a 25 degree line is drawn on the vertical plane from the centre of the affected towards the proposed development. If this line intersects the proposed development it is considered that the development would result in an adverse impact on the property with regards to loss of light.
- 9.21 For a window parallel to a new development a 45 degree line is drawn on the vertical plane from (in the case of a pitched roof) the midpoint of the roof towards this window. Then a 45 degree line is drawn on the horizontal plane from the end of the extension towards the window wall. If the centre of the window lies on the extension side of both of these 45 degree lines, it would be considered that the development would result in an adverse impact on the property with regards to loss of light.
- 9.22 A loss of light assessment as set out above was undertaken for the windows serving habitable rooms on 6 The Breech and it was determined there would not be a significant impact on the levels of daylight and sunlight to the dwelling. As 6 The Breech is the closest dwelling to the proposed development, it can be determined the proposed development would not adversely affect the other surrounding properties by reason of overshadowing or loss of light.
- 9.23 The BRE SLPDS advises that the centre point of outdoor spaces receive at least 2 hours of light on 21st March. An assessment using BRE SLPDS guidance has been undertaken, and it has been determined that the proposal would not significantly impact the levels of daylight enjoyed by the neighbouring gardens over and above the recommended levels.
- 9.24 It is therefore considered that the development would not result in an adverse impact on the amenity of neighbouring properties, in accordance with BFBLP 'Saved' Policy EN20 and the NPPF, subject to the recommended condition.

iv. Highways

- 9.25 'Saved' policy M9 of the BFBLP ensures that development provides satisfactory parking provision. A further material consideration for parking provision is provided in Bracknell Forest Council's adopted Parking Standards SPD. The NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.26 Two car parking spaces are proposed for each of the two 3-bedroom dwellings, with a 0.9m pedestrian route between, compliant with the Parking Standards SPD (March 2016). No details of cycle parking have been provided, but this can be dealt with by condition.
- 9.27 Sufficient space for waste and recycling bin storage can be accommodated on site. It is recommended that a scheme is provided by planning condition prior to the occupation of the dwellings.

v. Biodiversity

- 9.28 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. 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 minimising impacts on biodiversity.
- 9.29 The application site has been reviewed by the Council's Biodiversity Officer, who is satisfied that the proposed scheme would not have a significant impact on existing wildlife. A biodiversity enhancement scheme will be required by condition.

vi. Trees

- 9.30 '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. Paragraph 131 of the NPPF states that trees make an important contribution to the character and quality of urban environments. It goes on to state that planning decisions should ensure that existing trees are retained wherever possible.
- 9.31 A Tree Protection Plan was submitted with this application which has been reviewed by Bracknell Forest Council's Tree Service and is considered suitable. The protection details would be secured by condition.

vii. Drainage

- 9.32 CSDPD Policy CS1 states that development shall protect and enhance the quality of natural resources including water. This is consistent with the NPPF paragraphs 167 and 165 which state that decision makers should ensure flood risk is not increased elsewhere when determining planning applications, and that, where appropriate,

applications should be supported by flood risk assessments and incorporate sustainable drainage systems (SuDS).

9.33 The proposed development is located within Flood Zone 1 and is therefore unlikely to result in adverse surface flooding. A condition requiring the proposal to be SuDS compliant is recommended.

viii. Sustainability

9.34 CSDPD Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards, covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day. CSDPD Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how 10% of the development's energy requirements will be met from on-site renewable energy generation.

9.35 It is recommended that these documents are required by condition.

ix. Thames Basin Heaths SPA

9.36 Bracknell Forest Council, 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.

9.37 This site is located within the 400m – 5km Thames Basin Heaths Special Protection Area (TBH SPA) buffer zone and is therefore likely to have an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

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

9.39 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. Bracknell Forest 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.

9.40 In this instance, the development would result in a net increase of two x 3-bedroom dwellings within the 400m – 5km TBH SPA buffer zone which results in a total SANG contribution of £12,224.

9.41 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) of £1,798 which is also calculated on a per bedroom basis.

9.42 The total SPA related financial contribution for this proposal is £14,022. The applicant must agree to enter into a S106 agreement to secure these contributions and a restriction on the occupation of any dwellings until the Council has confirmed that enhancement works to a SANG have been 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 (CIL)

9.43 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the Borough and the type of development.

9.44 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted) including those that involve the creation of additional dwellings.

9.45 The development is CIL liable in accordance with Bracknell Forest Council's CIL charging schedule as the proposal results in a net increase of two dwellings.

10. CONCLUSIONS

10.1 It is considered that the development would be acceptable in principle due to being located within the settlement boundary. It would not result in an adverse impact on the character and appearance of the surrounding area or, highway safety, biodiversity, trees nor would the development result in a detrimental impact on the residential amenity of the neighbouring properties or future occupiers. It is therefore considered that the proposed development complies with 'Saved' policies EN1, EN20 and M9 of the BFBLP and Policies CS1, CS2, CS7, CS10 and CS12 of the CSDPD.

10.2 Relevant conditions will be imposed in relation to landscaping, biodiversity, highway safety, drainage, contaminated land and sustainability.

10.3A s106 agreement is required to secure contributions for SPA mitigation and the scheme is CIL liable.

11. RECOMMENDATION

11.1 Following the completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 to secure planning obligations 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 application be **APPROVED** subject to the following conditions amended, added to or deleted as necessary:

01. 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.

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

Received 09.06.21:
Proposed House Plans (B/03)
Proposed Elevations (B/04)

Received 26.07.21:
Location Plan (B/01)
Block Layout Plan Proposed (B/02A)

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

03. No works to the development hereby permitted shall take place until details of the materials to be used in the construction of the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

04. Notwithstanding what is shown on the approved plans, the first floor side windows on the development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent) unless the parts of the window which are clear glazed are more than 1.7 metres above the floor of the room in which the window is installed. They shall at all times be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

05. 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 additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the side elevations of the development hereby permitted except for any which may be shown on the approved drawing(s), unless they are glazed with a minimum of Pilkington Level 3 obscure glass (or equivalent) and fixed shut, or the parts of the window, opening or enlargement which are clear glazed and/or openable are more than 1.7 metres above the floor of the room in which it is installed.

REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

06. 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 additional windows, similar openings or enlargement thereof shall be constructed at second floor level or above in the rear elevations of the development hereby permitted except for any which may be shown on the approved drawing(s), unless they are glazed with a minimum of Pilkington Level 3 obscure glass (or equivalent) and fixed shut, or the parts of the window, opening or enlargement which are clear glazed and/or openable are more than 1.7 metres above the floor of the room in which it is installed.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

07. The development shall not be occupied until the associated vehicle parking for 4 cars, with 2 car parking spaces for each of the new dwellings, has been surfaced and provided in accordance with the approved drawing. The spaces shall thereafter be kept available for parking 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, Core Strategy DPD CS23]

08. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities providing 1 covered and secure cycle parking space per bedroom in each dwelling. The dwellings shall not be occupied until the approved scheme has been implemented. The facilities shall be retained as such thereafter.

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

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

09. The dwellings hereby approved shall not be occupied until a scheme for suitable waste and recycling bin storage has been submitted to and approved in writing by the Local Planning Authority. The bin storage shall be provided prior to the occupation of any dwellings.

REASON: In the interest of the amenities of the area.

10. Prior to the commencement of development, including any initial clearance, a scheme for the protection of the trees and other vegetation on site shall be submitted to and approved in writing by the Local Planning Authority which includes the following information:

- Incorporation of a 'wood-mulch mat' into the Tree Protection Plan that covers the area between the tree T1 and proposed driveway & path.
- Confirmation by plan submission (e.g. the Tree Protection Plan) where the service route would be installed to avoid the RPAs of protected trees (T1 and T6); with subsequent phased installation of protective fencing and any other measures cited in the Arboricultural Report.
- Indication that the area directly in front of the two units and the proposed pathway be retained as soft-landscaping area (Reason – to reduce adverse impact on RPA of T1). This area should be retained as soft-landscaping area for the foreseeable future.
- Include details of specific ground protection measures for the RPA of T1
- Include details of areas designated for material storage and site office and welfare facilities in plan form for the approval of the Planning Authority.

An updated Tree Protection Plan and Arboricultural Report should be submitted incorporating this scheme. Thereafter all approved tree/vegetation protection measures shall be erected in accordance with BS 5837:2012 (or any subsequent revision) Section 6 prior to the commencement of development, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright until the completion of all building operations on the site.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

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

11. 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]

12. The development shall not be begun until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority.

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

REASON: In the interests of ecological conservation.

13. No construction works shall take place until details showing the finished floor levels of the dwellings 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]

14. The development hereby permitted shall not be begun until details of a scheme (Working Method Statement) to control the environmental effects of construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

(i) specifications of control of noise arrangements for construction.

(ii) methodology of controlling dust, smell and other effluvia

(iii) site security arrangements including hoardings

(iv) construction methodology

(v) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site.

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

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

15. No dwelling shall be occupied 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]

16. No construction works shall take place until an Energy Demand Assessment demonstrating that at least 10% of the development's energy will be provided from on-site renewable energy production, has been submitted to and approved in writing by the Local Planning Authority. The dwelling as constructed shall be carried out in accordance with the approved assessment and retained as such thereafter.

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

[Relevant Policy: Core Strategy DPD CS12]

17. 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). 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]

18. The development hereby permitted shall not be begun until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the dwellings approved in this permission.

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

[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]

Informatives

1. 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.
2. Although they must be complied with, no details are required to be submitted in relation to the following conditions:
 1. Commencement
 2. Approved Plans
 4. Side Windows
 5. Future side windows
 6. Rear windows
 7. Vehicle parking
 17. Suds

The applicant is advised that the following conditions require discharging prior to the commencement/occupation of development:

3. Materials
8. Cycle parking
9. Bin storage
10. Tree protection
11. Landscaping scheme
12. Biodiversity enhancement scheme
13. Finished floor levels
14. Working method statement

- 15. Sustainability statement
- 16. Energy demand assessment
- 18. Means of enclosure

In the event of the S106 agreement not being completed by 30 November 2022, the Assistant Director: Planning be authorised to either extend the period further or refuse the application on the grounds of:

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 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 and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).