

Unrestricted Report

ITEM NO:

Application No.
19/01104/FUL
Site Address:

Ward:
College Town

Date Registered:
19 December 2019

Target Decision Date:
13 February 2020

**Breamar 1 Richmond Road College Town Sandhurst
Berkshire GU47 0RB**

Proposal:

**Erection of 4no 3 bed dwellings and associated access following
demolition of existing bungalow.**

Applicant:

Mr Maurice Scheen

Agent:

Mrs Judith Charles

Case Officer:

Paul Corbett, 01344 352000

Development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

- 1.1 The proposal is for the erection 4no. 3 bed dwellings and associated access following demolition of the existing bungalow.
- 1.2 The proposed development is within the settlement boundary and is considered to be acceptable. The proposal would be liable for SPA contributions and CIL payments.

RECOMMENDATION

Planning permission be granted subject to a S106 Agreement and conditions set out in Section 11 of this report.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application is being reported to the Planning Committee as more than 5 objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within the settlement boundary

Within 5km of SPA

Surface Water Flooding Risk

- 3.1 The application site is located within the settlement boundary as defined on the Policies Map (2013).
- 3.2 The site is a relatively large plot in the local context measuring approximately 60m in length by 22 in width. The site is currently occupied by one bungalow containing 2 bedrooms.



4. RELEVANT SITE HISTORY

4.1 The planning history can be summarised as follows:

1952: 1866 APPROVED

Outline application for 1 of 2 houses. 1866A AND 1866B

1953: 2076 APPROVED

Application for bungalow.

2019: 19/01104/FUL Under Consideration

Erection of 4no 3 bed dwellings and associated access following demolition of existing bungalow.

2020: 20/01082/FUL Under Consideration

Erection of 1 No. detached dwelling following demolition of existing bungalow plus erection of annexe.

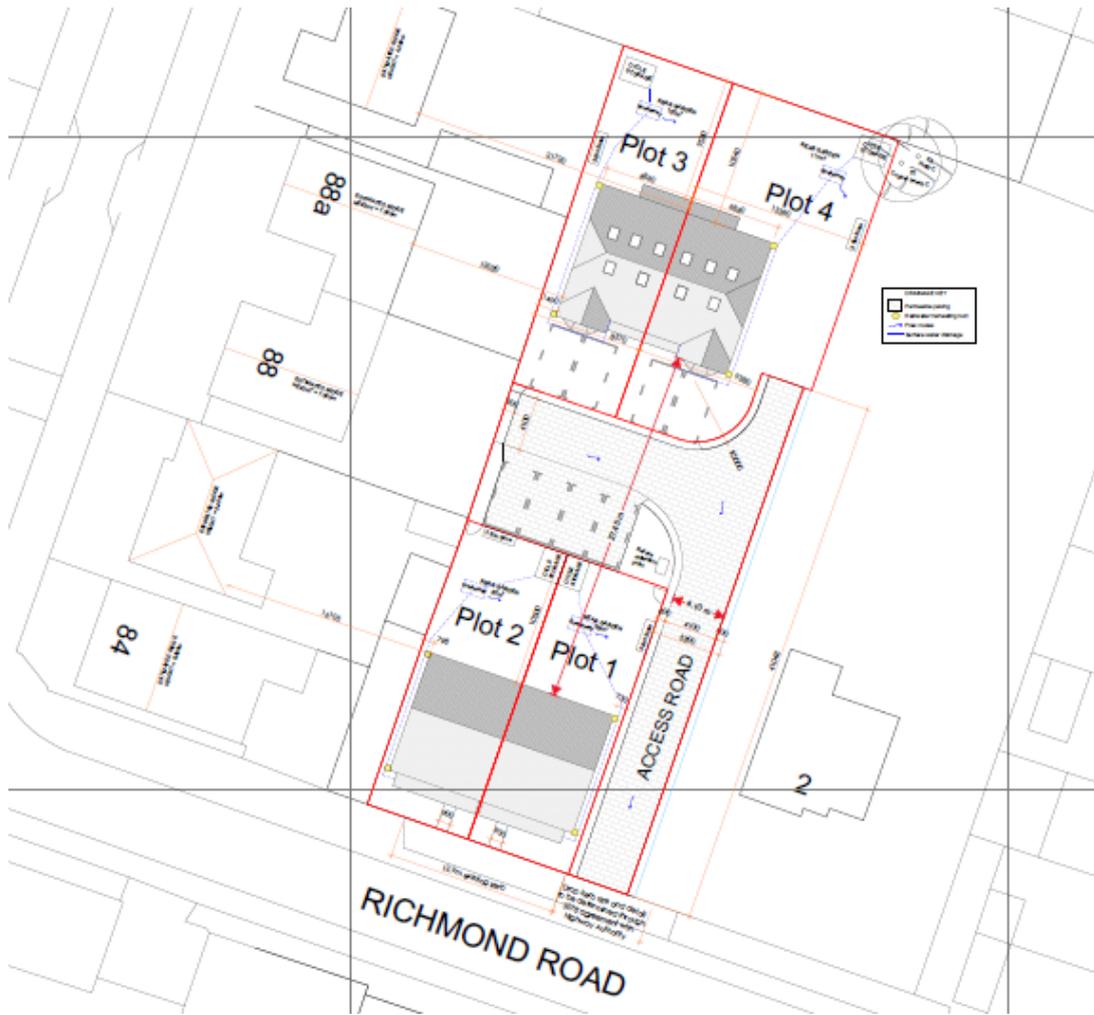
2021: 21/00623/FUL Under Consideration

Change of use of land and creation of hardstanding for the temporary siting of 4no. static caravans for 12 months (Retrospective)

5. THE PROPOSAL

5.1 The proposal seeks to erect pair of semi-detached 3 bedroomed dwellings to the front of the site (Plots 1 & 2) and a pair of semi-detached 3 bedroomed dwellings to the rear of the site (Plots 3 & 4).

Fig 1: proposed site plan



5.2 Plots 1 & 2 are traditional two storey dwellings with accommodation set over two floors with a ridge height of 8.3m and setback from the back edge of the footpath by approximately 2m.

Fig 2: Plots 1 & 2 - proposed elevations



5.3 Plots 1 & 2 have a building footprint measuring 14.72m in width and 9.5m in depth with an offset from the western boundary of 08.m. The rear gardens have a depth of 10.5m.

5.4 Plots 3 & 4 to the back of the site have the appearance of traditional two storey dwellings however the accommodation is set over three floors internally utilising the

void within the roof space, incorporating rooflights, with a ridge height of 8.8m and a setback from the rear elevations of Plots 1 & 2 by 27m.

Fig 3: Plots 3 & 4 - proposed elevations



5.5 Plots 3 & 4 have rear garden depths of 10.5m.

5.6 The site also proposes an access road positioned to enable a single access off Richmond Road should the adjacent site be developed at some point in the future, avoiding piecemeal development which accords with saved BFBC policy EN20(viii) which seeks to avoid prejudicing the proper future development of a larger site in a comprehensive manner.

6. REPRESENTATIONS RECEIVED

Sandhurst Town Council

6.1 Recommends refusal for the following reasons:

i) The proposal represents a cramped development taken to the boundary of the plot which would be out of keeping with the existing pattern of development in the area, and in particular would be detrimental to the amenities of adjoining dwellings. (20/05). ii) The proposal involves the unsatisfactory piecemeal development of backland area, a double building line and an inconvenient substandard access. The siting of the proposed dwelling in relation to existing neighbouring properties would result in a loss of privacy and amenity. (20/03).

Observation: i) Should the Local Planning Authority be mindful to approve the planning application the members request that a construction plan be put in place. In particular, the constructors' vehicles should not be allowed to exacerbate the current parking situation.

Other responses received

6.2 9 objections were received raising concerns which are summarised as follows:

- Overdevelopment of the site
- Drainage issues
- Highway safety concerns
- Impact on neighbour's amenity – overlooking, loss of privacy etc.
- Foul Drainage issues

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority:

7.1 The proposal now provides a vehicle access that can also be utilised for the adjacent site that the Highway Authority would adopt and provides satisfactory onsite parking and turning. The Highway Authority therefore offers no objection to the proposal subject to securing the adoption of the access via a S106 Agreement.

Lead Local Flood Authority (LLFA)

7.2 The proposal now provides satisfactory flood attenuation features allowing the LLFA to withdraw its objection subject to the recommended conditions.

Thames Water

7.3 Thames Water have no comments to make.

Biodiversity

7.4 No evidence of roosting bats within the existing building were found but recommends precautionary conditions are imposed to ensure measures are secured as part of any permission to accord with the submitted reports.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CP1 of SALP	Not fully consistent
	CS1, CS2 of CSDPD	Consistent
Residential amenity	Saved policy EN20 of BFBLP	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Highways	CS23 of CSDPD, Saved policy M9 of the BFBLP.	Consistent
Biodiversity	CS1 and CS7 of the CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Parking Standards SPD		
Design SPD		
Character Area Assessments SPD (2010)		
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

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 CP1 of the Site Allocations Local Plan sets out that a positive approach should be taken to considering development proposals (which reflects the presumption in favor of sustainable development set out in the NPPF), and that planning applications that accord with the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise.

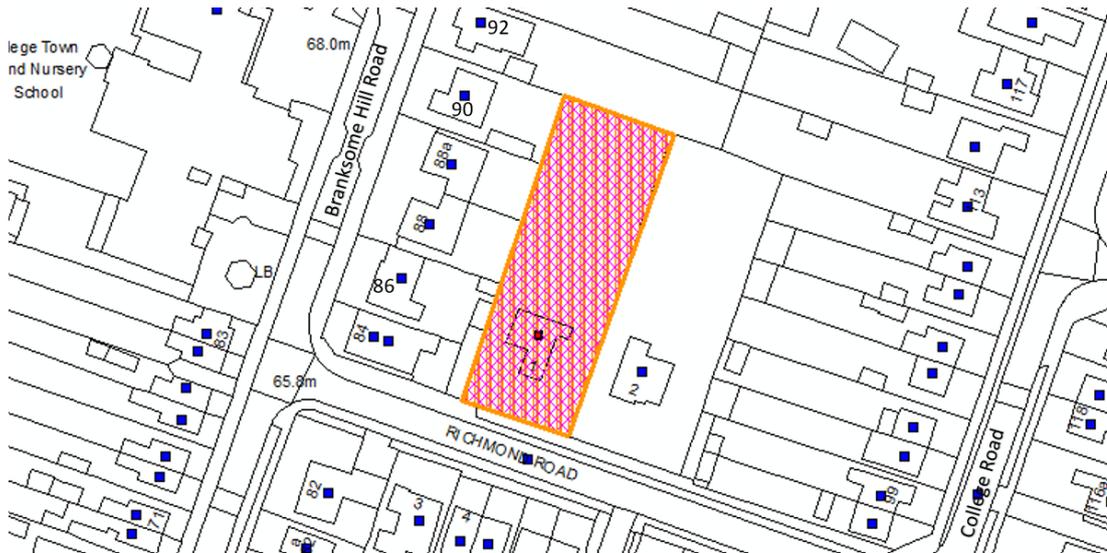
- 9.3 Core Strategy Policies CS1 (Sustainable Development) and CS2 (Locational Principles) are relevant and consistent with the objectives of the NPPF, and can be afforded full weight. In particular, Policy CS2 permits development within defined settlements.

ii. Impact on character and appearance of the area

- 9.4 The proposal comprising 2 pairs of semi-detached dwellings would not be considered to detract from the residential character of the area which is made up of primarily two storey residential properties.
- 9.5 It is considered that the proposed development of 4no. dwellings on this site makes an efficient use of a brownfield site with a layout that provides satisfactory proportioned private gardens of at least 10m in depth. The associated parking court is set behind plots 1 & 2 and therefore would not dominate the street scene.
- 9.6 The 4no. 3 bedroomed dwellings are not considered to detract from the appearance and character of the local area and are appropriate in scale, mass, design, materials, layout and siting, both in relation to the site and in relation to adjoining buildings, spaces and views.
- 9.7 It is considered that proposed development having regard to the scale, form, layout and siting would not appear out of character with surrounding development or the area generally. As such, the proposal would not adversely affect the character and appearance of the surrounding area and would be in accordance with 'Saved' policy EN20 of the BFBLP, Policy CS7 of CSDPD and the NPPF.

iii. Impact on Residential Amenity

- 9.8 Fig 4: Site context plan relative to neighbouring properties



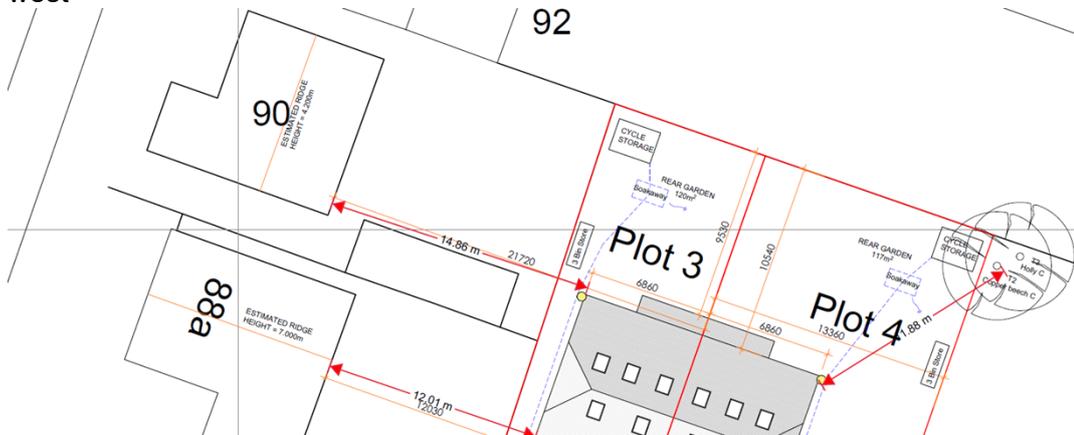
9.9 The site's western boundary borders the rear gardens of properties 84, 86, 88, 88a and 90 Branksome Hill Road. The intervening distance between the proposed western flank wall of the pair of semis (Plot 1 & 2) to the front of the site and the rear elevations 84 and 86 Branksome Hill Road, at its closet point measures 8.16m extending to 16.9m in respect of no. 86 Branksome Hill Road. These distances are considered sufficient to not adversely impact upon the amenities of the occupiers of these properties as illustrated below.

Fig 5: Intervening distances between plots 1 & 2 and neighbouring dwellings to the west



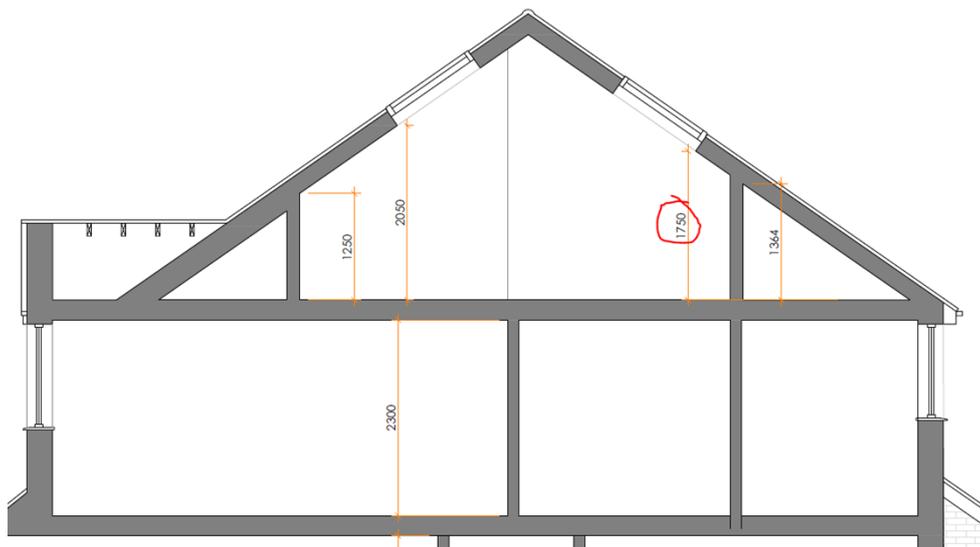
9.10 The intervening distance between the proposed western flank wall of the pair of semis (Plot 3 & 4) to the rear of the site and the rear elevations of 88a and 90 Branksome Hill Road, at its closet point measures 12m extending to 14.8m in respect of no. 90 Branksome Hill Road. These distances are considered sufficient to not adversely impact upon the amenities of the occupiers of these properties as illustrated below.

Fig 6: Intervening distances between plots 3 & 4 and neighbouring dwellings to the west



9.11 Proposed Plots 3 & 4 have been specifically designed to avoid adversely impacting upon the privacy to no.92 Branksome Hill Road where the rear garden runs at 90 degrees to the rear boundary of the site. The rear elevation of Plots 3 & 4 has an offset of 10.5m from the boundary. The proposed first-floor accommodation is laid out with bathrooms to the rear of plots 3 & 4, such that the first-floor rear facing windows serve bathrooms only, and as such will be obscured glazed with fixed shut windows with the exception of top fanlight for ventilation. The proposed accommodation within the roof void also incorporates purposely designed high level roof skylights to avoid overlooking the rear garden area of no.92 Branksome Hill Road. See cross section below.

Fig 7: Plots 3 & 4 incorporate high level roof skylights to avoid any overlooking of no.92



9.12 The intervening distance between plot 1 and the existing bungalow to the east is 11m as illustrated above and the vehicular access maintains an offset 5.55m from the eastern elevation of this property. Given the number of vehicles that would use this access and the existing boundary treatment (2m high close boarded timber

- 9.19 The access road will need to be constructed to adoptable standards from its junction with Richmond Road including carriageway and adjacent footways / verges / margins up to and including the full extent of the turning head (and adjacent margins) in order to accommodate refuse collection using BFC's refuse vehicle.
- 9.20 A bin collection point is shown on the radius curve of the turning head and bins will need to be placed here on the relevant collection day to be serviced.
- 9.21 The Highway Authority requires the following to be secured under a S106 Legal Agreement.
- Access road including carriageway, footway/margin and street lighting to be adopted under S38 of the Highways Act 1980 up to and including the extent of turning head need for refuse collection and fire tender and to the boundary with no. 2 Richmond Road to the east;
 - New access onto Richmond Road to be formed using an agreement under S278 of the Highways Act 1980, to include formation of the new access and stopping up of the existing access and raising the kerb to full-height.

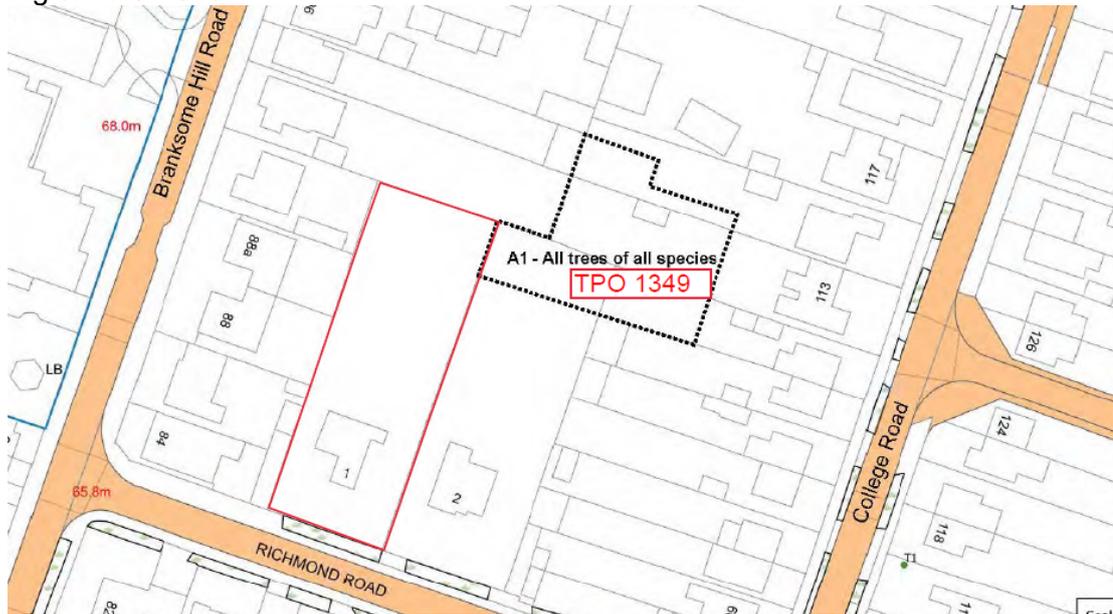
Subject to securing the Section 106 inclusive of clauses specifically to secure the access works via Section 278 of the Highways Act (including closure of the existing access and reinstatement of the footway) and for the access road to be adopted up to and including the turning head via Section 38 of the Highways Act, The Highway Authority has no objection subject a number of standard planning conditions and informatives being appended to any planning permission, if granted.

- 9.22 It is considered with suitably worded conditions, and the applicant's agreement to offer the site access and turning head for adoption, the proposal would result in any unacceptable highway safety implications and is therefore considered to comply with BFBLP Policies M4, M9 and CSDPD Policies CS23 and CS24 and the NPPF.

iv. Tree and Landscaping implications

- 9.23 Whilst there are no trees on site it should be noted that the adjacent site to the east is covered by a Tree Preservation Order (TPO 1349) covering all trees on Land at 2 Richmond Road and 111, 113 & 115 College Road, Sandhurst.
- 9.24 The revised site layout shows that the nearest trees (Holly & Cooper Beech) would not be affected by this development as the nearest structures, such as the foundations of Plot 4, would retain an approximate distance of at least 12m from these offsite trees.

Fig 9: TPO 1349



9.25 It is considered that with suitably worded conditions relating to the safeguarding of the existing offsite trees by removing of permitted development rights for any additional outbuildings or hard surfacing to the rear of Plot 4 and securing any soft landscaping would not conflict with BFBLP Policies EN1 and EN20, CSDPD Policies CS1 and the NPPF.

v. Biodiversity

9.26 The Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey concluded that there is no evidence of roosting bats within the existing building but recommends precautionary measures are adhered to when demolishing it. Such measures are also recommended to protect mammals such as hedgehogs during construction. Therefore, a condition is recommended to ensure these measures are secured as part of any permission to accord with the submitted reports.

9.27 In addition, the following biodiversity enhancements are also to be secured:

- Integrated nest boxes will be added to each new building to accommodate house sparrows and swifts. There must be provision for at least two pairs of each species in each building.
- Gaps must be left in fences to ensure connectivity of green space for mammals such as hedgehogs.

Further details will be required by condition as to the location and specification of these features.

9.28 As such, subject to conditions, the development would accord with Policies CS1 and CS7 of the CSDPD and the NPPF.

vi. Energy sustainability

- 9.29 For residential developments less than five dwellings CSDPD Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how the development's potential carbon dioxide emissions will be reduced by at least 10% and how 10% of the development's energy requirements will be met from on-site renewable energy generation. This is consistent with section 15 of the NPPF.
- 9.30 No details have been submitted for consideration, so where this occurs it is reasonable to secure this by condition. The Council's Energy Officer has indicated that it would be feasible to install solar panels to southern roof slopes of plots 1-4, alternatively, air source heat pumps could be installed.

Therefore, subject to the applicant submitting satisfactory details to comply with the condition to secure renewables, this proposal would not be considered to conflict with CSDPD Policy CS12.

vii. Thames Basin Heath SPA

- 9.31 This site is located between 400m and 5km from the boundary of the SPA 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.
- 9.32 On commencement of the development, a contribution (calculated on a per-bedroom basis) is to be paid to the Council towards the cost of measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in the Council's Thames Basin Heaths Special Protection Area Supplementary Planning Document (SPD). 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 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.
- 9.33 In this instance, the development would result in a net increase of 4no. x 3-bedroomed dwellings replacing the existing 2-bedroomed dwelling within the 400m – 5km TBH SPA buffer zone which results in a total (SANG) contribution of £19,255.
- 9.44 The development is also required to make a contribution towards Strategic Access Management and Monitoring (SAMM) of £2,318 which is also calculated on a per bedroom basis.
- 9.45 The total SPA (SANG + SAMM) related financial contribution for this proposal is £21,573. The applicant is willing 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.
- 9.46 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.

viii. Drainage Implications

- 9.47 The site falls within an area susceptible to a higher risk of surface water flooding and therefore it was considered necessary for the applicant to demonstrate that this risk was not exacerbated by this development proposal.
- 9.48 The Council's SuDs Engineer has reviewed the applicants' submissions comprising the Ground soakage tests results & mitigation (May 2022) and drainage schematic received on 01-07-2022 which are considered acceptable. The development has been designed on the basis of a 100 year return storm with a 20% uplift for climate change.
- 9.49 The flood attenuation incorporated into the design now includes permeable paving of the hard standing and parking areas with a surface water drained areas of 110 m² per dwelling. This comprises providing each dwelling with a Precast Concrete Soakaway Chamber of 1500mm diameter to a depth of 2000mm below the incoming invert level. The site layout drawing shows these features within the rear gardens of each of the dwellings.
- 9.50 The Council's SuDs Engineer recommends a number of conditions to ensure full details of all components of the proposed drainage system are submitted detailing how it will be maintained and managed after completion including verification report.
- 9.51 It is considered that by incorporating the above features the site itself is no more susceptible to an increased risk of surface water flooding to future occupiers of the site or the neighbouring properties.

ix. Community Infrastructure Levy (CIL)

- 9.52 Bracknell Forest Council commenced charging for its Community Infrastructure Levy (CIL) on 6th April 2015.
- 9.53 CIL applies to any new build (except outline applications and some reserved matters applications) including those that involve the creation of additional dwellings. 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.

This proposal is CIL liable.

10. CONCLUSIONS

- 10.1 The proposed development is within the settlement boundary where the principle of development is acceptable. It is considered that proposed development having regard to the scale, form, layout and siting would not appear out of character with surrounding development of the area generally. Neither would the proposal adversely affect the amenity of neighbouring occupiers or create highway safety concerns or result in an increased surface flood risk. Therefore, the proposal is not considered to conflict with 'Saved' policies EN1, EN20, M4 and M9 of the BFBLP, Policies CS7, CS23 and CS24 of CSDPD and the NPPF.

10.2 The application is therefore recommended for approval subject to conditions and the completion of a s106 agreement to secure the necessary SPA mitigation and highway related obligations.

11. RECOMMENDATION

11.1 **Following the completion of planning a obligation under Section 106** of the Town and Country Planning Act 1990 relating to:-

01. mitigation of impacts on the Thames Basin Heaths SPA;

02. Access road including carriageway, footway/margin and street lighting to be adopted under S38 of the Highways Act 1980 up to and including the extent of turning head need for refuse collection and fire tender and to the boundary with no. 2 Richmond Road to the east;

03. New access onto Richmond Road to be formed using an agreement under S278 of the Highways Act 1980, to include formation of the new access and stopping up of the existing access and raising the kerb to full-height.

That the Assistant Director: Planning be authorised to **APPROVE** the application 19/01104/FUL subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary and following the required consultation with the agent in relation to pre-commencement 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 received by the Local Planning Authority on 31.08.2022:

1634-010 L - Site Location and Block Plan
1634-100 A - Plots 1 & 2 Proposed Plans
1634-101 D - Plots 1 & 2 Proposed Elevations
1634-102 - Plots 1 & 2 Proposed Roof Plans
1634-107 - Plots 3 & 4 Proposed Plans
1634-108 A - Plots 3 & 4 Proposed Plans
1634-109 B - Plots 3 & 4 Proposed Elevations
1634-110 - Proposed Cycle & Bin Store Elevations

Ground soakage tests results & mitigation (May 2022) received 01.07.2022
Arbtech Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey
April 2020

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

3. The residential accommodation hereby approved shall not comprise more than 4no.three bedroomed dwellings.

REASON: To ensure the development does not impose undue pressure on the Thames Basin Heaths Special Protection Area over and above the financial mitigation secured by a legal agreement which was based upon the number of bedrooms approved under this planning permission.

[Relevant Policies: Saved Policy NRM6, Saved policy EN3 of the BFBLP and CS14 of CSDPD, the Thames Basin Heaths Special Protection Area SPD (April 2018), the Planning Obligations SPD and the NPPF].

4. No part of the development hereby permitted shall be begun until details showing the finished floor levels of the building/s in relation to a fixed datum point in the surrounding area 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 and other heritage assets on the site. [Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
5. No structure hereby permitted shall be built above ground level until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The submitted samples shall include details of bricks, roof tiles, windows, doors, boundary enclosures and other hard surfaces. The development 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]
6. The proposed first floor rear facing windows of plots 3 & 4 serving bathrooms hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass or equivalent. They shall always be fixed with the exception of a top hung openable fanlight. All rooflights shall be installed with a minimum 1.7m above the internal floor area.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
7. The development hereby permitted shall not be begun until an Energy Demand Assessment demonstrating that :
 - (a) the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and
 - (b) a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20% unless otherwise agreed in writing by the Local Planning Authority) has been submitted to and approved in writing by the Local Planning Authority. The building(s) 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]
8. No part of the development hereby permitted shall be occupied until all ecological measures and/or works have been carried out in accordance with the details contained within the approved Arbtech Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey April 2020 and an ecological site inspection report has been submitted to and approved in writing by the Local Planning Authority confirming the implementation of the approved measures. All ecological measures and/or works and shall thereafter be retained in accordance with the approved details.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
9. Prior to the completion of the development hereby approved, details of biodiversity enhancements (including a plan showing their location), which shall include bat roosting opportunities within the new building, to be installed on or around the site shall

be submitted to and approved in writing by the Local Planning Authority These approved measures shall be installed prior to the completion of the development hereby approved, and shall be retained in perpetuity.

Reason: In the interests of nature conservation.

[Relevant Plans and Policies: CSDPD CS1, CS7]

- 10.No development shall take place until comprehensive details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include: -
- a) All retained and proposed new soft landscape areas.
 - b) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation, and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations, tree staking and tying, mulching etc.
 - c) Comprehensive 5 year post planting maintenance schedule.
 - d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
 - e) Paving including pedestrian open spaces, paths proposed materials See separate requirements regarding construction in Root Protection Areas of existing trees.

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 '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.

11. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose. If within a 5 year period of the completion of the development any soft landscaped area which is removed, uprooted, or is destroyed or dies shall be replaced by plants of the same species and size as that originally planted at the same place.

REASON: - In the interests of good landscape design and the visual amenity of the area.

12. No dwelling shall be occupied until the existing access to the site from Richmond Road is closed and the footway is reinstated in accordance with details which have been submitted to and approved in writing by the Local Planning Authority; the reinstatement of the footway shall be retained thereafter.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

13. No dwelling shall be occupied until the new means of vehicular access onto Richmond Road has been constructed in accordance with the approved plans and in accordance with details which have been submitted to and approved by the Local Planning Authority.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
14. No dwelling shall be occupied until a means of access for pedestrians to it of at least 0.9m wide, separate from parking, has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. This shall be retained thereafter.
REASON: In the interests of accessibility and to facilitate access by cyclists and/or pedestrians.
[Relevant Policies: BFBLP M6, Core Strategy DPD CS23]
15. No dwelling shall be occupied until that part of the access road which provides access to it has been constructed in accordance with the approved plans.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
16. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced with a bound or bonded material and marked out 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]
17. No dwelling shall be occupied until 3no. secure and covered cycle parking spaces for it have been provided in the location identified for cycle parking on the approved plans within the development. The cycle parking spaces and facilities shall thereafter be retained.
REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
18. 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]
19. No development (including demolition and site clearance) 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
 - (f) Swept path plans demonstrating that the largest anticipated construction vehicle can arrive in a forward gear, turn around on site and depart in a forward gear onto the adopted highway 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 (f) above.

REASON: In the interests of amenity and road safety.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS23]

20. No development shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. The details shall accord with the approved Drainage Strategy reference,,. These shall include:
Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, planting (if necessary) and drawings as appropriate.
REASON: To ensure that the site is properly drained and does not increase the risk of flooding In accordance with policy CS1 of the Core Strategy.
21. No development shall commence until details of how the surface water drainage shall be maintained and managed after completion have been submitted to and approved in writing by the Local Planning Authority. The details shall include confirmation of the required maintenance activities with expected frequency, with site specific assessments included to demonstrate that health and safety has been fully considered in the design and that access and egress for future residents will be maintained during any operations to repair or replace drainage features.
REASON: To ensure that the site is properly drained and does not increase the risk of flooding In accordance with policy CS1 of the Core Strategy.
22. No dwelling hereby permitted shall be occupied until the sustainable urban drainage scheme for this site has been completed in accordance with the submitted details. The sustainable urban drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Written confirmation of agreements for the management and maintenance of the drainage scheme shall be submitted and approved by the Local Planning Authority.
REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.
23. Prior to occupation of any dwelling a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, will need to be submitted and approved (in writing) by the Council. This will include photographs of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, aquacludes or aquabrakes, cover systems.
REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

In the event of the S106 planning obligations not being completed by 15th December 2022, the Head of Planning be authorised to extend this period or REFUSE the application on the grounds of:-

1. 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).

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. The proposal has also been assessed 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. This planning permission contains certain conditions that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site (including any initial clearance works). Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission, then the development will remain unauthorised. This may be highlighted in any subsequent search carried out on the property/properties.

Notice of commencement of works - For the purposes of condition compliance, the site owners and /or any appointed persons acting on their behalf, must give a minimum of 7 days advance written notice to the Local Planning Authority of the commencement of any development works on site.

3. 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.
4. 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.
5. No builder's materials, plant or vehicles related to the implementation of the development should be parked/stored on the public highway so as to cause an obstruction at any time
6. 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@bracknellforest.gov.uk, to agree a Section 278 agreement in relation to the access construction details, including closure and reinstatement of the existing access. Permission must be granted by the Highway Authority through S278 of the Highways Act 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.
7. Notwithstanding the wording of Bracknell Forest Council's Parking Standards SPD, the Building Regulations part S "Infrastructure for the charging of electric vehicles" 2021

edition took effect on 15 June 2022 for use in England. It does not apply to work subject to a building notice, full plans applications or initial notices submitted before that date, provided the work is started on site before 15 June 2023. The applicant should familiarise themselves with, and comply with, the requirements of this document with regard to provision of electric vehicle charging infrastructure.

8. The proposed development is situated within close proximity of sensitive receptors. Therefore, any works associated with the development, should be carried out between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays in order to protect those in the locality from the impact of this development. Please be aware that if we receive complaints from those in the local area Environmental Health may decide to take formal action under the relevant legislation.
9. The applicant should also be mindful of the potential cumulative environmental effects (e.g. control of surface water run-off, noise, dust, smell and other effluvia) from this proposed developed on those in the nearby vicinity. The burning of waste (including natural materials such as garden and wood materials) should not be carried out as part of this development and should be disposed of in an appropriate manner. Should Environmental Health receive complaints about the management of the development (for example, impact from smoke, dust, noise and odour), we may decide to take formal action under the relevant legislation. The applicant is advised to retain documentation relating to waste disposal as this may be requested as part of an investigation.

For any queries, further information or advice, the applicant can contact Environmental Health via the Councils customer care team on 01635 503 242.