

Unrestricted Report

ITEM NO:

Application No.

21/00792/FUL

Site Address:

Ward:
Priestwood And Garth

Date Registered:
11 August 2021

Target Decision Date:
6 October 2021

37 Stoney Road Bracknell Berkshire RG42 1YP

Proposal:

Erection of 1 no. 3-bed dwelling with associated parking and alterations to existing dwelling including porch to front, single storey rear extension and rear dormer.

Applicant:

Mr Michael Griggs

Agent:

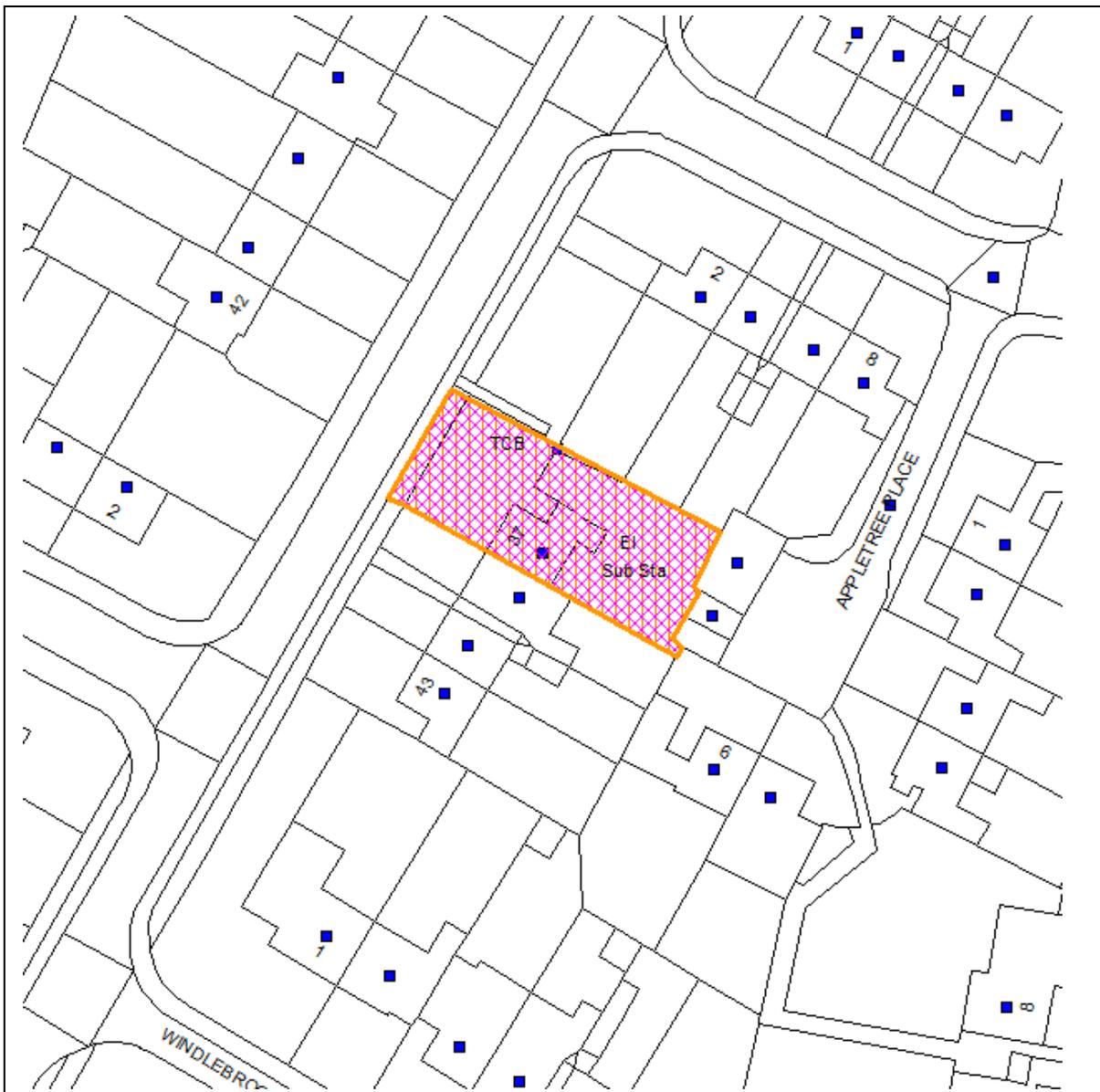
Mr Paul Edwards

Case Officer:

Olivia Jones, 01344 352000

Development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

- 1.1 Planning permission is sought for:
- (i) Erection of one 3-bedroom dwelling attached to 37 Stoney Road
 - (ii) Demolition of existing single storey side projection and erection of single storey rear extension, front canopy and rear dormer window on 37 Stoney Road
- 1.2 The development relates to a site within the settlement boundary and is therefore acceptable in principle. The scheme is not considered to adversely impact upon the character and appearance of the surrounding area, or the residential amenities of neighbouring occupiers. There is not considered to be an adverse impact on highway safety or trees.

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

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| PLANNING STATUS |
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| Within a defined settlement boundary |
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| Between 400m and 5km of the Thames Basin Heath Special Protection Area (SPA) |
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- 3.1 The application site consists of the residential curtilage of 37 Stoney Road, a two storey end of terrace property. The proposed dwelling would be sited within the existing garden of 37 Stoney Road, and access would be onto Stoney Road. The application site currently benefits from driveway parking and a front garden. The land to the north of the application site is classed as amenity land, with a Tree Preservation Order (TPO 1086) imposed on the trees within this land.

4. RELEVANT SITE HISTORY

- 4.1 The relevant planning permissions relating to the site are as follows:

01/00397/FUL

Change of use of amenity land to private garden with formation of hardstanding.
Approved 2001

21/00428/FUL

Erection of first-floor side extension and single-storey rear extension and conversion of existing loft space to habitable accommodation with addition of rear-facing dormer
Approved 2021

5. THE PROPOSAL

- 5.1 The proposed dwelling would have three bedrooms and be two storey, with room in the roof. Two driveway spaces are proposed for each dwelling.

5.2 The proposed alterations to the existing dwelling consist of:

- (i) the addition of a canopy on the front elevation
- (ii) the removal of an existing single storey side extension
- (iii) the erection of a single storey rear extension, with a depth of 2.9 metres and a height of 3.1 metres (excluding the roof lantern)
- (iv) The installation of a flat roofed rear dormer spanning the width of the roof.

5.3 It should be noted that planning permission for a side extension, rear extension and dormer window has been granted for the existing property in 2021 (planning permission 21/00428/FUL). Work has commenced on this consent and is therefore a reasonable fall-back position. The comparison of the proposed development and the approved development can be found below:





21/00428/FUL scheme



Proposed development



6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 Object on the following grounds:

- (i) Overdevelopment adding another dwelling will impact on road safety and parking problems.

Other Representations

6.2 Letters of objection were received from the occupiers of six neighbouring dwellings raising the following concerns:

- (i) Loss of light/overshadowing
- (ii) Overlooking
- (iii) Impact on trees
- (iv) Out of character
- (v) Overdevelopment

7. SUMMARY OF CONSULTATION RESPONSES

Tree Officer

7.1 No objection

Highway Authority

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 | CP1 of SALP, CS1 & CS2 of CSDPD | Consistent (except for CP1 of SALP which is not wholly consistent) |
| Design and Character | CS7 of the CSDPD, Saved policy EN20 of the BFBLP, policies HO1 and HO8 of the Bracknell Town Neighbourhood Plan | Consistent |
| Housing | CS15 of the CSDPD | Consistent |
| Residential Amenity | Saved policies EN20 and EN25 of BFBLP, policy HO1 of the Bracknell Town Neighbourhood Plan | Consistent |
| Parking & Transport | Saved policy M9 of BFBLP, CS23 of CSDPD, policy HO4 of the Bracknell Town Neighbourhood Plan | Consistent |
| Trees | Saved policy EN1 of the BFBLP, policy EV4 of the Bracknell Town Neighbourhood Plan | Consistent |
| Sustainability | CS10 & CS12 of CSDPD, policy HO6 of the Bracknell Town Neighbourhood Plan | Consistent |
| SPA | SEP Saved Policy NRM6, CS14 of CSDPD | Consistent |
| Biodiversity | CS1 and CS7 of CSDPD, Saved policy EN15 of the BFBLP | Consistent |
| Supplementary Planning Documents (SPD) | | |
| Design SPD | | |
| Thames Basin Heath Special Protection Area (SPD) | | |
| Parking standards 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. Highway safety
- v. Impact on trees
- vi. Impact on Biodiversity
- vii. Sustainability
- viii. Thames Basin Heaths SPA

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 adjacent to a residential area and 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, highway safety, trees, biodiversity etc.

ii. Impact on Character and Appearance of Surrounding Area

- 9.4 'Saved' policy EN20 of the BFBLP states that development should be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials etc. Policy CS7 of the CSDPD states that the council would require high quality design for all development in Bracknell Forest. Development proposals would be permitted which build on the urban local character, respecting local patterns of development. Section 12 of the NPPF emphasises the importance of good design as key to making places better for people to live. Additionally, the NPPF states that the design of development should help improve the character and quality of an area and the way it functions. Policy HO1 of the Bracknell Town Neighbourhood Plan states that all infill and backland development will reflect the scale, mass, height and form of neighbouring properties. Policy HO8 states that the design of new development should have regard to local character.
- 9.5 BFC's Design SPD states that plots for new development should be large enough to accommodate the proposed dwelling and the requirements associated with it (such as amenity space, parking, servicing, waste and recycling collection) in an arrangement that is practical and attractive. If a development plot cannot achieve this the proposal would be considered overdevelopment of the plot and would not be considered acceptable.
- 9.6 The application site is located within a residential area with a very uniform architectural design. The houses in this area follow a model of two storey dual pitched roof, with matching materials and no decorative features of note, other than the presence of bay windows and single storey porches on some of the properties.
- 9.7 The subdivision of the site would result in two plots with an area of approximately 215 square metres each. This is comparable to the surrounding plot sizes, and therefore the scale of development is considered in keeping with the character of the area.
- 9.8 The proposed dwelling would be in appearance a two storey dwelling with room in the roof. The dwelling would have a main roof matching the roof of 37 Stoney Road, complementary to the terrace. A two storey gable projection is proposed to be introduced on the new dwelling, and this element would introduce a new design feature into the streetscene. However, it is not considered that this element would

appear incongruous, nor would it be considered to have a detrimental impact on the character of the area. As such, the proposed design is considered acceptable.

- 9.9 The development would involve the creation of additional driveway parking to accommodate the parking requirements of the new dwelling. This would involve the loss of the existing front garden. It should be noted that the laying of hardstanding on the existing front garden for the provision of parking spaces for 37 Stoney Road would be considered permitted development, and this is a viable fall-back position. As such, it is not considered the loss of the soft landscaping would be a reason for refusal in its own right. Nevertheless, it is recommended that a landscaping scheme is secured by planning condition to mitigate the expanse of driveway and soften the appearance of the application site.
- 9.10 In order to ensure bins and bikes can be stored securely in the rear garden, reducing the appearance of clutter in the front gardens, rear access with a minimum width of 1m is provided for both dwellings.
- 9.11 The proposed rear extension and dormer window on the existing dwelling have been granted consent under planning permission 21/00428/FUL and construction has commenced. As these elements are being constructed without the need for further consent from the LPA, it is not considered reasonable to refuse this application due to the design of the rear extension and dormer window. The proposed front canopy is modest in scale and would be constructed of materials similar to those on the existing dwelling. This canopy is not considered incongruous or out of keeping with the main house or the surrounding area.
- 9.12 As such, the proposal is not considered to 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, Policies HO1 and HO8 of the Bracknell Town Neighbourhood Plan and the NPPF.

iii. Impact on Residential Amenity

- 9.13 'Saved' '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 of land and buildings. Policy HO1 of the Bracknell Town Neighbourhood Plan states that all infill and backland development will not unacceptably, adversely, impact on the amenity of neighbours.

Overlooking

- 9.14 The Design SPD includes the following guidance for upper storey rear facing windows:
- For first floor development, a separation distance of at least 10 metres from first floor rear windows to rear garden boundaries, and 22 metres to the rear elevations of facing dwellings;
 - For second floor development, a separation distance of at least 15 metres from second floor rear windows to rear garden boundaries, and 30 metres to the rear elevations of facing dwellings.
- Upper storey side windows should be restricted to avoid overlooking.
- 9.15 The proposed dwelling would look onto a row of garages at the rear. In relation to the proposed dwelling, the nearest facing properties would be 3 & 4 Appletree Place to the east. These properties would be located approximately 36 metres from the upper

storey windows of the proposed dwelling. This separation distance is considered sufficient to avoid unacceptable levels of overlooking. The properties to the north-east and south-east of the proposed dwelling would be at an oblique angle to the proposed rear windows and it is not considered they would be significantly adversely overlooked by the proposed rear windows.

9.16 No upper storey side windows are proposed to serve habitable rooms. It is recommended that all upper storey side windows are restricted by condition to be top-opening and obscure glazed to avoid future overlooking issues.

Overbearing

9.17 The proposed dwelling would not project past the rear elevation of 37 Stoney Road, nor would it exceed this dwelling's height. As such, it would not be considered unduly overbearing to the occupants of 37 Stoney Road.

9.18 The proposed dwelling would be located approximately 20 metres from the nearest residential property to the north, 2 Honey Hill Road. It is considered this separation distance is sufficient to avoid unacceptable overbearing impacts.

9.19 The proposed single storey rear extension on 37 Stoney Road is not considered to have an unduly overbearing impact on the neighbouring property to the south, 39 Stoney Road.

Overshadowing

9.20 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.

9.21 For a window perpendicular to a new development a 25 degree line is drawn on the vertical plane 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.

9.22 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.

9.23 Due to the position of the proposed dwelling, and the location of the proposed single storey rear extension, a loss of light assessment as undertaken above has determined there would not be a significant impact on the levels of daylight and sunlight received by the proposed, existing and neighbouring properties.

9.24 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.

9.25 The proposed rear extension and dormer window on the existing dwelling have been granted consent under planning permission 21/00428/FUL and construction has commenced. As these elements are being constructed without the need for further

consent from the LPA, it is not considered reasonable to refuse this application due to the impact of the rear extension and dormer window on residential amenity.

9.26 As such, the proposal would not be considered to affect the residential amenities of residents of neighbouring properties and would be in accordance with 'Saved' policy EN20 of the BFBLP, Policy HO1 of the Bracknell Town Neighbourhood Plan and the NPPF.

iv. Transport and Highways Considerations

9.27 Policy CS23 of the CSDPD states that the council will use its planning and transport powers to reduce the need to travel, increase the safety of travel, promote alternative modes of travel and promote travel planning. 'Saved' policy M9 of the BFBLP states that development will not be permitted unless satisfactory parking provision is made for vehicles and cycles. This policy also states that the standards set out in the Bracknell Forest Borough Parking Standards, Supplementary Planning Document 2016 (SPD) must be adhered to.

9.28 Policy HO4 of the Bracknell Town Neighbourhood Plan states that new residential development will be expected to provide car and bicycle parking.

9.29 The residential standards in the SPD state that a three bedroomed dwelling requires 2 parking spaces. The standard size of a parking space is 4.8 metres in length and 2.4 metres in width. The application proposes 2 parking spaces per dwelling (4 in total) of an appropriate size.

Access and Visibility

9.30 The submitted plans indicate that the overgrown vegetation from the front of the site will be cut back to enable each vehicular access to achieve pedestrian visibility splays of 2.0m x 2.0m. The areas within these splays shall be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

9.31 The 2.5m wide footway enables each vehicular access to achieve vehicle visibility splays of 2.4m x 43m to the left and right.

Parking

9.32 Each property will have 3 bedrooms, therefore, to comply with the Local Authority's current Parking Standards SPD (2016) each property will attract a demand for 2 car parking spaces.

9.33 Drawing number 004 (Rev B) demonstrates that each dwelling will have 2 car parking spaces and a shared footpath will be provided in between to safely access each property. Each parking space will measure 2.5m wide by 5.0m long and the shared footpath will measure 1.0m wide which is considered acceptable.

Cycle and Refuse Storage

9.34 A secure and covered cycle store has been provided within the rear garden for both properties. The applicant seeks to provide a refuse storage area within the rear garden for both properties. A shared access (1m wide) will be provided between the properties to enable the bins to be brought to the front of the site on collection days and for external access to the cycle store.

9.35 As such the proposal would be in accordance with 'Saved' policy M9 of the BFBLP, Policy CS23 of the CSDPD, Policy HO4 of the Bracknell Town Neighbourhood Plan and Bracknell Forest Borough Parking Standards, Supplementary Planning Document 2016 (SPD).

v. Trees

9.36 '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.

9.37 Policy EV4 of the Bracknell Town Neighbourhood Plan states that development proposals will be expected to retain all trees in good condition and which possess amenity value.

9.38 TPO 1086 is germane to this application. G2 specifically, is a Group of 7 Limes growing in a row along Stoney Road. The applicants have submitted an Arboricultural Impact Assessment (AIA) and Tree Protection Plan (TPP) which demonstrates that the TPO trees would be safeguarded during the construction process, and that the proposed development would not have a detrimental impact on these trees in the long term.

9.39 The Council's Tree Officer has raised no objection to the provisions of the AIA and TPP, and therefore it is considered reasonable to accept the development would not adversely affect these trees subject to the tree protection measures proposed.

9.40 It is therefore not considered that the proposal would sufficiently adversely affect the protected trees surrounding the development, and so would be in accordance with 'Saved' policy EN1 of the BFBLP, Policy EV4 of the Bracknell Town Neighbourhood Plan and the NPPF.

vi. Biodiversity Implications

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

9.42 The application site consists of an existing residential garden, which is mostly laid to grass. Thames Valley Environmental Records Centre (TVERC) records show that the application site is not a habitat of wildlife importance.

9.43 No demolition is proposed, and the land is proposed to remain in residential use. As such, it is not considered necessary for an ecological survey to be undertaken. Nevertheless, a condition is recommended to secure a biodiversity enhancement scheme.

vii. Sustainability

- 9.44 CSDPD Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards, cover 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.
- 9.45 Policy HO6 of the Bracknell Town Neighbourhood Plan states that development proposals should demonstrate best practice in energy efficiency and generation. It is recommended that these documents are required by condition.
- 9.46 A condition requiring the proposal to be SUDS compliant is recommended.

viii. Thames Basin Heath SPA

- 9.47 The 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 (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other plans or projects. An Appropriate Assessment has been carried out including mitigation requirements.
- 9.48 This site is located within the 400m – 5km Thames Basin Heaths Special Protection Area (TBH SPA) buffer zone and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.
- 9.49 On commencement of the development, a contribution (calculated on a per-bedroom basis) is to be paid to BFC towards the cost of measures to avoid and mitigate against the effect upon the TBH SPA, as set out in BFC's Thames Basin Heaths Special Protection Area Supplementary Planning Document (SPD) (April 2018)
- 9.50 The strategy is for relevant developments to make financial contributions towards the provision of Suitable Alternative Natural Greenspaces (SANGs) in perpetuity as an alternative recreational location to the TBH SPA and financial contributions towards Strategic Access Management and Monitoring (SAMM) measures. The Council will also make a contribution towards SANG enhancement works through Community Infrastructure Levy (CIL) payments whether or not this development is liable to CIL.
- 9.51 In this instance, the development would result in a net increase of a single 3-bedroom dwelling within the 400m – 5km TBH SPA buffer zone which results in a total SANG contribution of £6,112.
- 9.52 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) of £899 which is also calculated on a per bedroom basis.
- 9.53 The total SPA related financial contribution for this proposal is £7,011. The applicant must agree to enter into a S106 agreement to secure this contribution and a restriction on the occupation of each dwelling until BFC has confirmed that open space enhancement works to a SANG is completed. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with South East Plan saved Policy NRM6, saved policy

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

ix. Community Infrastructure Levy (CIL)

9.54 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.

9.55 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.

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

10. CONCLUSIONS

10.1 It is considered that the development is acceptable in principle due to being located within the settlement boundary. It does not result in any unacceptable adverse impact on the character and appearance of the surrounding area, trees or highway safety, 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 of the BFBLP and Policies of the CSDPD, the Bracknell Town Neighbourhood Plan and the NPPF (2021).

11. RECOMMENDATION

1.1 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); and,

That the application 21/00792/FUL is **APPROVED** subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers 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 received by the Local Planning Authority:

Existing Plans and Elevations (01) - Received 08.09.21
Proposed Plans and Elevations (04/B) - Received 24.09.21
Arboricultural Assessment and method Statement - Received 20.05.22

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 window on the north-east elevation of 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. It 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. No construction works shall take place until details showing the finished floor levels of the dwelling hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the character of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
07. No part of the development shall be occupied until the access has been constructed in accordance with the approved drawing. The access shall thereafter be retained.
REASON: In the interests of highway safety and the free flow of traffic.
[Relevant Policies: Core Strategy DPD CS23]
08. No part of the development shall be occupied until vehicle parking spaces have been provided in accordance with the approved drawing. The spaces approved shall be retained for parking in association with the development.
REASON: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
09. No part of the development shall be occupied until the visibility splays shown on the approved drawings have been provided. The areas within these splays shall be kept free of all obstructions to visibility above a height of 0.6 metres from the surface of the carriageway.
REASON: In the interests of highway safety

[Relevant Policies: Core Strategy DPD CS23]

10. No part of the development shall be occupied until covered and secure cycle parking facilities have been provided in accordance with the approved drawing. These facilities shall thereafter be kept available for the parking of cycles in association with the development at all times.

REASON: To ensure that the development is provided with adequate cycle parking facilities in order to encourage the use of alternative modes of transport.

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

11. No part of the development shall be occupied until the refuse bin storage area and recycling facilities have been provided in accordance with the approved drawing. These facilities shall be kept available for use in association with the development at all times.

REASON: To ensure that the development is provided with adequate facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic and highway safety and to ensure the sustainability of the development.

12. No part of the development hereby permitted shall be occupied until the access has been surfaced with a bonded material across the entire width of the access for a distance of at least six metres measured back from the highway boundary.

REASON: To avoid spillage of loose material onto the carriageway which could adversely affect conditions of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

13. No development (including any demolition or site clearance) shall take place, until a Construction (and Demolition) Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The CEMP shall include as a minimum:

- (i) Routing of construction and demolition traffic (including directional signage and appropriate traffic management measures);
- (ii) Details of the parking of vehicles of site operatives and visitors;
- (iii) Areas for loading and unloading of plant and materials;
- (iv) Areas for the storage of plant and materials used in constructing the development;
- (v) Location of any temporary portacabins and welfare buildings for site operatives;
- (vi) Details of any security hoarding;
- (vii) Details of any external lighting of the site;
- (viii) Details of the method of piling for foundations;
- (ix) Measures to control the emission of dust, dirt, noise and odour during demolition and construction;
- (x) Measures to control surface water run-off during demolition and construction;
- (xi) Construction and demolition working hours and hours during which delivery vehicles or vehicles taking materials away are allowed to enter or leave the site;
- (xii) Details of wheel-washing facilities during both demolition and construction phases;

The approved Construction Environmental Management Plan shall be adhered to throughout the demolition and construction period.

REASON: In the interests of highway safety and to mitigate and control environmental effects during the demolition and construction phases.

[Relevant Policies: BFBLP EN20, EN25, M9; Core Strategy DPD CS1, CS7, CS23]

14. 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]

15. The tree/ vegetation protection measures shall be undertaken in accordance with the approved Arboricultural Assessment & Method Statement. The protection measures shall be erected 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, unless otherwise stated in the approved Arboricultural Assessment & Method Statement.

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

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

16. 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]

17. The demolition 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 nature conservation.

18. The new dwelling shall not 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]

19. 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]

20. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). The surface water drainage works shall be completed before occupation of the dwellings hereby permitted and shall be operated and maintained as such thereafter.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

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 window
 5. Future windows
 7. Access construction
 8. Parking
 9. Visibility splays
 10. Cycle storage
 11. Bin storage
 12. Bonded surface
 15. Tree protection
 20. Suds

The applicant is advised the following conditions must be discharged prior to the commencement/occupation of the development:

3. Materials
 6. Finished floor levels
 13. CEMP
 14. Landscaping
 16. Boundary treatment
 17. Biodiversity enhancements
 18. Sustainability statement
 19. Energy demand assessment
3. The Highways and Transport Section should be contacted at Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000 or via email at Highways.Transport@bracknell-forest.gov.uk, to agree the access construction details and to grant a licence 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.

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. 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.
6. 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.

In the event of the S106 agreement not being completed by 15 March 2023, 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).