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Our ref: 123

Planning Department
Bracknell Forest Council
Time Square
Market Street
Bracknell
RG12 1JD

RECEIVED

21/00092/REM
29.01.21



Dear Sir/Madam

Land at Towsbourne, Winkfield Lane, Winkfield SL4 4QU

I enclose an application for the approval of reserved matters attached to the grant of outline planning permission 19/00140/OUT at the above site (Condition 1 attached to the grant of permission). The outline permission gave approval for access and layout, with the outstanding matters being appearance, landscaping and scale of the development. The outline application was accompanied by illustrative drawings regarding these matters, and this formal application to discharge the reserved matters comprises the following:

- CY056a, 484-SK-102, 484-SK-103, 484-SK-104, 484-SK-105, 484-SK-110, 484-SK-111, 10/20/TBF-R4 Rev 4, 10/20/TBR-R4 Rev 4
- Updated Preliminary Ecological Appraisal (January 2021, Ref: R2674/a)
- Updated Surface Water Drainage Strategy (Ref: 5649)

The details of the proposed new house

The site for the approved house lies between the houses of Westwood and Towsbourne, within the village of Winkfield. The frontage of the site and plot size of the house when built will be consistent with the village area. The site lies adjacent to the Winkfield Street/Maidens Green study area identified within the Character Area Assessment SPD (2010), and contributes to the character of the village. The SPD states that this area is defined by a loose collection of individual houses set in large grounds, which vary in architecture, period and setting. Some houses create a strong frontage to the roads, while others are set back within their plots and also extend deeply into their gardens. This can be seen in the submitted drawings and the attached photographs, which show how large houses vary in their setting and design, with a number of houses projecting forward to the road whilst others are set back.

The outline planning permission only approved access to the site and layout. The drawings showed a detached dwelling set back



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from the road in a spacious plot. The Council's Delegated Report recognised that this would accord with the established character of the area, including its rural influence, and would also accord with the recommendations of the SPD. No conflict was found with Policies CS7 and CS9 of the Core Strategy or Policies EN1, EN20 and GB1 of the Local Plan, with the assessment finding that a house of the scale and siting would be consistent with the objectives that development in the area should be spacious and similar to the form of individual houses in larger plots. It was also considered that the indicative scale of the proposal was not excessively large and would not detract from the character of the dwelling of Towsbourne.

Matters of design for the appearance of the new house and landscaping were seen to be addressed at reserved matters stage, along with other relevant conditions to be discharged in due course. It is important to note that, apart from Condition 5 specifying finished floor levels, there are no conditions attached to 19/00140/OUT that restrict, specify or qualify the scale or design of the new house. Thus, the matters of appearance, landscaping and scale of development now fall to be considered at this reserved matters stage¹.

This submission shows the proposed house would be sited in the same position as the layout in the outline approval. As with that scheme, the proposal is for a large detached house on the plot, which therefore remains consistent with the observations and the objectives of the SPD and the development plan. The drawings show a rearward projection at ground floor which, as can be seen in the site plan, is a similar layout to the houses immediately to the west and to the east. The garage for the property would be to the front of the house, which the attached photographs show is seen elsewhere along Winkfield Street. These elements of the scheme would not lead to any spread of development over the site, with the new house being a compact building mass in the centre of the site and hence of a scale appropriate to the plot and area.

The design of the proposed house is traditional, with brick elevations and pitched roof. This would reflect the character of the village. The detailed landscaping scheme shows a suitable setting for the house which would enhance the appearance of the area from the current lawn. The landscaping scheme also includes the maintenance schedule to ensure long-term retention of the new planting (as required by Condition 8), and details of the boundaries to the site (as required by Condition 6).

As the principle of the new house has been established as infill development in the Green Belt under paragraph 145 of the NPPF, it is not necessary to consider the impact of the scheme on openness². The discussion above, the same layout as that in the outline permission, the photographs of the site, and the simple comparison of the illustrative drawings that formed part of the outline permission, show that the scale, appearance and landscaping of the house would be appropriate to the village and the character of the area.

Other matters

The outline permission made provision for drainage on the site with a new pond to the north western corner of the site. The drawings show that this would be retained in the same position. The drawings also show that the finished floor level height of 64.5 AOD required by Condition 5 would be provided in the new dwelling. A revised Statement from the drainage

¹ *R v Newbury District Council ex p Chieveley Parish Council* [1999]

² *Lee Valley Regional Park Authority, R (oao) v Epping Forest District Council & Anor (Rev 1)* [2016]

consultants, Ambiental is enclosed that demonstrates the house the subject of this reserved matters submission will still comply with the necessary requirements for sustainable drainage on the land.

The outline permission was accompanied by an Ecological Appraisal by John Wenman. Enclosed is an updated Appraisal with regards to the scheme the subject of this reserved matters submission.

A number of conditions attached to the grant of outline permission require the submission of further details. Other conditions will require modification following grant of permission for this reserved matters application. These will be the subject of future applications to the Council.

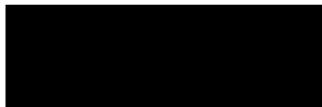
Summary

The scheme shown in this reserved matters application fits within the parameters of the development set by the outline planning permission. Access is via the approved point to Winkfield Lane and the layout of the site is the same, with the new house set back from the road. This layout is in character with the area and also retains the required distance to the watercourse, as required for drainage and ecological matters.

The outline planning permission did not set any specific requirements for the appearance, scale and landscaping of the new house. The details show that the recognised character as set out in the SPD would be satisfied, namely a large house in the large plot, set back from the road and extending into the deep plot, with the design being of traditional appearance.

The details therefore satisfy the development plan and the NPPF and the reserved matters application can be approved.

Yours faithfully,

A black rectangular box used to redact the signature of Christian Leigh.

Christian Leigh