



Mr Adam Place
ET Planning
200 Dukes Ride
Crowthorne
RG45 6DS

30th November 2021

Dear Sir/Madam

Town and Country Planning Act 1990 (As Amended)

APPLICATION NUMBER: 21/00218/FUL/AFULZ

PROPOSED DEVELOPMENT: Demolition of existing buildings and erection of 2 no. replacement dwellings

LOCATION: Blackthorn Cottage Chawridge Lane Winkfield Windsor
Berkshire SL4 4QR

CASE OFFICER: Sarah Horwood, direct line 01344 351130

Please find enclosed your decision notice in respect of the above proposal.

Should you wish to discuss the contents of the notice, including any matters arising under the conditions included therein, please contact me.

Your attention is drawn to any conditions which require compliance prior to the commencement of the development or have a specified time limit specified thereon.

For further information including fees on the discharge of conditions please follow this link:-
<https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-applications/planning-conditions>

Yours faithfully

Sarah Horwood

Senior Planning Officer
Planning Transport and Countryside
email Sarah.Horwood@Bracknell-Forest.gov.uk
Direct Line 01344 351130

PLACE PLANNING AND REGENERATION

Bracknell Forest Council, Time Square, Market Street, Bracknell, Berkshire RG12 1JD
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Enc.

Town and Country Planning Act 1990 (As Amended)

PLANNING PERMISSION

Mr Adam Place
ET Planning
200 Dukes Ride
Crowthorne
RG45 6DS

APPLICANT: Mr and Mrs Perry

DESCRIPTION: Demolition of existing buildings and erection of 2 no. replacement dwellings

LOCATION: Blackthorn Cottage Chawridge Lane Winkfield Windsor Berkshire SL4 4QR

APPLICATION NO: 21/00218/FUL

DECISION DATE: 30th November 2021

The Bracknell Forest Council as the Local Planning Authority hereby give notice that, in pursuance of the Town and Country Planning Act 1990 (as amended), **PERMISSION** has been **GRANTED** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to compliance with the following conditions:-

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 on 27 October 2021:

drawing no. 3736/201 Rev A
drawing no. 3736/202 Rev A
drawing no. 3736/203 Rev A
drawing no. 3736/204 Rev B

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. The development hereby permitted shall not be begun until details 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 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, CSDPD CS7]
04. The development hereby permitted shall not be begun until details showing the finished floor levels of the dwellings in relation to a fixed datum points 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, CSDPD CS7]

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order), no enlargement, addition, improvement or other alteration permitted by Classes A, B, D, E and F of Part 1 of the Second Schedule of the 2015 Order shall be carried out.
REASON: The site is located within the Green Belt where strict controls over the form, scale and nature of development apply.
[Relevant Policies: BFBLP GB1, CSDPD CS9]
06. The dwellings hereby permitted shall not be occupied 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 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 (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. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such.
REASON: In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]
07. The dwellings hereby permitted shall not be occupied until details of a scheme of walls, fences, gates 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 before the occupation of the approved dwellings.
REASON: In the interests of the visual amenities of the area
[Relevant Plans and Policies: BFBLP EN20, CSDPD CS7]
08. The existing buildings shown to be demolished on the approved drawings shall be demolished in full prior to commencing works connected to the replacement dwellings hereby permitted.
REASON: In the interests of visual amenities and the need to protect and maintain the open character of the Green Belt.
[Relevant Policies: BFBLP GB1, CSDPD CS9]
09. The development hereby permitted shall not be begun 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 approved 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: CSDPD CS10]
10. The development hereby permitted (including site clearance and demolition) shall not be begun until a wildlife protection scheme for construction has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
i) an appropriate scale plan showing where construction activities are restricted;
ii) details of protective measures to avoid impacts during construction;
iii) a timetable to show phasing of construction activities; and
iv) details of persons responsible for compliance with legal consents, planning conditions, installation of protective measures, inspection and maintenance.
The wildlife protection scheme shall be implemented and maintained in accordance with approved details during the duration of operational work.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

11. The development hereby permitted 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. These measures shall be implemented as approved and an ecological site inspection report shall be submitted and approved in writing by the Local Planning Authority prior to occupation of any dwelling hereby approved.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site prior to occupation, except in accordance with details set out in a lighting design strategy for biodiversity that has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:
- identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - show how and where external lighting will be installed (through the provision of appropriate lighting contour plans with vertical calculation planes and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

13. The trees shown to be protected on the drawing no 790/02 (relating solely to the location of protective fencing and special ground protection) shall be protected during the course of building works by 2m high (minimum) welded mesh panels, supported by a metal scaffold framework, constructed in accordance with Section 6.2 of British Standard 5837:2012, or any subsequent revision. The protective fencing shall be erected prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. No activity of any description must occur at any time within these areas including but not restricted to the following: -
- No mixing of cement or any other materials.
 - Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
 - Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
 - Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
 - Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
 - Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

- No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

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

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

14. The temporary special ground protection shall be undertaken in accordance with the document Preliminary Tree/Landscape report by Draffin Associates and drawing no 790/02 (relating solely to the

location of protective fencing and special ground protection). The measures shall be observed, performed and complied with.

REASON: In order to alleviate any adverse impact on the root systems and the long term health of retained trees, in the interests of the visual amenity of the area.

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

15. The dwellings hereby permitted shall not be occupied until the associated vehicle parking and turning space has been surfaced in accordance with the approved drawings. The spaces shall thereafter be kept available for parking and turning 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, CSDPD CS23]
16. The garage hereby permitted shall be retained for the use of the parking of vehicles at all times.
REASON: To ensure that the development is provided with adequate parking in the interests of highway safety.
[Relevant Policies: BFBLP M9, CSDPD CS23]
17. The dwellings hereby permitted shall not be occupied until details of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided prior to the occupation of the dwellings and thereafter retained.
REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, CSDPD CS23]
18. The parking and turning areas shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.
REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.
[Relevant Policies: CSDPD CS1, BFBLP EN25]
19. The development hereby permitted shall not be begun 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
- 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 (e) above.
REASON: In the interests of amenity and road safety.



Max Baker
Assistant Director: Planning

Informative(s)

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
1. Time limit
 2. Approved plans
 5. Removal of PD rights
 8. Demolition of existing buildings
 13. Tree protection
 14. Temporary special ground protection
 15. Parking
 16. Retention of garage
 18. SuDS

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

3. Materials
4. Finished floor level
9. Sustainability Statement
10. Wildlife protection scheme
11. Biodiversity enhancements
19. Site organisation

The following conditions require discharge prior to the occupation of the dwellings hereby approved:

6. Landscaping
7. Boundary treatment
12. Lighting
17. Cycle storage

03. The development shall incorporate the use of bitumen or hessian underfelt, not breathable membrane, to protect bats.

This is a **PLANNING** permission. Before beginning any development you may also need separate permission(s) under the Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restriction that apply to your property. If in doubt consult your solicitor or other representative. A statement of the applicant's rights is set out overleaf.

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development, to grant it subject to conditions, or to refuse a submission pursuant to a condition(s), then you can appeal to the Secretary of State for Communities and Local Government under section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so within a specified period (see note 1 below). Appeals must be made using a form which can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (This form cannot be obtained from the local planning authority), or on line at www.planningportal.gov.uk/pcs.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Borough Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

1. Consent to Display Advertisements or Refusal of Consent to Display Advertisements

- a) The regulations provide that *every* grant of express consent shall be for a fixed period which shall be no longer than *five* years from the date of grant of the consent and, if no period is specified, the consent shall have effect as consent for five years.
- b) A person who displays an advertisement in contravention of the regulations will be liable, on summary conviction, of an offence under section 224(3) of the Town and Country Planning Act 1990 (as amended), to a fine of an amount not exceeding level 3 on the standard scale and, in the case of a continuing offence, one tenth of level 3 on the standard scale for each day during which the offence continues after conviction.
- c) The regulations provide that *every* grant of express consent shall be for a fixed period which shall not be longer than five years from the date of grant of consent and, if no period is specified, the consent shall have effect as consent for *five* years.

2. Listed Building Consent or Refusal of Listed building Consent

Appeals to the Secretary of State

- a) If you are aggrieved by the decision of your local planning authority to refuse consent for the proposed development or to grant it subject to conditions, then you appeal to the Secretary of State for Communities and Local Government under section 20 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1991. An appeal must be lodged within 6 months of the date of this notice.

Purchase Notices

If either the local planning authority or the Secretary of State refuses Listed Building Consent or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any works which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Borough Council. This notice will require the Borough Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Note 1:

If this is a decision to refuse planning permission for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

In all other cases if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice. Appellants seeking an inquiry are asked to give the Planning Inspectorate and local planning authority at least 10 days' notice that they intend to submit an inquiry appeal.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of an appeal.