

<b>Item No.</b>	<b>Application No. and Parish</b>	<b>Statutory Target Date</b>	<b>Proposal, Location, Applicant</b>
(2)	21/02012/FULMAJ Basildon and Streatley	15 <sup>th</sup> November 2021	Demolition of existing dwelling, erection of replacement dwelling.  Land at West Lodge, Basildon  Mrs Julie Rees
<sup>1</sup> Extension of time agreed with applicant until 28 <sup>th</sup> January 2022.			

To view the plans and drawings relating to this application click the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02012/FULMAJ>

**Recommendation Summary:** Delegate to the Service Director of Development and Regulation to grant conditional permission.

**Ward Member:** Councillor Law

**Reason for Committee Determination:** Called in by the local ward member because of very sensitive landscape location overlooking River Thames and the Chilterns AONB on Oxford side of the river. Also within the North Wessex Downs AONB. Size and proportionality of proposed dwelling.

**Committee Site Visit:** 19<sup>th</sup> January 2022

#### **Contact Officer Details**

**Name:** Michael Butler  
**Job Title:** Principal Planning Officer  
**Tel No:** 01635 519111  
**Email:** Michael.butler@westberks.gov.uk

## 1. Introduction

- 1.1 This application seeks planning permission for the demolition of an existing detached dwelling, West Lodge, and the replacement with a new larger dwelling of Georgian style to the east of the existing footprint of the existing house. The new dwelling will be 8.27m to ridge height with elements to the side being slightly lower. It will sit at a lower ground level than the existing dwelling which is to be demolished once the new one is ready for occupation. There is to be a new formal terrace garden to the front (east) elevation of the dwelling then stepping down to the remaining curtilage. The submitted plans show the proposed elevations and design in greater detail. In addition there is to be a new double garage on the site. The applicant has also included in the description the demolition of a boat house by the river in the red line.
- 1.2 The application site is situated outside of any defined settlement boundary, and is therefore regarded as being within the “open countryside” in policy terms. The site is also in the North Wessex Downs AONB. It lies on a steep site adjacent to the River Thames in the Goring Gap area of the Chilterns and NWD AONBs. To the south of the application site lies The Grotto, a substantial listed dwelling set in its own parkland. Immediately to the west of the Lodge is the A329, the principal route between Streatley and Lower Basildon. The site was originally part of the original Basildon Grotto estate but has now been physically divorced from that estate.
- 1.3 Access is currently derived from this road via an imposing entrance. This is to remain but a new expanded sweeping drive will access the proposed new dwelling.
- 1.4 The original application included a much larger area of open meadow/field which the applicant appeared to believe was their bona fide domestic curtilage. The Council did not accept this, so for clarity this application is being considered only on the basis of the revised curtilage plan, much reduced on the application file—but still just over 1 hectare. This will incorporate the drive and access points. The red line application site has been amended accordingly. If approved, this plan will be conditioned. For information the boat house lies well outside the agreed curtilage line.
- 1.5 The principal change behind this application and the recently refused one, is that a number of new studies have been submitted, including an ecological survey, a heritage statement and a landscape and visual assessment (LVA). A flood risk assessment has also been submitted. The case officer for that application noted a significant lack of material at that time to properly assess the scheme. This has now been rectified.

## 2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
106936	Erection of 2 storey dwelling [current house on site].	Approved 1977
12/00932/HOUSE	New boundary/access point/ gates/ drive.	Approved 2012
20/03083/FUL	Replacement 2 storey dwelling [similar to current application]	Refused April 2021

### 3. Procedural Matters

- 3.1 **EIA:** Given the location, nature and scale of this development, the application falls within the description of development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening was required. By letter dated the 27th October 2021 the Council determined that no Environmental Statement was required to be submitted with the application.
- 3.2 **Publicity:** A site notice was displayed on the 26th of August 2021 at site entrance. The deadline for comments was the 17th September. A public notice was also displayed in the Newbury Weekly News on the 26th August.
- 3.3 **CIL:** Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL will be charged on residential (C3 and C4) and retail (A1 - A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of net floor space (including extensions) or when a new dwelling is created (even if it is less than 100 square metres). The development is CIL liable.

### 4. Consultation

#### *Statutory and non-statutory consultation*

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

<b>Basildon Parish Council:</b>	The Parish Council reviewed the application and had no objections subject to the view of neighbours. The Parish Council requests that the proposed tree planting is added as a condition that should remain whilst the property exists at the site.
<b>Goring on Thames Parish Council:</b>	Goring-on-Thames Parish Council submit the response no strong views to this application, and thanks West Berks for consulting us, as this application will be very visible from our parish.
<b>Streatley Parish Council:</b>	No response within consultation period or at time of writing.
<b>South Oxfordshire District Council:</b>	No response within consultation period or at time of writing.
<b>River Thames Society:</b>	No response within consultation period or at time of writing.
<b>Highway Authority (WBC):</b>	Conditional permission is recommended. A haulage route will be required for the excavation of material from the site, including demolition waste.
<b>Ecology (WBC):</b>	The applicant has submitted a Phase 1 ecological survey and the ecologist has concluded, having regard to policy CS17 in the WBCS, no protected species, nor habitats of wildlife importance,

	will be harmed by the scheme, subject to appropriate conditions being applied.
<b>Environmental Health (WBC):</b>	No objections.
<b>Berkshire CPRE:</b>	Object on the grounds that this new dwelling will be far more visually imposing than the existing dwelling, and so will accordingly harm the important Goring Gap plus the two AONB designations.
<b>Archaeology (WBC):</b>	Recommends conditional permission. The site is of some known archaeological interest particularly Grim's Ditch to the north. The application if approved will cause substantial earthworks so conditions on protecting any possible archaeological finds should be placed on any consent.
<b>Conservation (WBC):</b>	A heritage statement has been submitted with the application to explore the functional and visual relationship between the application site and the historic listed Grotto to the south. The conservation officer has examined this report in conjunction with the proposed new dwelling and has raised no objections on conservation grounds having regard to the NPPF and policy CS19 in the WBCS. It is agreed that any historic association between the Grotto and the Lodge has now been lost in historic/ heritage terms so the application is acceptable.
<b>Trees (WBC):</b>	He has noted that since 2018 a number of mature trees have been felled on the application site presumably to make way for this application should it be approved. No objections raised, but the conditions recommended correspond to the need for a comprehensive landscaping scheme to mitigate this loss via the planting of new trees.
<b>Thames Water:</b>	No objections subject to informatives regarding site' location in water source protection zone and minimum water pressure will be sought at the application site.
<b>Royal Berkshire Fire and Rescue Service:</b>	No objections .Development if approved must comply with all up to date building and fire regulations.
<b>Environment Agency:</b>	We regret that Thames Area Sustainable Places is unable to provide a detailed response to this application at this time. We are currently only providing bespoke responses to the highest risk cases. Standard advice provided on flood risk and watercourses based on environmental constraints.
<b>West Berkshire Spokes:</b>	No comments.
<b>Lead Local Flood Authority (WBC):</b>	No response within consultation period or at time of writing.

<b>Thames Valley Police:</b>	No response within consultation period or at time of writing.
<b>Waste Management (WBC):</b>	No response within consultation period or at time of writing.

### ***Public representations***

- 4.2 Representations have been received from one member of the public who is supporting the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the local resident supports the scheme as they say it will replace an unattractive dwelling with a scheme of good design and it will not harm local amenity, and she can see no reasons to reject the scheme.

## **5. Planning policy**

- 5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADPP5, CS13, CS14, CS15, CS16, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies C1, C7 and P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- Policies OVS.5 and OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

- 5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- West Berkshire Landscape Character Assessment (2019)
- North Wessex Downs AONB Management Plan 2014-19
- WBC Quality Design SPD (2006)
- Basildon Village Design Statement
- Streatley Village Design Statement

## **6. Appraisal**

- 6.1 The main issues for consideration in this application are:

- Principle of development
- Design, landscape character and visual impact
- Amenity
- Flooding and Drainage
- Ecology
- Trees

- Archaeology
- Permitted Development

### ***Principle of development***

- 6.2 The most important policies for determining whether the principle of development is acceptable are Policies ADPP1, ADPP5 and CS1 of the Core Strategy, and Policies C1 and C7 of the Housing Site Allocations DPD. The Core Strategy includes a Spatial Strategy (ADPP1 and ADPP5) that provides a broad indication of the overall scale of development in the district, applying the principles of sustainable development, and based on defined spatial areas and a settlement hierarchy. Policies CS1, C1 and C7 relate specifically to housing.
- 6.3 According to Policy ADPP1, most development will be within or adjacent to the settlements in the hierarchy, and related to their transport accessibility and level of services. The urban areas will be the focus for most development. The scale and density of development will be related to the site's accessibility, character and surroundings. Only appropriate limited development in the countryside (outside of the defined settlement boundaries) will be allowed, focused on addressing identified needs and maintaining a strong rural economy.
- 6.4 Policy ADPP5 is the spatial strategy for the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Relatively limited housing growth is planned within this protected landscape. Recognising the area as a national landscape designation, the policy envisions that development will conserve and enhance the local distinctiveness, sense of place and setting of the AONB whilst preserving the strong sense of remoteness, tranquillity and dark night skies, particularly on the open downland. Development will respond positively to the local context, and respect identified landscape features and components of natural beauty.
- 6.5 According to Policy CS1, new homes will be located in accordance with the Spatial Strategy and Area Delivery Plan Policies. New homes will be primarily located on suitable land within settlement boundaries, and other land allocated for development within the Local Plan. In this context, Policy C1 of the HSA DPD gives a presumption against new residential development outside of the settlement boundaries. Exceptions to this are limited to some forms of development listed in the policy. One of these listed exceptions is the replacement of existing residential units.
- 6.6 Policy C7 sets out criteria for replacement dwellings that qualify to the exception in Policy C1. It states there is a presumption in favour of the replacement of an existing dwelling of permanent construction. A replacement dwelling will be permitted providing that:
- i. The existing dwelling is not subject to a condition limiting the period of use as a dwelling; and
  - ii. The replacement dwelling is proportionate in size and scale to the existing dwelling, uses appropriate materials and does not have an adverse impact on:
    1. The character and local distinctiveness of the rural area
    2. Individual heritage assets and their settings
    3. Its setting within the wider landscape; and
  - iii. There is no extension of the existing curtilage, unless required to provide parking or amenity space to be consistent with dwellings in the immediate vicinity; and
  - iv. Where the existing dwelling forms part of an agricultural, equestrian, or other commercial rural enterprise and is an essential part of that enterprise, the replacement dwelling must continue to perform the same function. An occupancy condition may be applied; and

- v. The impact on any protected species is assessed and measures proposed to mitigate such impacts.

6.7 It is considered that the proposal complies with Policy C7, and is therefore acceptable in principle. The reasons for this conclusion are elaborated in the following section. The reasoning for this is twofold. Firstly the original application lacked suitable supporting information in regards to landscape impact, ecology, heritage issues and the scale of the as approved domestic curtilage to allow for the criteria in policy C7 to be satisfied. This present application has adequately rectified these points, in the view of the case officer. Secondly, whilst the planning history of the refused application is of course a material consideration in the case, it is possible for officers to reach different conclusions [on balance] in relation to subsequent applications, once all the required information is to hand. In this case the officer is now recommending approval in the light of the additional supporting information submitted and significantly reduced curtilage plan.

### ***Design, landscape character and visual impact***

- 6.8 The submitted design and elevational treatment of the new dwelling is considered to be attractive in its symmetry and simplicity. It is well conceived and is "classic" neo Georgian in style. Accordingly in design terms the application is not considered harmful, particularly when examined against the existing dwelling on site of 1970s vernacular
- 6.9 However appearance is not the sole test to which the application must be tested. Policy C7 identifies the following matters which need to be taken into account.
- 6.10 Firstly the curtilage needs to be acceptable. In this case the planning officer did not accept the existing red line, which was in excess of 4ha. This was not considered bona fide residential curtilage. Accordingly a reduced curtilage has been accepted as the basis on which the application is submitted. If the application is approved by Committee a condition to remove all permitted development rights will need to be applied in the officer's view. This will then control any new structures and extensions to the dwelling and its curtilage in the future to ensure any future development is limited and coherent in this sensitive location. A condition will also apply conditioning the agreed curtilage plan.
- 6.11 The second matter is footprint location. Normally replacement dwellings sought to be located on the same footprint, unless there are environmental benefits for an alternative location. In this case the new dwelling is located on lower ground levels within the landscape, so the visual impact on the street scene will be reduced. Although the present dwelling is viewed with a backdrop of trees, the new dwelling will not be; it will, however, be located lower in the landscape slope which will assist in mitigating any wider visual impact, particularly from the east. Accordingly whilst this criterion in the policy is not strictly adhered to, given the visual advantage gained it is acceded to, in the officer view.
- 6.12 The third principal matter is whether the new dwelling will be disproportionate in scale and massing/form in relation to the present dwelling. Clearly this is to a degree a subjective judgement and the supporting text to Policy C7 confirms that there are no "rules" in this respect, rather the key components in making this judgement are the scale, massing, height and layout of a development. The case officer has determined via two site visits and reading the submitted LVA that the increase in volume and footprint of the new house will not, on balance, be visually harmful in this location. It has been calculated that the volume increase will be some 417m<sup>3</sup> which is approximately a 23% increase, and the overall footprint increase [according to the submitted CIL PAIRR forms] will be just under 60% as the existing dwelling GIA is 426m<sup>2</sup> and the proposed is 676m<sup>2</sup>. This may appear to be substantial but the design of the new dwelling is far more efficient at

reducing the visual scale of the building in terms of overall massing and profile. On balance this increase is taken to be acceptable in the light of this criterion.

- 6.13 With respect to heritage assets, the case officer does not consider there will be any material harm to the setting of the listed Grotto to the south of the application site. This is accepted by the Council's conservation officer in his response. This is because any functional/historic relationship between the original lodge and the Grotto has been effectively lost over the years. Accordingly the heritage requirements in policy CS19 are satisfied.
- 6.14 Members will also need to be aware of the West Berkshire Landscape Character Assessment of 2019 which examines this highly valued landscape. It is defined as landscape character areas WC2 which comprises the Basildon elevated woodland chalk with slopes, and LV2 the Pangbourne /Thames River Valley in part. It is considered in the context of this application that WD2 is the most relevant character area. In summary the area is characterised by steep and well wooded slopes of significant quality. There are recreational and agricultural pressures on the area, and one of the highlighted strategies [no 9] is to conserve the long distance views of the Thames valley from the Chilterns AONB and Lardons Chase. Clearly the impact of the new dwelling must be recognised in this context, but for the reasons noted above it is considered that the dwelling, set at a lower level, in the valley, and of better overall design, will have a neutral impact in this regard, in that it will not be materially more harmful than the existing dwelling. It is concluded that the application complies with the 2019 Assessment, accordingly.
- 6.15 In conclusion, having regard to paragraph 176 of the NPPF, on balance the dwelling would not be harmful to the nationally designated AONB landscape, nor to that of the Chilterns AONB to the east across the Thames and county/ district boundary. Similarly it is noted that policy ADPP5 should be adhered to in terms of the environment section. An area's local distinctiveness and character should be conserved when permitting new development. In this case, given the inherent poor design and higher location of the existing dwelling, and the high design quality and lower height in the landscape of the new dwelling, the AONB will not be diminished in terms of overall attractiveness, so on balance, complying with local and national policy.

### ***Amenity***

- 6.16 West Lodge sits within a substantial plot, and so neighbouring properties are located a sufficient distance away from the proposed development to avoid any material harm to their residential amenity. Whilst the physical disruption which would be caused by the significant demolition and engineering works of the proposed cut and fill / earthworks may affect nearby properties, it is not considered a matter that cannot be adequately controlled. Any occupants of the future house will clearly not overlook any neighbours.

### ***Highways***

- 6.17 The identified traffic generation increase from the new 5 bedroom dwelling when compared to the existing is of no material concern in the context of a replacement dwelling in this location. In addition the required parking spaces can be easily provided on the application site in accordance with policy P1. Electric vehicle charging points can be conditioned as well. In addition, the present access is being used. Visibility is poor to the north so a condition to be applied relates to improving this for safety reasons, particularly as the applicant owns the land in question. This will be noted on the update sheet if it can be achieved. Otherwise all the required site licences and permits for the demolition would need to be agreed with the Highways Authority. The application accords with the policy CS13.

### ***Flooding and drainage***

- 6.18 The bank of the River Thames on land associated with West is within Flood Zones 2 and 3, but the land rises steeply up to the road such that the proposed development is located within Flood Zone 1. The applicant has submitted a Flood Risk Assessment (FRA) for the application as it is over 1ha in extent. It is apparent from the response from the EA and in reading the FRA itself that there is no significant risk of this scheme being flooded, nor indeed will it impact any potential flood flows in the future. Accordingly having regard to the policy CS16 the application is accepted. In addition although the red line extends to the river boundary, and the EA have strict control over any development within 10m of the River edge, none can occur under permitted development rights. This is because the domestic curtilage would lie well to the west of the River Thames bank.

### ***Ecology***

- 6.19 The Council ecologist has accepted that there is no reasonable evidence of bat roosts in the existing dwelling which if demolished would need to be mitigated. He has recommended conditional permission to the application should it proceed. His conditions correspond to the following: an isolux lighting plan being submitted, integrated bat boxes in the new dwelling, and a condition that any ecological reports be submitted on a tri-annual basis. The lighting condition is particularly important given the level of fenestration proposed in the new dwelling and is relevant also in terms of protecting the dark night skies of the AONB. Accordingly the application is consistent with policy CS17 and the relevant paragraphs 179 to 182 in the NPPF.

### ***Trees***

- 6.20 Whilst it is noted that the applicant appears to have felled trees on their landholding, this is not an issue on which the Council has any control. However what can be controlled is the future imposition of appropriate conditions which will be necessary to integrate the development into the landscape and will incidentally go some way to mitigate this loss should the application be approved. This is what the tree officer has noted and the case officer concurs. This will be in accordance with policies CS17, CS18 and CS19. A comprehensive landscape scheme should also be applied, but such a scheme must ensure that the attractive open nature of the site which contributes positively to the area is also retained.

### ***Archaeology***

- 6.21 The historic environment interest of this plot has been highlighted in previous applications, namely: the former gate lodge itself, its historic relationship with the Grade II listed country house of The Grotto and its designed landscape, the adjacent presence of an undated scheduled monument Grim's Ditch, unexplored archaeological potential within the site and the character of the land parcel. The applicants have provided two documents, an archaeological desk-based assessment and a Statement of Heritage Significance and these are welcomed. However further investigations are necessary to ensure that heritage assets are not destroyed through development.
- 6.22 The Statement of Heritage Significance deals with the existing house and its setting. West Lodge is not shown on the enclosure maps of Basildon or Streatley. The small gate lodge is first clearly documented on the 1879 First Edition OS; by the 5<sup>th</sup> Edition of 1972 the same site has a much larger building on it, named as West Lodge. It is likely that this was built around the 19<sup>th</sup> century lodge, but the Heritage Statement does little to explore this possibility. Judging by the exterior photographs provided, most of the

current West Lodge is certainly of modern appearance and of limited interest. Mention is made of older garden walls but no photos of these are provided.

- 6.23 In conclusion, it is considered that a building recording condition for this heavily altered property cannot be justified.

### ***Permitted development***

- 6.24 According to paragraph 53 of the NPPF, planning conditions should not be used to restrict permitted development rights unless there is clear justification to do so. The case officer considers it is certainly appropriate and necessary to remove all permitted development rights granted by Schedule 2 Part 1 of the 2015 GPDO as amended.
- 6.25 This is for two main reasons. Firstly the site lies in a highly sensitive location, and secondly the integrity of the original design needs to be preserved from inappropriate additions/extensions for clear reasons. If the Committee approves the application this condition is strongly recommended to be attached to any permission for the above reasons. It would be inappropriate for example to have scattered outbuildings in the new domestic curtilage constructed outside the planning control of the Council.

## **7. Planning Balance and Conclusion**

- 7.1 On the one hand the application, if approved, will create a larger new dwelling in the open countryside than the existing dwelling. The matter of whether this increase in scale and footprint is disproportionate and so harmful in this locally sensitive landscape is ultimately a decision for the members of Committee to take. In this instance, your officers have had close regard to the supporting text of policy C7, the protection of the AONB in policy ADPP5 and in the NPPF, and have concluded that given the new dwelling is of superior design and set at a lower level in the landscape, this greater mass and scale is acceptable, subject to the recommended conditions below. No s106 legal agreement is necessary to be attached to the consent, if granted.
- 7.2 In terms of the sustainability dimensions noted in the NPPF the application will have a marginally positive environmental impact for the reasons above. In social terms the impact is neutral. In economic terms the impact is short term positive whilst the house is being built out in terms of construction employment. The application is recommended for conditional approval.

## **8. Full Recommendation**

- 8.1 To delegate to the Service Director of Development and Regulation to GRANT PLANNING PERMISSION subject to the conditions listed below.

### ***Conditions***

1. **Commencement of development**

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 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. **Demolition of existing dwelling**

Within six months of the substantial completion or first occupation of the replacement dwelling hereby permitted (whichever date is the earlier), or within an alternative timescale agreed in writing with the Local Planning Authority, the existing dwelling on the site [West Lodge] shall be demolished entirely to the satisfaction of the Local Planning Authority and the land restored in accordance with the landscaping details approved pursuant to this application.

Reason: To ensure two dwellings do not remain on site, contrary to Policies ADPP1, ADPP5 and CS1 of the West Berkshire Core Strategy, Policies C1 and C7 of the Housing Site Allocations DPD 2006-2026, and the NPPF.

3. **Approved plans**

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:

Drawings prefixed 20-J3387, numbers 101, 102, 103, 107, 108, 109. BCP, C101. RCP. PSCP. All by Ascot Design.

Reason: For the avoidance of doubt and in the interest of proper planning.

4. **Domestic permitted development rights restriction**

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no extensions, alterations, buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A to H of that Order shall be carried out, without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: To prevent the overdevelopment of the site and maintain a coherent design for the development in this sensitive location, in the interests of respecting the character and appearance of the surrounding area. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Quality Design SPD (June 2006).

5. **Permitted development rights restriction (means of enclosure)**

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no gates, fences, walls or other means of enclosure which would otherwise be permitted by Schedule 2, Part 2, Class A of that Order shall be erected, constructed, or materially altered without planning permission being granted by the Local Planning Authority on an application made for that purpose. This restriction excludes any development expressly permitted by this permission, and does not prevent repairs or replacements (in full or in part) that do not materially affect the external appearance of any gate, fence, wall or other means of enclosure.

Reason: To prevent the erection of such development which may have an adverse impact on the rural character and appearance of the area, or fail to conserve the open landscape of the AONB. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Quality Design SPD (June 2006).

6. **Archaeological investigation**

No development including site clearance shall take place within the application area until a Stage 1 written scheme of investigation (WSI) for a programme of

archaeological work has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by Stage 1, then for those parts of the site which have archaeological interest a Stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the WSI no site clearance work or development shall take place other than in accordance with the agreed WSI, which shall include:

- (a) The Statement of significance and research objectives, the programme and methodology of archaeological site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.
- (b) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting archaeological material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the Stage 2 WSI.

Reason: To ensure that any significant archaeological remains that are found are adequately recorded. Such an approach follows the guidance set out in paragraph 205 of the 2021 National Planning Policy Framework and is in accordance with the requirements of Policy CS19 of the West Berkshire Local Plan (2006-2026). A pre-commencement condition is required because the archaeological investigations will need to take place throughout demolition and construction activities.

#### 7. **Lighting strategy (AONB/Ecology)**

No external lighting shall be installed until a lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- (a) Identify those areas on the site that are particularly sensitive for bats and that are likely to cause disturbance.
- (b) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species.
- (c) Include isolux contour diagram(s) of the proposed lighting.
- (d) Ensure all lighting levels are designed within the limitations of Environmental Lighting Zone 1, as described by the Institute of Lighting Engineers.

No external lighting shall be installed within the application site except in accordance with the above strategy.

Reason: To ensure the conservation and enhancement of the biodiversity assets of the site, and to conserve the dark night skies of the North Wessex Downs AONB. This condition is applied in accordance with the National Planning Policy Framework, the North Wessex Downs AONB Management Plan 2019-24, and Policies CS17 and CS19 of the West Berkshire Core Strategy 2006-2026.

#### 8. **Construction Method Statement**

No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved CMS. The CMS shall include measures for:

- (a) A site set-up plan during the works;
- (b) Parking of vehicles of site operatives and visitors;
- (c) Loading and unloading of plant and materials;

- (d) Storage of plant and materials used in constructing the development;
- (e) Erection and maintenance of security hoarding including any decorative displays and/or facilities for public viewing;
- (f) Temporary access arrangements to the site, and any temporary hard-standing;
- (g) Wheel washing facilities;
- (h) Measures to control dust, dirt, noise, vibrations, odours, surface water run-off, and pests/vermin during construction;
- (i) A scheme for recycling/disposing of waste resulting from demolition and construction works;
- (j) Hours of construction and demolition work;
- (k) Hours of deliveries and preferred haulage routes.

Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026, and Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). A pre-commencement condition is required because the CMS must be adhered to during all demolition and construction operations.

**9. Tree protection scheme**

No development (including site clearance and any other preparatory works) shall commence on site until a scheme for the protection of trees to be retained is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing. The protective fencing should be as specified at Chapter 6 and detailed in figure 2 of B.S.5837:2012. All such fencing shall be erected prior to any development works taking place and at least 2 working days notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the National Planning Policy Framework, and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; tree protection installation measures may be required to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.

**10. Electric vehicle charging points (approved plans)**

The replacement dwelling shall not be first occupied until an electric vehicle charging point has been provided in accordance with the approved plans. Thereafter, the charging point shall be maintained, and kept available and operational for electric vehicles at all times.

Reason: To secure the provision of charging points to encourage the use of electric vehicles. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy P1 of the Housing Site Allocations DPD 2006-2026.

11. **Demolition, Construction and Traffic Management Plan**

The development shall be carried out in accordance with the submitted Demolition, Construction and Traffic Management Plan, Draft 2 dated 13<sup>th</sup> September 2021.

Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

12. **Parking (approved plans)**

The replacement dwelling shall not be first occupied until vehicle parking and turning spaces have been completed in accordance with the approved plans (including any surfacing arrangements and marking out). Thereafter the parking and turning spaces shall be kept available for parking and manoeuvring (of private cars and/or private light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy P1 of the Housing Site Allocations DPD 2006-2026.

13. **Gates set back**

Any gates to be provided at the existing access to the highway, where vehicles will enter or leave the site, shall open away from the adjoining highway and be set back a distance of at least 5 metres from the edge of the highway.

Reason: In the interest of road safety and to ensure that vehicles can be driven off the highway before the gates are opened. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

14. **Ecology SMP**

The development hereby permitted shall not be carried out except in strict accordance with the recommendations made in the Site Management Plan of August 2021 by Elite Ecology.

Reason: To conserve protected species and other ecological assets on the site in accordance with Policy CS17 of the West Berkshire Core Strategy 2006-2026, and the National Planning Policy Framework.

15. **Soft landscaping**

No development or other operations shall commence on site until a detailed soft landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme shall include detailed plans, planting and retention schedule, programme of works, and any other supporting information. All soft landscaping works shall be completed in accordance with the approved soft landscaping scheme within the first planting season following completion of building operations / first occupation of the new dwelling/final demolition of the existing dwelling (whichever occurs first). Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved soft landscaping scheme shall be

replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.

Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; and landscaping measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.

**16. Hard landscaping (prior approval)**

No development shall take place until a hard landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include details of any boundary treatments (e.g. walls, fences) and hard surfaced areas (e.g. driveways, paths, patios, decking) to be provided as part of the development. The replacement dwelling hereby permitted shall not be first occupied until the hard landscaping of the site has been completed in accordance with a hard landscaping scheme that has first been submitted to and approved in writing by the Local Planning Authority. Details shall include how the hard landscaping incorporates the demolished dwelling into the overall scheme.

Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; and landscaping measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.

**17. Ground levels and finished floor levels**

No development shall take place until details of existing and proposed ground levels, and finished floor levels of the dwelling have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory relationship between the proposed development and the adjacent land. These details are required before development commenced because insufficient information accompanies the application, and the agreed details will affect early construction activities. This condition is applied in accordance with the NPPF, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD (June 2006). A pre-commencement condition is required because the ground levels will need to be determined before construction takes place.

**18. Spoil**

No development shall take place until details of how all spoil arising from the development will be used and/or disposed have been submitted to and approved in writing by the Local Planning Authority. These details shall:

- (a) Show where any spoil to remain on the site will be deposited;
- (b) Show the resultant ground levels for spoil deposited on the site (compared to existing ground levels);
- (c) Include measures to remove all spoil from the site (that is not to be deposited);
- (d) Include timescales for the depositing/removal of spoil.

All spoil arising from the development shall be used and/or disposed of in accordance with the approved details.

Reason: To ensure appropriate disposal of spoil from the development and to ensure that ground levels are not raised in order to protect the character and amenity of the area. This condition is applied in accordance with the National Planning Policy Framework, and Policies ADPP5 and CS19 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is required because spoil may arise throughout development.

19. **Materials**

The construction of the dwelling shall not take place until samples, and an accompanying schedule, 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. Thereafter the development shall be carried out in accordance with the approved materials.

Reason: To ensure that the external materials respect the character and appearance of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5 and CS19 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006). A pre-commencement condition is required because the approved materials will be used throughout construction.