

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(5)	10/01169/FUL Bucklebury	8 July 2010	Erection of replacement dwelling following demolition of existing dwelling. Osgood Holding, Sadgrove Lane Bucklebury, RG7 6SB Mr and Mrs L Pitchfork

Recommendation Summary: To **DELEGATE** to the Head of Planning and Countryside to **GRANT PLANNING PERMISSION**.

Ward Member(s): Cllr Quentin Webb
Cllr Graham Pask

Reason for Committee determination: At the request of Cllr Pask because the application involves the demolition of a building of local interest.

Committee Site Visit: 1st September 2010

Contact Officer Details

Name: Bob Dray
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1. Site History

- 08/02187/FUL Change of use to include grazing for horses. To erect a stable and hay barn consisting of three loose boxes, tack room and hay barn and roof storage area. – conditional permission 10/03/09
- 09/01636/FUL Erection of replacement dwelling and garage following demolition of existing dwelling and outbuilding complex. – withdrawn 30/10/09

2. Publicity of Application

Site Notice Expired: 17 June 2010
Neighbour Notification Expired: 10 June 2010

3. Consultations and Representations

Parish Council: Bucklebury Parish Council wishes to **OBJECT** to the proposed development at Osgood Holding.

A. In accordance with WBC SPG 'Replacement Dwellings in the Countryside,' it was felt that:

A1. The proposed dwelling would be disproportionate to the dwelling being replaced.

The figures specified in the application do not include the basement and specifically state that the development is spread over two floors, rather than three.

While ENV23 does not specify absolute limits the increase in size (including the basement) is well over 100%. The supporting documentation refers to an increase from 217m² to 355 m², excluding the basement. When the basement is included, the proposed floor space is calculated to be approximately 540 m² which is a 140% increase in size. This would normally be regarded as disproportionate, being contrary to national and local policy, and would obviously be far more visually dominating. (3.3.1). Visual quality as required within the AONB, both near to and from distance, would be further exacerbated by moving the dwelling closer to the outbuildings to be retained.

This would lead to more massing and the impression of an even bigger building on the skyline. Although the area is large and partially screened this would detract from the character of the site and its rural environment, and its place within the AONB.

Also: a. There are extensions on the current property; parts of which the owner believes were built in the 50-60s. Therefore, it is not possible to define the actual 'original' building and this may be far smaller than the 600m³ assumed, making the percentage increase

even larger. If the current building is taken as the 'original' then it cannot be considered small, and there should be no requirement for a 'larger percentage increase.... to bring the dwelling up to modern living standards.'

b. The outbuildings have not been included in the calculations and it is not known if they are part of the 'original' dwelling. When the recently completed stables to the rear of the property are included (size unknown 08/02187/FUL) in calculations, the percentage size increase of the proposed house becomes even greater.

c.

A2. The proposed design is not appropriate to the rural character of the area and does not take into account local design elements. While there is little doubt as to the quality of the design it is inappropriate to this particular rural setting. There are (as far as is known) no lime rendered buildings in the parish, and any timber-framed buildings have either white render or, far more commonly, are timber-framed with brick. This would be a classic case of the replacement of a small country dwelling with a more grandiose house, which would radically change the character of the site from its current rural setting. The building design would only emphasise the suburbanising effect in detriment to the AONB, the preservation of which is defined as being of paramount importance (2.4).

A3. The development would not complement the only other building in the immediate vicinity; they would be of completely different styles.

A4. The development is not appropriate and is not sympathetic in scale, design, materials and layout to the character and setting of adjoining buildings and spaces. The proposal will be much larger and have far greater visual impact on the skyline than the current building, which will be further aggravated by the use of a design not found in this area.

A5. The required landscape scheme has not been included, apart from 2 sentences. What exactly is the minimum amount of hard landscaping? It is impossible to assess the overall visual impact on the surrounding area, a fundamental within the AONB.

A6. The replacement dwelling is not totally located on the site of the building it is to replace. (3.4.1)

A7. A bat assessment carried out October 2009 has been included with the application, but the information it contains is only valid for a period of 6 months and is therefore no longer valid.

B. It is felt the design would contravene Bucklebury Vision in the following areas:

B1. The development is not in keeping with this particular rural area and its AONB status. (3G1) (6G4)

B2. The beauty and visual quality of the area would not be enhanced. (3G2)

The building would not be in the style of local buildings (7G1), would

not be appropriate in colour (7G2) and would not blend with local character (7G3) and there is not enough detail to establish construction plans (7G4)

B3. The building, together with outbuildings and the recently developed stables would be an overdevelopment of the site. (7G5)

In summary, BPC felt that this design should be rejected through its failure to meet local and national planning guidelines, and would have an adverse effect on the rural area and the AONB. It would be an inappropriate development of the site through size, style and massing, and we cannot agree with the Design Statement that these issues have been addressed from the pre-application stage. It would irretrievably alter the character of this rural site and have a detrimental effect on the landscape and visual quality of this corner of the AONB.

Should this proposed development take place there are significant concerns from the Parish Council about large lorries being required to deliver large sized objects to the site, accessing it along a very narrow, in places gravel track.

It is requested that:

1. The current building, part of which is believed to date from the 1700s (owner information) is considered for listing.
2. A site visit is undertaken by planning officers.
3. A landscape plan is required before any further consideration, and this shows how landscaping will minimise the adverse visual impact on the AONB through screening, use of indigenous species etc.
4. WBC tree officers visit the site to impart protection orders on trees within the site, as planning restrictions within the parish have previously proven inadequate.

If planning permission were to be granted it is requested that the following conditions are included:

1. An external lighting plan for the whole site is required comparable to that stipulated for other houses in the AONB, to provide protection from light pollution.
2. Because of the vast increase in size a restrictive condition withdrawing future permitted development rights is imposed.

Highways: Plan requested showing parking layout [shall be reported in update sheet].

Rights of Way: No response to date.

Rambers' Association: No response to date.

Trees: The plan provided has identified some of the trees as indicative circles only, but the general information provided regarding trees is very poor, considering the application is a full application and

question 16 as been ticked yes for both trees on and adjacent to the site, and no tree survey has been provided in accordance with BS5837:2005 as required.

The site contains a significant number of trees of various species condition, and sizes, some will clearly have to be removed to facilitate the development, although these appear to be small ornamental varieties, the majority can be retained and protected throughout the development, as the mature trees at the site are located around the boundaries and appear to have retained as part of the scheme.

There will be a requirement for a fully tree survey to clearly identify which trees will be removed and retained and details on tree protection, both as part of the demolition and construction phases of the site, and any services required which may affect the trees.

The details on landscaping have been provided as part of the design and access statement, and whilst the proposal is to retain the mature trees and hedgerows to provided a good level of screening and reduce any visual impact on the wider landscape area, additional landscaping should in provided to the boundaries to help, I note that some landscaping has been provided in areas of the site, but additional landscaping should be more structured around the site.

Overall, the information provided with the development is very limited and additional information will be required to cover this deficiency, and this can be covered by the conditions for the site which are listed below, and overall no objection to the application, subject conditions, being attached to any proposed consent for the site.

Ecology: I have read the updated bat report and do not consider bats are at risk in this proposed development. I therefore have no objections.

Correspondence: Two letters of support have been received and make the following comments:

- The existing dwelling is in poor upkeep with unattractive alterations.
- The proposed development is sympathetic and in keeping with the rural character of the area.
- The house would be built using natural and high quality materials.
- The proposed development would not have any direct impact on any neighbours.
- The application site comprises a large plot of land.

A further third letter has requested that the right of way is maintained during the development of the site.

4. Policy Considerations

National Planning Policy and Guidance

- Planning Policy Statement 1: Delivering Sustainable Development (PPS1)
- Planning Policy Statement 1 Supplement: Planning and Climate Change (PPS1A)
- Planning Policy Statement 3: Housing (PPS3)
- Planning Policy Statement 5: Planning for the Historic Environment (PPS5)
- Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7)
- Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9)
- Planning Policy Guidance Note 13: Transport (PPG13)

West Berkshire District Local Plan 1991-2006 Saved Policies 2007

- OVS.1: The Overall Strategy
- OVS.2: Core Policy
- OVS.10: Energy Efficiency
- ENV.1: The Wider Countryside
- ENV.18: Control of Development in the Countryside
- ENV.23: Replacement Dwellings in the Countryside
- TRANS.1: Meeting the Transport Needs of New Development

Supplementary Planning Guidance/Documents and other material considerations

- SPG 4/03: Replacement Dwellings and Extensions to Dwellings in the Countryside (July 2004)
- Quality Design West Berkshire SPD
- Bucklebury Vision: Planning for the Future of the Parish (VDS)

5. Description of Development

- 5.1 Osgood Holding is a detached dwelling located off Sadgrove Lane in Bucklebury. The existing dwelling has two storeys and is located in the western side of the 0.42ha residential curtilage. Within the frontage there are several single storey ancillary outbuildings.
- 5.2 Planning application 09/01636/FUL proposed development comprising the demolition of the existing dwelling and outbuildings, and their replacement with a new dwelling and outbuilding complex. This application was withdrawn prior to determination in light of officer concerns regarding the scale of development, the impact on the adjoining byway, and insufficient information with regard to protected bat species.
- 5.3 Planning permission has been granted (08/02187/FUL) for the change of use of the land to the rear (north) for the grazing of horses. This application also granted permission for the erection of stabling and associated facilities. This development falls outside of the application site and residential curtilage of Osgood Holding.
- 5.2 This application seeks full planning permission for the demolition of the existing dwelling and the erection of a replacement dwelling. The proposed dwelling is the same that was considered under the withdrawn application. However, this application includes the retention of the existing outbuildings and the omission of the new garage complex. The proposed dwelling will contain five-bed accommodation across three floors to include a basement level.

- 5.3 The application site is located outside of any defined settlement boundary and within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The site is accessed off Sadgrove Lane, which is a byway and public right of way. The land to the north and west of the residential curtilage are under the same ownership as the application site.

6. Consideration of the Proposal

The main issues raised by this proposal are:

- The principle of the development
- The impact on the character and appearance of the area (within the AONB)
- The impact on the amenities of neighbours
- Parking provision and highway safety
- Others matters: trees, ecology

6.1 Principle

- 6.1.1 Section 38(6) of the Planning and Compulsory Purchase Act requires that a planning application is determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.1.2 In this instance, Policy ENV.23 of the WBDLP is the key development plan policy for establishing the principle of development. It states that the replacement of existing dwellings in the countryside will be permitted subject to certain criteria.
- 6.1.3 Criterion (a) is that the existing dwelling is long established and is not the result of a temporary or series of temporary permissions. It is considered that the existing dwelling meets this criterion.
- 6.1.4 Criterion (b) is that the proposed dwelling is not disproportionate in size to the dwelling being replaced; that is excessive in scale or massing and thereby physically and visually intrusive. Policy ENV.23 is not prescriptive in setting precise limits on what is or is not disproportionate. The Council's adopted SPG on replacement dwellings (SPG 04/3) provides further guidance in this respect.
- 6.1.5 The SPG states the percentage increase in volume or floor space is a useful indicator. Criterion (b) refers to the dwelling being replaced; it is therefore the *existing* dwelling that forms the baseline for this assessment.
- 6.1.6 According to the calculations submitted by the agent with the application, the development would comprise a 63% increase in floor area, and a 61% increase in volume over the existing. These calculations do not take into account the basement and existing outbuildings. Including the basement, the development would comprise a 142% increase in floor area, and a 153% increase in volume.
- 6.1.7 Given that Policy ENV.23 is concerned with preventing development which is physically and visually intrusive, it is considered that the external volumetric increase, excluding the basement, is the most useful indicator in this instance. The basement level would have no visual impact. However, the SPG is silent on this matter. It is noted that the basement may be constructed as permitted development. Because the existing outbuildings are located further than 5m from

the main house, they should not be included within the calculations. Moreover, they are being retained as existing.

- 6.1.8 The SPG advises that this increase may be acceptable depending on the site characteristics, scale and massing. The proposed dwelling matches the ridge height of the existing dwelling. The replacement dwelling would be 3.4m wider (at two storey level), 9.1m wider (in total with single storey side extensions), but have a 1.8m shorter ridge line. Due to its width and gabled front façade, the proposed dwelling would appear to have greater massing than the existing dwelling. However, its bulk is reduced by the fully hipped roof form and good articulation of the elevations.
- 6.1.9 Views into the site are limited from the east due to the ground levels, and from the north and west due to the mature landscaping along the boundaries. There are clear views into the site from the public right of way, but the proposed dwelling is set back approximately 30m, and ground levels drop by approximately 0.5 – 1m from the byway to the proposed dwelling. The visual impact from this viewpoint is further reduced by the retention of the existing outbuildings, and may be enhanced through appropriate landscaping. Therefore the proposed dwelling is considered to comply with criterion (b).
- 6.1.10 The general form, architectural details and materials are consistent with other buildings in rural West Berkshire, and the building is considered to be of a high standard of design that responds to the specific guidance on design contained within the local village design statement, including a well-accepted roof form, a hipped gabled roof, low eaves and good articulation of surfaces. It is therefore considered to comply with criteria (c) and (d).
- 6.1.11 Criterion (e) of Policy ENV.23 seeks landscaping which retains or improves the rural nature of the locality. The site benefits from mature landscaping which helps assimilate the existing buildings into their rural surroundings. This landscaping may be enhanced through the implementation of an appropriate landscaping scheme by way of a condition.
- 6.1.12 Overall the proposed development is considered to comply with the requirements of Policy ENV.23, and therefore the principle of development is established in accordance with the relevant development plan policy.

6.2 Character and appearance

- 6.2.1 As well as assessing the scheme against the specific requirements of Policy ENV23 the scheme has to comply with the relevant local plan policy and government guidance on design in general. PPS3 advises that matters to consider when assessing design quality include the extent to which development, *inter alia*, is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access; and the extent to which it creates, or enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity. PPS1 advises that local planning authorities should not attempt to impose architectural styles or particular tastes, but promote or reinforce local distinctiveness. This guidance is reflected in the requirements of Policy OVS2 of the West Berkshire District Local

Plan, that design of development achieves high quality and in the more specific design guidance contained in West Berkshire Council's 'Quality Design' SPD.

- 6.2.2 The previous application (09/01636/FUL) was withdrawn in response to concerns relating to its unsympathetic scale, layout and relationship to the plot and the public right of way. Under this previous proposal the site coverage was significantly increased, with the proposed dwelling and garage covering most of the site width. The loss of the existing outbuildings and resultant imposing development were also considered to have a detrimental effect on the amenity of the Byway.

Scale and layout

- 6.2.3 The existing dwelling has two storeys. The accommodation of the proposed dwelling is spread over three floors, including a basement level. The proposed dwelling would be the same height as the existing dwelling and the basement level would not be visible externally. The drawings show that the ground levels shall be lowered to achieve this. Despite having a large footprint, the proposal is considered to largely maintain the scale of development.
- 6.2.4 The land is lower to the west and banks to the east with ground levels approximately 3m higher. The land also slopes down towards the rear (north) of the site. The existing building is located in the western side of the application whereby it is relatively inconspicuous owing to the ground levels and mature landscape setting.
- 6.2.5 The previous application was withdrawn partly because the proposal was considered to significantly alter this layout. The proposal currently under consideration (retaining existing outbuildings and omitting new garage block) is considered to maintain the fundamental relationship of the buildings to their plot. The footprint of the proposed dwelling is located 2.6m further from the western boundary. This is owing to subsidence in the existing dwelling caused by the unstable land surrounding the stream along the western boundary. This change in layout with the re-siting of the dwelling is therefore considered reasonable in the circumstances.

Form and design

- 6.2.6 The proposed dwelling has a fully-hipped roof and a gabled front facade. Although the massing would be greater than the existing dwelling, it is considered to be to an acceptable level. This is because its impact is reduced by its hipped form, and the visual impact of the buildings bulk is further mitigated through its siting behind the existing outbuildings. Taken together with the existing landscaping, it is considered that the proposed dwelling would in time assimilate well with its surroundings.
- 6.2.7 The proposed design corresponds with the guidance contained in the local Village Design Statement by including a hipped gabled roof, low eaves, good articulation and visual break-up of the elevations, good spacing and mature frontage landscaping.
- 6.2.8 The building would be constructed using stock faced bricks and lime rendered panels. The roof would be covered with plain clay tiles. Window casements and doors would be of timber, and the hard surfaces will remain gravel. These materials

are considered to reflect the rural character of the area, whilst conserving the variety of housing styles recognised in the local Village Design Statement. The selection of appropriate materials can be adequately controlled by a condition requiring samples be submitted for approval.

Landscaping

- 6.2.9 The application site already benefits from substantial mature landscaping, and this is shown as being retained in the proposed development. The natural landscaping of the site is considered essential in maintaining the rural character of the area, and thus an appropriate landscaping scheme should be required by way of a condition.

Public right of way

- 6.2.10 The proposed development is considered to maintain the amenity of the adjoining Byway due to the retention of the existing outbuildings and the mature landscaping of the site. The dwelling has a substantial set back and is located on lower ground, thus reducing its impact from this viewpoint.
- 6.2.11 The proposed development is considered to maintain a similar relationship to its plot and landscape setting. The overall scale, layout, form, massing and materials are considered appropriate to the rural setting of the application site. The application is therefore considered to show a high standard of design which respects the character and appearance of the surrounding area, in accordance with Policy OVS.2. Similarly, the development is considered to show due regard to its setting within the wider AONB.

6.3 Residential amenity

- 6.3.1 Policy OVS.2 requires all new development to safeguard the amenities of adjoining occupiers. This includes any adverse overlooking, overshadowing or overbearing impact. The closest neighbouring property to the application site is Sadgrove Farm, which is located approximately 80m from the western boundary of the application site. Views between the two properties are well screened by the boundary vegetation of the application site. Given the separation distance and level of screening, the proposed development is not considered to have an adverse effect on the amenities of the neighbour.

6.4 Parking provision and highway safety

- 6.4.1 The proposed development does not involve any alterations to the access or parking provision of the application site. The site is accessed off Sadgrove Lane which is an unmade public byway. The development is not considered to result in a material intensification of use, and therefore the existing access and parking arrangements are considered acceptable.
- 6.4.2 Concern has been raised regarding construction traffic. The unmade surface and narrow width of the bridleway would clearly have a restrictive impact on construction traffic. Any construction traffic would be temporary in nature, and a level of disturbance is to be expected with any form of development. Furthermore, other legislation protects public rights of ways from unlawful encroachment or damage.

- 6.4.3 Because Sadgrove Lane is a narrow public right of way it is considered necessary for a temporary parking and turning area to be provided concurrently with the development. This is considered reasonable because the application site has sufficient space for off-road parking.

6.5 Other matters

Trees

- 6.5.1 The information provided with the development is very limited and additional information will be required to cover this deficiency. This can be covered by the conditions for the site which are listed below, and overall the tree officer raises no objection to the application.

Ecology

- 6.5.2 A bat assessment has been submitted in support of the application. It concludes that the main house does have the potential to support roosting bats. Consequently, bat emergence surveys have been carried out at the request of the ecologist. In receipt of this information, the ecologist raises no objections.

Code for Sustainable Homes

- 6.5.3 The applicant has volunteered compliance with level 3 of the Code for Sustainable Homes in support of the application. This submission is welcome in accordance with Policy OVS.10 of the WBDLP and SPD Quality Design. Appeal decision APP/W0340/A/09/2114310 clarified the Planning Inspectorate's position that it is reasonable to impose a condition if compliance is volunteered. A condition is recommended accordingly.

7. Conclusion

- 7.1 The principle of development is established by Policy ENV23 of the WBDLP. The loss of the existing building is considered unfortunate, but not sufficient to outweigh the policy support. The proposed development largely maintains the existing scale and layout. The proposed dwelling has greater massing due to its width and form, but its impact is reduced by the mature landscaping of the site and the retention of the existing outbuildings. Its design incorporates many of the recommendations of the local Village Design Statement. The proposed development is also considered to comply with the requirements of Policy OVS2, that it should be of a high quality of design, the general design guidance contained within PPS1 and PPS3, and the specific design guidance contained within the SPD.
- 7.2 The proposed development would not have any adverse effect on the amenities of adjoining neighbours, and the impact on highway safety is considered acceptable. The protection of the existing trees to be retained can be ensured through the imposition of conditions.
- 7.3 The proposed development is considered to comply with the relevant development plan policies. The application is therefore recommended for conditional approval.

8. Full Recommendation

DELEGATE to the Head of Planning and Countryside to **GRANT PLANNING PERMISSION** subject to the following conditions:

1. **Time limit**

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); to enable the Local Planning Authority to review the desirability of the development should it not be started within a reasonable time.

2. **Plans**

The development hereby permitted shall be carried out in accordance with [drawing numbers to be confirmed], unless otherwise agreed in writing by the Local Planning Authority.

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

3. **Samples of materials**

No development shall take place until samples of the materials and finishes visible external to the replacement dwelling, and samples of all other materials of the development visible externally such as those used in hard landscaping features (including hard surfaced areas) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the materials used in the development shall be in accordance with the approved samples.

Reason: In the interests of visual amenity to ensure that appropriate materials are selected, in accordance with Policies OVS2, ENV1, ENV18 and ENV23 of the West Berkshire District Local Plan (Saved Policies 2007).

4. **Landscaping**

No development shall take place (including site clearance and any other preparatory works) until a detailed scheme of landscaping for the site has been submitted to and approved in writing by the Local Planning Authority. The details shall include a schedules of plants (noting species, plant sizes and proposed numbers/densities), an implementation programme, and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure:

- a) completion of the approved landscaping within the first planting season following the completion of the development; and
- b) any trees, shrubs or plants that die or become seriously damaged within five years of the completion of the development shall be replaced in the following year by plants of the same size and species.

Thereafter the approved scheme shall be implemented in full.

Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the objectives of Policies OVS2(a, b), OVS3(b), ENV1, ENV18 and ENV23(e) of the West Berkshire District Local Plan (Saved Policies 2007).

5. **Hard surfaces**

No development shall take place until details of the external hard surfaced areas of the development have been submitted to and approved in writing by the Local Planning Authority. Such details shall include a schedule of materials, means of treatment, and drawings demonstrating the layout of the hard surfaced areas. The dwelling hereby permitted shall not be occupied until the hard surfaced areas have been constructed in accordance with the approved details.

Reason: In the interests of visual amenity and surface water drainage, in accordance with Policies OVS2, ENV1, ENV18 and ENV23 of the West Berkshire District Local Plan (Saved Policies 2007).

6. **Tree protection**

No development shall take place (including site clearance and any other preparatory works) until a scheme for the protection of trees to be retained has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include protective fencing, all in accordance with BS5837:2005. No development works shall take place until the approved fencing has been erected and at least 2 working days notice has been given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or such a time as agreed in writing by the Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protection areas without the prior written agreement of the Local Planning Authority.

Note: The protective fencing should be as specified in Chapter 9 and detailed in Figure 2 of BS5837:2005.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Policy OVS2(b) of the West Berkshire District Local Plan (Saved Policies 2007).

7. **Arboricultural method statement**

No development shall take place (including site clearance and any other preparatory works) until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include details of the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of Policy OVS2(b) of the West Berkshire District Local Plan (Saved Policies 2007).

8. **Tree protection – construction precautions**

No development shall take place (including site clearance and any other preparatory works) until details of the proposed foundations providing for the protection of the root zones of trees to be retained 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 the protection of trees identified for retention at the site in accordance with the objectives of Policy OVS2(b) of the West Berkshire District Local Plan (Saved Policies 2007).

9. **External lighting**

No development shall take place until details of all external lighting have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details. No external lighting fixtures, other than those expressly authorised by this permission, shall be provided within the application site.

Reason: To prevent the effects of light pollution caused by intrusive external lighting. In the interests of preserving dark night skies and the protecting amenity of the AONB countryside. In accordance with the Council's adopted Supplementary Planning Document 'West Berkshire – Quality Design', Part 5 – External lighting; and Policies OVS2, ENV1, ENV18 and ENV23 of the West Berkshire District Local Plan (Saved Policies 2007).

10. **Removal of permitted development rights**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no extensions to the dwelling shall be built, and no ancillary buildings shall be erected within the curtilage of the dwelling.

Reason: To prevent the overdevelopment of the site, which is in a sensitive location within the designated countryside, and the North Wessex Downs Area of Outstanding Natural Beauty. In accordance with Policy ENV1 and ENV23 of the West Berkshire District Local Plan (Saved Policies 2007), and the guidance contained within PPS7.

Informatives:

1. **Decision to grant permission**

The decision to grant planning permission has been taken because the development is in accordance with the development plan and would have no significant impact on the character and appearance of the area or the residential amenities of the occupants of the adjacent dwellings. This informative is only intended as a summary of the reason for the grant of planning permission. For further details on the decision please see the application report which is available from the Planning Service or the Council website.