

1. The development shall be started within three years from the date of this permission and implemented strictly in accordance with the approved plans.

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. The development hereby approved shall be carried out in accordance with drawing title numbers P-21-001 Rev PL1, P-20-002 Rev PL1, P-20-001 Rev PL1, P-01-002 Rev PL1, P-00-002 Rev PL1 and E\_00\_001 Rev PL1 received on 2<sup>nd</sup> February 2015 and drawing title number P-01-001 Rev PL1 received on 6<sup>th</sup> May 2015.

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

3. No development shall take place until samples, and an accompanying schedule, of the materials to be used in the construction of the external surfaces of the building 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. Samples shall be made available to be viewed at the site or by arrangement with the Planning Officer.

Reason: To ensure that the external materials are visually attractive and respond to local character. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy ENV23 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), Inkpen Village Design Statement (2002) and Supplementary Planning Document Quality Design (June 2006).

4. No development or other operations shall commence on site until a scheme of fencing and other means of enclosure to be erected on the site is submitted to and approved in writing by the Local Planning Authority and no buildings shall be occupied before the fencing and other means of enclosure have been erected to the satisfaction of the Local Planning Authority. The scheme of fencing must include a boundary treatment along the north-eastern boundary of the residential curtilage.

Reason: The fencing and other means of enclosure are essential elements in the detailed design of this development and the application is not accompanied by sufficient details to enable the Local Planning Authority to give proper consideration to these. Furthermore a strong boundary treatment is required along the north-eastern boundary of the residential curtilage to ensure that a change of use of the amenity land to the north east does not occur. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West

Berkshire Core Strategy (2006-2026), Policies ENV22 and ENV23 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), Inkpen Village Design Statement (2002) and Supplementary Planning Document Quality Design (June 2006).

5. No development shall take place until details of a temporary parking and turning area to be provided and maintained concurrently with the development of the site have been submitted to and approved in writing by the Local Planning Authority. The approved temporary parking and turning area shall be provided at the commencement of development and thereafter maintained in accordance with the approved details until the development has been completed. During this time, the approved parking and turning area shall be kept available for parking and used by employees, contractors, operatives, visitors, and other persons working on the site during all periods that they are working at or visiting the site.

Reason: To ensure that the development is provided with adequate parking and turning facilities during the construction period. This condition is imposed in order to minimise the incidences of offsite parking in the locality which could cause danger to other road users, and long terms inconvenience to local residents. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026).

6. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the treatment of hard surfacing (to incorporate the use of a porous material to any hard surfaced areas) and materials to be used, a schedule 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 scheme within the first planting season following the completion of the development or in accordance with a programme submitted to and approved in writing by the Local Planning Authority as part of the details submitted for this condition; 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 next planting season by plants of the same size and species; and
  - c) details of the carrying out of any earth moving operations concurrently with the carrying out of the building and other works.

Thereafter the approved scheme shall be implemented in full.

Reason: To ensure the implementation of a satisfactory scheme of landscaping and hard surfacing in the interests of visual amenity. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14, CS16 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy ENV23 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), Inkpen Village Design Statement (2002) and Supplementary Planning Document Quality Design (June 2006).

7. No development or other operations (including site clearance and any other preparatory works) shall take place 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 a plan showing the location of the protective fencing, and shall specify the type of protective fencing, to be in accordance with B.S.5837:2012. 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.

Note: The protective fencing should be as specified at Chapter 6 and detailed in figure 2 of B.S.5837:2012.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy ENV23 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), Inkpen Village Design Statement (2002) and Supplementary Planning Document Quality Design (June 2006).

- 8 No development or other operations shall take place until details of the proposed access, hard surfacing, drainage, soakaways and services providing for the protection of the root zones of trees to be retained has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved details.

Reason: To ensure the protection of trees identified for retention at the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy ENV23 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), Inkpen Village Design Statement (2002) and Supplementary Planning Document Quality Design (June 2006).

9. No development, site clearance or other preparatory works shall take place 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. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy ENV23 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), Inkpen Village Design Statement (2002) and Supplementary Planning Document Quality Design (June 2006).

10. The dwelling hereby approved shall not be occupied until a detailed site management plan that maintains and enhances the designated Local Wildlife Site to the rear of the site, within the blue line area shown on drawing number E\_00\_001 Rev PL1 received on 2<sup>nd</sup> February 2015, has been submitted to and approved in writing by the Local Planning Authority. Such approved plan will be implemented in full.

Reason: To ensure a suitable plan for biodiversity opportunity within the designated Local Wildlife Site is achieved. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), and Policy CS17 (Biodiversity and Geodiversity) of the West Berkshire Core Strategy (2006-2026).

11. The dwelling hereby approved shall not be occupied until the vehicle parking and turning space have been provided in accordance with the approved plans. The parking and turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided for adequate parking facilities in order to reduce the likelihood of roadside parking which would be a danger to other road users in accordance with Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

12. The dwelling hereby permitted shall achieve Level 4 of the Code for Sustainable Homes (or any such equivalent national measure of sustainability for house design which replaces that scheme). The dwelling shall not be occupied until a final Code Certificate relevant to it, certifying that Code Level 4 of the Code for Sustainable Homes (or any such equivalent national measure of sustainability for house design which replaces that scheme) has been achieved, has been issued and a copy has been provided to the Local Planning Authority.

Reason: To ensure the development contributes to sustainable construction. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS15 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

13. No demolition or construction works shall take place outside the following hours:

7:30am to 6:00pm Mondays to Fridays;  
8:30am to 1:00pm Saturdays;  
nor at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

14. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking, re-enacting or modifying that Order), no extensions, alterations, buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C and E 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 in the interests of respecting the character and appearance of the surrounding AONB. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Policy ENV23 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007 as well as Supplementary Planning Document Quality Design (June 2006).

15. No development shall commence until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby approved shall not be occupied until the external lighting has been implemented in accordance with the approved details. No additional external lighting shall be installed on the site without the prior approval in writing of the Local Planning Authority by way of a formal planning application made for that purpose.

Reason: The site is located within the North Wessex Downs AONB and the area is unlit at night and benefits from dark skies. Inappropriate external lighting would harm the special rural character of the AONB. This condition is

imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy ENV23 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), Inkpen Village Design Statement (2002) and Supplementary Planning Document Quality Design (June 2006).