

Item No	Application and Parish	No. 8/13 Week Date	Proposal, Location and Applicant
(3)	17/00315/FULD Cold Ash Parish Council	4 th April 2017	Section 73. Variation of Condition 2: Approved Plans in accordance of approved reference 15/03473/FULD [Demolition of existing dwelling and associated outbuildings, and replacement with a new dwelling and garden shed] Mr R Samuels and Mrs J Samuels Woodridge House, Bucklebury Alley, Cold Ash RG18 9NH

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/00315/FULD>

Recommendation Summary: **The Head of Planning and Countryside be authorised to APPROVE the application as submitted.**

Ward Member(s): Councillor Garth Simpson

Reason for Committee determination: More than 10 letters of objection

Committee Site Visit: 30th March 2017

Contact Officer Details	
Name:	Mrs Sue Etheridge
Job Title:	Senior Planning Officer
Tel No:	(01635) 519111
E-mail Address:	Susannah.etheridge@westberks.gov.uk

1. Site History

- 15/03473/FULD Demolition of existing dwelling and associated outbuildings, and replacement with a new dwelling and garden shed. Approved 29th March 2016.
- 16/01706/COND Application for approval of details reserved by Conditions 3 - Materials, 4 - Hard Surfacing, 5 - External Spoil, 7 - External Lighting, 11 - Temp Parking, 12 - Construction Method Statement, 13 - Landscaping, 15 - Arboricultural Method, 16 - Arboricultural Supervision, 17 - Landfill Gas, 21 - Shed of approved application 15/03473/FULD Split Decision issued 2nd August 2016 (details of shed location still to be agreed).
- 14/02878/FUL Demolish existing single dwelling and associated outbuildings and erect new detached house with detached garage as single dwelling. Refused and appeal dismissed 3rd September 2015.
- 14/00967/FUL Demolish existing single dwelling and associated outbuildings and erect new detached house with detached garage as single dwelling. Refused 27th June 2014.

2. Publicity of Application

Site Notice Expired: 9th March 2017.

Neighbour Notification Expired: 6th March 2017.

3. Consultations and Representations

Cold Ash Parish Council	No objection. 5 in support 2 against.
Highway Officer	No objection Conditions regarding gradient of drive and set back of gates suggested
Waste Management	No objection
Trees	No objection - subject to conditions in respect of Tree protection, Arboricultural Method Statement and Watching Brief and Landscape Scheme
Environmental Health	No objection
No other consultation responses received	No comments received from North Wessex Downs Management or Drainage Engineer
Representations.	13 letters of objection and 4 letters in support received. Objection comments summarised as follows: <ul style="list-style-type: none"> • Impact from construction traffic • Impact on neighbouring privacy • Impact on trees and hedgerow • Impact on character of the area/overdevelopment • Disturbance from headlights and use of ramp • Precedent • Working hours • Loss of views • Surface water drainage • Asbestos • Spoil Removal • Plant Room Details

4. Policy Considerations

- 4.1 The statutory development plan comprises the West Berkshire Core Strategy 2006- 2026 (WBCS) and the saved policies in the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) (WBDLP).
- 4.2 Other material considerations include government guidance, in particular:
- The National Planning Policy Framework (March 2012) (NPPF)
 - National Planning Practice Guidance (NPPG)
- 4.3 The following policies from the West Berkshire Core Strategy are relevant to this application:
- Area Delivery Plan Policy 1: Spatial Strategy
 - Area Delivery Plan Policy 5: North Wessex Downs AONB
 - CS 1: Delivering new homes and retaining the housing stock
 - CS 4: Housing Type and Mix
 - CS 5: Infrastructure requirements and delivery
 - CS 13: Transport
 - CS 14: Design Principles
 - CS 16: Flooding
 - CS 17: Biodiversity and Geodiversity
 - CS 19: Historic Environment and Landscape Character
- 4.4 Paragraph 215 of the NPPF advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. Some saved policies from the WBDLP have not been replaced by policies contained within the WBCS and are therefore relevant to this application:
- OVS.5: Environmental Nuisance and Pollution Control
 - OVS.6: Noise Pollution
 - HSG.1: The Identification of Settlements for Planning Purposes
 - TRANS.1: Meeting the Transport Needs of New Development
- 4.5 In addition, the following locally adopted policy documents are relevant to this application:
- Supplementary Planning Document Quality Design (June 2006)
 - Part 1 Achieving Quality Design
 - Part 2 Residential Development
 - Community Infrastructure Levy Charging Schedule, Adopted March 2014 – Effective from 1st April 2015.

5. Description of Development

- 5.1 This application seeks the variation of Condition 2 (approved plans) of planning permission 15/03473. The extant planning permission is for the replacement of an existing two storey dwelling with the erection of a new two storey dwelling with car parking within a basement and garden shed. This current application is for the same development, with the same siting for the main dwelling and the same scale. However the position and shape of the basement will be below the new dwelling, with the access point to the basement and access ramp moved toward the eastern boundary of the site. In addition externally there will be slight changes to the position/design of approved windows and the chimney stack will be widened to take two pots. There are also internal alterations to room layouts proposed. The revised basement design will mean that proposed piling will no longer be required and there will be less spoil to be removed from the site.

- 5.2 The application site is located within the upper western part of Bucklebury Alley to the south side of the lane, within the settlement of Cold Ash. The southernmost part of the application site and further land within the applicant's control lies outside of the settlement. The site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). This part of Bucklebury Alley is characterised by large detached dwellings set in substantial plots, with most dwellings set well back from the lane, centrally located within the plots and space to the side boundaries. The area is very well treed, with important specimen trees and planting dominating the boundary with the lane and front gardens. There are some verges but no pavements. These features all add to the rural character of the area. Dwellings to the south tend to be built on the ridgeline with rear gardens dropping to the south, these rear gardens have extensive views toward woodland to the South.
- 5.3 Woodridge House is one of four dwellings built at the same time in the 1950's which have a strong building line and are located over 25 metres from the lane. This set back with established trees and planting in the foreground contributes positively to the sylvan character of the lane. Further to the East dwellings are more densely sited with smaller gaps between each other and the lane. It is noted that whilst most plots benefit from quite deep gardens which extend into the adjacent woodland, the settlement boundary dissects these plots acknowledging the change in both topography and landscape. The southern edge of the settlement boundary is set parallel to the lane, at the end of the immediate residential curtilage, approximately 50 metres from the highway. Access to the site from the lane is at the eastern side of the plot and is shared with the dwelling known as Pine Lodge. The side boundary within the site then separates the two properties. The site contains a number of important trees. Some within the front garden and boundary to the lane are protected by a Tree Preservation Order.
- 5.4 During consideration of this application additional details showing the levels of the new ramp and relationship with retained trees, tree protection and a comparison between approved and proposed plans have been received. This application has been submitted to seek to address some local concerns expressed regarding traffic generation and parking on Bucklebury Alley during construction, including spoil removal and potential noise disturbance from piling construction methods for the approved basement

6.0 Consideration of the application.

The main issues for consideration in the determination of this application are:

- 6.1. The principle of the development
- 6.2. The impact on the character of the area including the North Wessex AONB
- 6.3. The Impact on neighbouring amenity
- 6.4. Highway impact
- 6.5. The impact of trees
- 6.6. The impact on Ecology
- 6.7. Community infrastructure Levy
- 6.8. The assessment of sustainable development

6.1 The Principle of Development.

- 6.1.1 The NPPF takes the development plan as the starting point for all decision making, and planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The current development plan for West Berkshire comprises the West Berkshire Core Strategy (adopted 2012) and the Saved Policies of the West Berkshire District Local Plan 1991-2006.
- 6.1.2 The site lies within the identified settlement of Cold Ash, where there is normally a presumption in favour of development subject to consideration of material planning

constraints and relevant policy considerations. Policy CS1 of the WBCS attracts full weight as a development plan policy adopted since the introduction of the NPPF. It states that new homes will be located in accordance with the district settlement hierarchy, and primarily developed on suitable previously developed land, and other suitable land, within settlement boundaries. Policy ADPP1 of the WBCS promotes the redevelopment of brownfield land. This site currently contains one dwelling. The proposal is for a single replacement dwelling and is therefore acceptable in principle and will ensure the retention of housing stock.

6.2 The Impact on the Character of the area including The North Wessex AONB

- 6.2.1 Policy CS14 of the WBCS states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area. The site is situated within the North Wessex AONB where the sensitive nature of the landscape and special qualities of the area are conserved under Policy ADPP5.
- 6.2.2 The Council has adopted a Supplementary Planning Document series entitled Quality Design (SPDQD). Part 1 of SPDQD provides design guidance including key urban design principles. Part 2 of SPDQD provides detailed design guidance on residential development. Part 3 of SPDQD provides a residential character framework for the prevailing residential developments in the district.
- 6.2.3 The design of the proposed new dwelling is similar to the extant permission. The only external changes are to the design of approved windows, widening of the chimney stack and changes to the access point and form of the approved basement. The window alterations omit glazing bars, fan lights and triangular feature windows. The chimney stack will be widened to take a double pot. The position and design of the approved basement is to be altered. It will now be more centrally positioned beneath the new house. The access into the basement will be via a ramp constructed to the eastern side of the site. The ramp will be constructed at a gradient of 1:8, with a retaining wall on either side. Existing trees and hedges along this eastern boundary will be retained, with the new ramp and wall outside of the approved root protection areas. The entrance to the ramp will be taken from the existing driveway enabling an additional area of landscaping between the ramp and front boundary with the lane.
- 6.2.4 The proposed changes will ensure the siting and architectural form of the new dwelling will remain as approved. This will ensure that the building line is respected and gaps between above ground development and side boundaries respects the established character of development within this part of Bucklebury Alley. Changes to the windows and chimney are minor amendments to the original design concept. The new basement will be of similar size to that approved, however its position directly underneath the dwelling, will mean that previously approved piling will not be required. This in turn will reduce the amount of spoil which is to be removed from the site. The access into the basement will be via a ramp constructed close to the eastern boundary of the site. Retaining walls will be constructed either side of the ramp to a height varying between approximately 900mm and 1700mm high. The walls will be constructed outside of the root protection areas of trees and hedges to be retained. There is also opportunity for further landscaping between the ramp and lane.
- 6.2.5 These changes in design will not have an adverse impact of the character of the area, street scene nor visual distinctiveness of this part of the AONB. Whilst the ramp to the basement will be moved from the central position to the eastern boundary, the new position will enable further landscaping within the front garden and removing potential views toward the basement garage parking.
- 6.2.6 The development will therefore comply with development plan policies ADPP5, CS 14 and CS 19 and advice set out within the NPPF.

6.3 Amenity

- 6.3.1 Securing a good standard of amenity for all existing and future occupants of land and buildings is one of the core planning principles of the NPPF. Policy CS14 of the WBCS states that new development must make a positive contribution to the quality of life in West Berkshire. The West Berkshire Quality Design SPD and the West Berkshire House Extensions SPG provide guidance on the impacts of development on neighbouring living conditions.
- 6.3.2 The revised layout to the basement and access will bring development closer to the neighbouring dwelling at Pine Lodge. There is currently an ancillary building on this boundary. The new ramp and retaining wall will be constructed 2 metres from the boundary at its closest point, outside root protection areas and providing space for new hedging to be planted and existing hedging retained. Comments from the Tree Officer are considered in the section below. Given the distance to the boundary of two metres, existing and proposed hedge planting it is not considered that the amenity of the neighbouring dwelling, Pine Lodge, would be unduly harmed by this ramp and retaining wall. It is noted that concern has been expressed regarding possible disturbance from headlights, engines revving and use of the basement and plant room. However the distance to boundaries, retaining walls and existing /proposed planting would minimise any potential disturbance. This design solution will lessen the impact of the development during construction on neighbouring amenity than the consented scheme, by removing the need for piling and reducing the level of excavation and associated lorry movements removing spoil. With regard to the plant room, equipment installed within the plant room would be domestic in scale and would need to comply with Building Regulations in terms of noise emissions. The plant room will be positioned 7 metres from the boundary with Pine Lodge, below ground level and in excess of 16 metres from the dwelling. The Environmental Health Officer has raised no objection to the amended scheme. A condition to limit hours of construction, as previously applied is suggested.
- 6.3.3 The development will therefore comply with development plan policies ADPP5, CS14, OVS.6 and advice set out within the NPPF.

6.4 Highway Impact

- 6.4.1 This application is for a one for one replacement dwelling within settlement. The application provides for basement car parking and storage, and parking and turning above ground. This would meet the requirements set out within development plan policies TRANS 1 and CS13. The Highway Officer has raised no objection.
- 6.4.2 The extant permission included details in respect of a construction method statement and parking for contractors on site during construction. These details have been approved through condition discharge application 16/01706/COND1 and submitted as part of this current application. It is noted that there is local concern regarding construction traffic and impact on the highway and verges. This revised scheme with new basement design and access point would allow more space within the site for parking off the highway during construction. Furthermore the change in design will mean that a piling rig will no longer be required and there will be far fewer lorry movements to take spoil away (a 75-100 lorry movement reduction has been estimated by the agent). A suitably worded condition to secure the on site contractor parking could be attached.
- 6.4.3 The development will therefore comply with development plan policies CS13, TRANS1 and advice set out within the NPPF.

6.5 The Impact on Trees

- 6.5.1 The area is characterised by mature tree cover and established hedgerows. The proposal will not see the position of the approved dwelling altered. Trees and hedging within the site will be retained and protected in accordance with previously agreed details. Whilst the new ramp and retaining wall will be constructed closer to the eastern boundary it will be outside of the root protection area. In addition further landscaping can be secured for the front garden.
- 6.5.2 It is noted that concern for the retention of trees and hedgerow has been expressed. However the new ramp and retaining wall will include the use of a protective metal barrier which will ensure the long term survival of trees or hedgerow. This method is very successful and better than hand digging where roots are exposed to the air. It will be necessary that the proposed tree protection, arboricultural method statement and watching brief are adhered to in full. These details have been agreed through condition discharge application 16/01706/COND1 and are submitted for consideration as part of this current application along with further arboricultural details. Suitably worded conditions to ensure compliance with these details are suggested. It is also worthy of note that in the Planning Inspectors decision letter for an earlier application, where a garage was proposed within approximately 1 metre of the eastern boundary, there was no concern expressed regarding impact on trees/hedging within the site and on boundaries, subject to further details which follow established arboricultural practice.
- 6.5.3 The Tree Officer has raised no objection. The development will therefore comply with development plan policies CS14, CS18, CS19 and advice set out within the NPPF.

6.6 Ecology

- 6.6.1 Policy CS17 of the Core Strategy states that biodiversity and geodiversity assets across West Berkshire will be conserved and enhanced, this is in accordance with national and European legislation. Consideration to the impact of the replacement dwelling was made through the extant consent. The Phase 1 Ecology Survey is dated 10th February 2014. Given the survey results, with no protected species being directly affected this is still relevant. Previously applied conditions and an informative regarding legislative requirements plus consideration to enhancements for bio and geo diversity area suggested.

6.7 Community Infrastructure Levy

- 6.7.1 Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council and the government Community Infrastructure Levy Regulations the proposal is liable for CIL. The CIL Charging Schedule sets out that the amount calculated is to be determined under the AONB Residential Rate of £125 per m². The proposal represents a slight change in the figure previously sought. A new CIL Notice will be sent.

6.8 Presumption in favour of sustainable development

- 6.8.1 The NPPF has introduced a presumption in favour of sustainable development, which paragraph 197 advises should be applied in assessing and determining development proposals. The NPPF identifies three dimensions to sustainable development: economic, social and environmental.
- 6.8.2 Future residents would make a contribution to the local economy, and the development would provide employment in construction for a short period. The environmental considerations have been assessed in terms of the impact on the character and appearance of the area and the AONB, and neighbouring amenity and for the reasons given above are considered acceptable. The development would bring social benefits in terms of providing housing required to meet the needs of present and future generations.

As these have been found acceptable the development is considered to constitute sustainable development.

7. CONCLUSION.

- 7.1. Having taken account of all the relevant policy considerations and the other material considerations referred to above, it is considered the proposal is acceptable and a conditional approval is justifiable for the following reasons.
- 7.2. The proposal will not unduly harm the character and appearance of the surrounding area and the AONB, or neighbouring amenity, and there are no other material considerations that indicate planning permission should otherwise be refused. It is recommended that the application be approved.

8. RECOMMENDATION.

The Head of Planning and Countryside be authorised to APPROVE Planning Permission subject to conditions:-

8.1 Schedule of conditions

1. Time to Implement

The development hereby permitted shall be begun on or before 29th March 2019, this date being three years from the date of the first permission (15/03473/FULD).

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. Plans approved

The development hereby approved shall be carried out in accordance with:

Site Location and Block Plan	1584.01
Proposed Site Plan	1584.30-A
Proposed Plans and Elevations	1584.29
Proposed Shed and Gate Details	1584.06
Site Section and Street Scene	1584.07-A

Associated Documents

Planning, Design and Access Statement, (MWA 1584 revision A Dated 2nd February 2017)

Phase I Habitat Survey (Arbtech 10th February 2014) First received as part of application 14/02878

All received with the application validated on 7th February 2017 unless otherwise specified.

Reason: To ensure that the development is carried out in accordance with the submitted details in accordance with the National Planning Policy Framework 2012, policies ADPP1, ADPP5, CS 13, CS 14, and CS 19 of the West Berkshire Core Strategy 2006-2026, policy TRANS.1 of the West Berkshire District Local Plan Saved Policies 2007, Supplementary Planning Document: Quality Design 2006.

3. Materials

The following external materials shall be used in the development hereby approved unless alternative details are agreed, through a condition discharge application, in writing with the local planning authority:

Facing Brick	Michelmersham Dark Victorian Red
Tile Hanging	Marley Plain Clay Ashdowne (Aylesham Mix)
Roof	Dark Grey Natural Slate (Forna Especial)

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 ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

4. Hard Surfacing

The development hereby approved shall include the hard surfacing areas and materials shown on drawing 1584.Land 2.

The hard surfacing shall be completed in accordance with the approved scheme before the dwelling hereby permitted is occupied. The approved hard surfacing shall thereafter be retained.

Reason: In the interests of visual amenity. 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 Supplementary Planning Document Quality Design (June 2006).

5. Spoil removal

Spoil arising from the development, hereby approved shall be disposed of in accordance with the details first received through discharge of condition application 16/01706. Finished ground levels shall be in accordance with the details shown on approved drawing 1584.30-A. All spoil arisings will be taken off site and Top soil will be temporarily stockpiled on site pending re-use at the completion of the project as soil around the building, unless otherwise agreed in writing by the local planning authority.

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 imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

6. External Lighting

The development hereby approved shall include the external lighting details shown on drawing 1584.Land 2 and as approved through discharge of condition application 16/01706.

The external lighting shall be installed in accordance with the approved scheme before the dwelling hereby permitted is occupied. No external lighting shall be installed except for that expressly authorised by the approval of details as part of this condition. The approved external lighting shall thereafter be retained.

Reason: The Local Planning Authority wish to be satisfied that these details are satisfactory, having regard to the setting of the development/To protect the amenities of adjoining landusers and the character of the area. The area is unlit at night and benefits from dark night skies. Inappropriate external lighting would harm the special rural character of the locality. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies ADPP5 and CS14 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

7. Temporary Parking, Turning and Construction Method Statement

The construction of the development hereby approved shall be in accordance with the details shown on Site Management Plan 1584.SM2 and as set out in the MWA 1584 Construction Method Statement dated 2nd February 2017.

The approved parking and turning area and Construction Management 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 and other visitors during all periods that they are working at or visiting the site.

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 (March 2012), 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).

8. Landscape Scheme

The development hereby approved shall be landscaped in accordance with the details shown on drawing 1584.Land 2. The approved scheme shall ensure:

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

Reason: To ensure the implementation of a satisfactory scheme of landscaping. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

9. Arb Method Statement and Watching Brief

The development hereby approved shall be carried out in accordance with the approved Arboricultural Method Statement and Watching Brief, first received through condition discharge application 16/01706 (Fulford-Dobson Associates dated 22nd June 2016), Tree Protection Plan 1584.05 and supplemental statement from Fulford-Dobson Associates (Jasper Fulford-Dobson) dated 8th March 2017. This statement includes 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, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026).

10. Protective Fencing

Protective fencing shall be implemented and retained intact for the duration of the development in accordance with the tree and landscape protection scheme identified on approved drawing number 1584.05. Within the fenced areas, there shall be no excavations, no storage/mixing of lime based products or fuels, no storage of materials, or machinery, no parking of vehicles, no fires.

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, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

11. Hours of work (construction)

Demolition or construction works shall not 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 living conditions of adjacent occupiers in accordance with Policy CS14 of the West Berkshire Core Strategy 2006-2026.

12. Piling

No piling shall take place until details of the type of piling to be used has been submitted to and approved in writing by the Local Planning Authority.

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) and Policy CS14 of the West Berkshire Core Strategy (2006-2026).

13. Parking and Turning

The dwelling shall not be occupied until the vehicle parking and turning space have been surfaced, and 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 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 imposed in accordance with the National Planning Policy Framework (March 2012), 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).

14. Gradient of Private Drives

The gradient of private drives shall not exceed 1 in 8 or, where buildings are likely to be occupied by the mobility impaired, 1 in 12.

Reason: To ensure that adequate access to parking spaces and garages is provided. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

15. Gate Set Back

The gates to be provided at access 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 (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

16. Wildlife protection

At all times during the construction of the dwelling when works is not taking place all unfilled excavations created during construction shall either be:

Completely covered by solid materials, or

Have a rough sawn plank place in the then.

Reason: To ensure the protection of wildlife. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS17 of the West Berkshire Core Strategy (2006-2026).

17. Shed Location

No works to the shed shall take place until details of the proposed location of the shed within the red line has been submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.

Reason: In the interests of visual amenity. 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 Supplementary Planning Document Quality Design (June 2006).

18. PD Rights Windows

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), no windows/dormer windows (other than those expressly authorised by this permission) which would otherwise be permitted by Schedule 2, Part 1, Classes A, B and/or C of that Order shall be constructed at first floor level on the east and west (side) elevations of the dwelling hereby permitted, without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: In the interests of the privacy and amenity of neighbouring properties. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (2006) and Supplementary Planning Guidance 04/2 House Extensions (July 2004).

Informatives

1 NPPF

This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has worked proactively with the applicant to secure and accept what is considered to be a development which improves the economic, social and environmental conditions of the area.

2 Community Infrastructure Levy (CIL)

The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from this Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at www.westberks.gov.uk/cil

3 HI 3 Damage to footways, cycleways and verges

The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge, arising during building operations.

4 HI 4 Damage to the carriageway

The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.

5 Wildlife enhancement

The applicant is advised that the opportunity should be taken to introduce bio and geo diversity enhancements such as the introduction of bat boxes and swift boxes within the house design/garden

DC