

**EASTERN AREA PLANNING COMMITTEE
ON 18 OCTOBER 2017**

UPDATE REPORT

Item No: (2) **Application No:** 17/02365/HOUSE **Page No.** 45-54

Site: 4 Beechfield, Frilsham, RG18 9XF

Planning Officer Presenting: Dave Pearson

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: Mr Henry Burgoyne Probyn
Mr Charles Burgoyne Probyn

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Adam Pusey

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

Update Information:

1. RECOMMENDATION

1.1 The recommendation is altered to grant planning permission subject to conditions. The conditions are as follows:

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 approved:

The development hereby permitted shall be carried out in accordance with the approved drawing numbers P01 01, P01 03, P01 04, P01 05, P01 06 and P01 07 received on 17.08.2017.

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

3. Materials as specified:

The materials to be used in this development shall be as specified on the plans or the application forms. No other materials shall be used unless prior agreement in writing has been obtained from the Local Planning Authority.

Reason: In the interest of proper planning in accordance with Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

4. Permitted Development removal:

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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, 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 area and qualities of the North Wessex Downs Area of Outstanding Natural Beauty. 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), Policies C1, C3 and C6 of the West Berkshire Housing Site Allocations Development Plan Document (2006-2026), and the West Berkshire Supplementary Planning Document Quality Design (June 2006).

Plus informatives:

Right to enter third party land: You must obtain the prior consent of the owner and occupier of any land upon which it is necessary for you to enter in order construct, externally finish, decorate, or in any other way carry out any works in connection with this development, or to obtain any support from adjoining property. This permission granted by the Council in no way authorises you to take such action without first obtaining this consent.

Damage to footway, cycleway or verge: 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.

Damage to 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.

Reason for decision (objections received): 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 secured and accepted what is considered to be a development which improves the economic, social and environmental conditions of the area.

Reasons for approval: 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

1.2 No other information or further representations have been received.

2. CONCLUSION

3.1 Following the updated information the recommendation to grant permission remains unchanged, but is subject to the conditions listed above.