

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(2)	17/02446/FULD Upper Basildon	25 October 2017	Demolition of existing dwelling and erection of 2 new dwellings Pamber Green, Blandys Lane, Upper Basildon, Reading, Berkshire RG8 8PG Bellmore Homes

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/02446/FULD>

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

Ward Member(s): Councillor Alan Law

Reason for Committee determination: More than 10 letters of objection

Committee Site Visit: 1st November 2017

Contact Officer Details

Name: Simon Till
Job Title: Senior Planning Officer
Tel No: (01635) 519111
Email: Simon.till@westberks.gov.uk

1. PLANNING HISTORY

17/01390/FULD Demolition of existing dwelling and erection of 3 new dwellings. Withdrawn, 07 September 2017.

2. PUBLICITY

Site Notice Expired: 12 October 2017
Neighbour Notification Expired: 20 September 2017

3. CONSULTATIONS AND REPRESENTATIONS

3.1 Consultations

Parish Council: The Parish Council reviewed the application and voted to object on the following grounds:
The proposal is unsympathetic to the historic neighbouring building Moorings and a number of older houses in the vicinity and lacks both character and visual appeal.
It represents an over development of a rural site surrounded by fields. The building heights are significant and will dominate the plot on which they are set to reside. They would potentially offer a wall of bricks to passers-by, something that has been noted on nearby Bethesda Street following similar applications.
The landscape in which the houses will be set is on an incline and the proposed dwellings will have a significant impact on views from the higher ground.
The council commented that there would be an effect on traffic with additional vehicles needing to use the narrowest lane in the village.
No street scene is provided which makes it hard for the Council to fully picture the application.

Additional Note: The Parish Council is also concerned with the position of the container on the site and its effect on a neighbouring tree.

Highways: This proposal will result in the net increase of one dwelling. The associated additional vehicle movements would be too low to substantiate an objection on.

Visibility splays of 2.4 metres x 43 metres are proposed from the access. These splays must be kept clear of obstructions above a height of 0.6 metres. The access must be surfaced with a bonded material for a minimum of 3 metres from the edge of the carriageway.

Adequate car parking and turning are proposed. A shed must be provided within both of the rear gardens for cycle storage.

Highway recommendation is for conditional approval.

**Conservation
Officer:**

No objections:

I would wish to qualify my previously made comments by reference to recent decisions made on the Claregate site to the south of the Moorings site, where a similar redevelopment proposal was refused planning permission but allowed on appeal (application 14/01069/FULD refers). The comparison is made because of the similarities of approach on both the Claregate and Pamber Green sites, i.e. more contemporary house designs, set back into the site and served from a single access.

The inspector's appeal decision letter refers to a main issue of impact on the character and appearance of the street scene, the variety of house types, designs and roof styles in the immediate area, together with an overall sense of spaciousness, which was considered to be maintained by redeveloping the original very large single house plots, despite the size of the new dwellings, since sufficient side and frontage space was retained for appropriate landscaping to "soften" the appearance of the new developments on the street scene, and reduce a perceived suburbanising impact of the new dwellings. On the Pamber Green site as was on the Claregate site, therefore the balance "tips" in favour of the proposals.

From a building conservation perspective, the main issue is the impact on the setting of the grade II listed Moorings, bearing in mind its orientation, with its main view/aspect from the south (as the property faces directly south and at right angles to the road). The current backcloth is of mature trees and vegetation at a higher level, the removal of which would be detrimental to the setting of the Moorings, but this is to be maintained and enhanced, and can be secured by condition. In addition, amended plans have been received to reduce the height of the nearest dwelling to the Moorings, which together with sufficient separation distances and adequate screening, also reduces the impact on the setting of the Moorings, such that, by itself, this (impact on the setting of the listed building), becomes a less defensible reason for refusal of the proposed development of the Pamber Green site.

Recommend reiteration of Inspector's conditions on Claregate decision (14/01069/FULD/appeal ref. APP/W0340/A/14/2228088).

Tree Officer:

I have no objection to the application, but further details on tree protection and landscaping will be required. Conditions recommended regarding tree protection and detailed scheme of landscaping.

**Environmental
Health:**

No objections.

Waste Management: The application raises no concerns with regard to the storage and collection of refuse and recycling.

3.2 Community Infrastructure Levy

The CIL for this development has been provisionally calculated at £86,422.50, based on the CIL PAAIR form submitted with the application which states a net increase in floor area following demolition of the existing dwelling of 614.56 square metres.

3.3 Representations

Total: 23 letters (from 31 correspondents) Object: 23 Support: 0

Summary of material planning considerations raised in representation letters:

Against

- Detrimental impact on character and appearance of North Wessex Downs AONB
- Impact on setting of adjacent Grade II Listed dwelling "Moorings" to south of site;
- Visual prominence of proposed dwellings in views from adjacent road, surrounding dwellings and open field to the north and west due to their size and height and the elevation of the plot from Blandys Lane;
- Uniformity of design and materials;
- Design of proposed dwellings is too suburban for semi-rural location on edge of settlement;
- Overdevelopment of the site;
- Not in keeping with pattern of surrounding development;
- Lack of sufficient landscaping;
- Impact on trees alongside boundary with "Moorings";
- Increase in vehicle movements along Blandys Lane;
- Poor quality of visibility at access;
- Contrary to recommendations of the Village Design Statement;
- "Urban" style of parking;
- Lack of any current vegetative screening on the eastern edge of the site adjoining Blandys Lane;
- Increase in size of development beyond that of the existing bungalow;
- Loss of privacy for neighbouring occupants on opposite site of Blandys Lane;
- Light pollution.

In favour

- Reduction in number of dwellings by comparison to previous scheme (application ref. 17/01390/FULD);
- Reduction in ridge height compared to previous scheme;
- Reduction in number of driveways compared to previous scheme.

Other matters

- Removal of mature hedges and vegetation prior to submission of first planning application;
- Historic requirement for windows of Hampstead House (opposite the site on western side of Blandys Lane) to be obscure glazed;

-Storage container placed on site adjacent to trees on boundary with “Moorings” to south of site.

4. PLANNING POLICY

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the development plan unless material considerations indicate otherwise.

4.2 The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and who these are expected to be applied. It is a material consideration in planning decisions. The NPPF is supported by the Planning Practice Guidance (PPG).

4.3 According to paragraph 215 of the NPPF, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

4.4 The West Berkshire Core Strategy (2006-2026) is the first development plan document (DPD) within the new West Berkshire Local Plan. It sets out a long term vision for West Berkshire to 2026 and translates this into spatial terms, setting out proposals for where development will go, and how this development will be built. The following policies from the Core Strategy are relevant to this development:

- NPPF Policy
- ADPP1: Spatial Strategy
- ADPP5: North Wessex Downs Area of Outstanding Natural Beauty (AONB)
- Policy CS1: Delivering New Homes and Retaining the Housing Stock
- Policy CS4: Housing Type and Mix
- Policy CS5: Infrastructure Requirements and Delivery
- Policy CS13: Transport
- Policy CS14: Design Principles
- Policy CS15: Sustainable Construction and Energy Efficiency
- Policy CS16: Flooding
- Policy CS 17 Biodiversity and Geodiversity
- Policy CS18: Green Infrastructure
- Policy CS19: Historic Environment and Landscape Character

4.5 The Housing Site Allocations Development Plan Document (HSA DPD) is the second DPD of the new West Berkshire Local Plan. It allocates non-strategic housing sites and sites for gypsies, travelers and travelling show people, provides updated residential parking standards and a set of policies to guide housing in the countryside. The following policies from the HSA DPD are relevant to this development:

- C1: Location of new housing in the countryside
- P1: Residential parking for new development

- 4.6** A number of policies from the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) remain part of the development plan following the publication of the Core Strategy. The following saved policies from the Local Plan are relevant to this development:
- TRANS.1: Meeting the Transport Needs of New Development
 - OVS.6: Noise Pollution
- 4.7** The following local policy documents adopted by the Council are material considerations relevant to the development:
- West Berkshire Supplementary Planning Guidance: House Extensions (adopted July 2004)
 - West Berkshire Supplementary Planning Document Series: Quality Design (SPDQD), (adopted June 2006)
 - Part 1 Achieving Quality Design
 - Part 2 Residential Development
 - Planning Obligations SPD
 - The North Wessex Downs AONB Management Plan (2014-2019);
 - The Basildon Village Design Statement (VDS) 2001
- 4.8** The requirements of the following other pieces of legislation are also a material consideration in respect of this planning application:
- The Wildlife and Countryside Act 1981 (as amended).
 - The Conservation of Habitats and Species Regulations 2010.

5. DESCRIPTION OF DEVELOPMENT

- 5.1** The application site sits on the edge, but within, the defined settlement boundary of Upper Basildon. The site is currently occupied by an extended bungalow of mid 20th Century character and a number of associated outbuildings. To the north and west of the site the land consists of open country and fields, while to the south and east are existing lines of residential development alongside Blandys Lane. Residential development in the area is of mixed age and type, with a number of large, modern dwellings interspersed amongst significantly older dwellings, including Thatchers, a traditional thatched cottage to the south east of the site, and Moorings, a Grade II Listed dwelling that has recently benefitted from a large modern extension immediately to the south of the site. High Banks, opposite the site to the east, is a substantial modern dwelling constructed in a traditional style, while Hampstead House, also to the east of the site, is a more contemporary style of design with a low roof form and long single storey wing containing both living and garage accommodation. Blandys Lane, a narrow country lane, traverses from north to south alongside the eastern boundary of the site, and is bordered by high hedges and mature trees for much of its length. The application site has recently been cleared of vegetation for its length, so currently forms a gap in the hedges alongside Blandys Lane. A bank alongside Blandys Lane rises approximately 2 metres from the road
- 5.2** The proposed works are for the demolition of the existing bungalow which is located to the north of the site and the erection of two 5 bedroom dwellings spaced at roughly even intervals across the site facing east. Access for the proposed dwellings would be from a single driveway, with parking and turning provided to the front and side between the two dwellings.

6. APPRAISAL

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

- Principle of the development
- The impact on the character and appearance of the North Wessex Downs Area of Outstanding Natural Beauty;
- Impact on the setting of the Grade II Listed building, “Moorings”;
- The impact on neighbouring amenity;
- Highway safety;
- The impact on trees;
- The presumption in favour of sustainable development

6.1 Principle of the development

6.1.1 The application site is located within the defined settlement boundary of Upper Basildon, on the edge of the village envelope and is occupied by an existing bungalow. The site is within the North Wessex Downs Area of Outstanding Natural Beauty. Policy C1 of the HSA DPD sets out a presumption in favour of development within the settlement boundaries of towns and villages in the District, including Upper Basildon, which is defined as a smaller village with a settlement boundary under Policy ADPP1 of the Core Strategy. Policy ADPP1 goes on to state that smaller villages with settlement boundaries, such as Upper Basildon, are suitable only for limited infill development subject to the character and form of the settlement. Policy ADPP5 of the Core Strategy requires, inter alia, 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, and that development should respond positively to the local context.

6.1.2 Therefore, while the principle of development is accepted in this case, the acceptability of the development proposed should be informed by considerations of the character and form of the settlement and the necessity to conserve and enhance the setting of the AONB.

6.2 Impact on the character and setting of the North Wessex Downs AONB:

6.2.1 The application site currently consists of a bungalow and several single storey outbuildings. Prior to the recent clearance of vegetation from the site these were substantially screened from surrounding views from the east by dense hedges alongside Blandys Lane and mature vegetation on the site boundaries. The character and scale of surrounding development is mixed. To the south and south east of the site are Moorings and Thatchers, two thatched cottages that significantly pre-date other surrounding dwellings. Moorings is a Grade II Listed building. To the east of the site, High Banks has a traditional design but is of late 20th Century suburban character, and stands taller than most surrounding development in the street scene. Further north on Blandys Lane, opposite the site, works undertaken to extend the former bungalow at Brickfields (now known as Hampstead House), making it a two storey dwelling with a large single storey element to the south have given it a very modern, Cubist character, set much lower than the application site in the street scene. Dwellings in this area are predominantly large, 2 storey properties set in reasonably spacious plots.

- 6.2.2 Your officer notes that due to its single storey character the existing dwelling has a reasonably low profile and prior to the removal of surrounding vegetation would have appeared inconspicuous within the street scene. The works to remove vegetation from the site have given it an incongruous visual prominence in the street scene by comparison to other nearby dwellings which benefit considerably from the screening and softening effects of the high hedges that run for the majority of the length of Blandys Lane, albeit that in some locations, such as at Hampstead House, opposite the site, they have been heavily pruned, giving them a more suburban and regimented appearance than the more informal rural hedgerow that predominates elsewhere. Due to being set on top of the bank alongside Blandys Lane, the application site itself is set at a higher level than both Hampstead House to the east and Moorings to the south, and at a similar level to High Banks to the East.
- 6.2.3 The proposed two dwellings would be large, two storey, five bedroom detached properties in roughly equal sized plots. It is noted that objections refer to overdevelopment of the site and disproportionality of the proposed dwellings by comparison to surrounding properties. It is accepted that each of the proposed dwellings would be considerably larger in floor area and volume than the existing bungalow. However, the site is located within settlement, and there is no proscriptive standard in terms of the amount of development that would be acceptable in such a location. As commented above, development in the area is mixed in both character and scale and the proposed dwellings would have a similar footprint to Hampstead House, while being set further back from the road and presenting a similar width of elevation to High Banks. They would allow for a generous private amenity space in excess of 320 square metres on each plot. Your officer further notes that due to the layout of the site, which allows for approximately 15 metres between the two dwellings, and approximately 25 metres between the south plot (plot 1) and Moorings, the proposed layout would retain a sense of space between built form and allow views through to open land beyond, retaining the character of Blandys Lane on the fringe of the settlement.
- 6.2.4 In terms of height, while the existing single storey dwelling has a ridge height of approximately 6 metres, the proposed dwellings would be two storey, with a ridge height of 8.5 metres. Objectors have raised concerns with the height of the proposed dwellings from the road. Taking into account the levels on site by comparison to Blandys Lane, the ridge of plot 1 would be approximately 9.7 metres above the road level, and the ridge of plot 2 would be approximately 10.3 metres above the road level. While this is tall by comparison to Hampstead House, where levels alongside the road are lower, it would be a similar height to High Banks. Additionally your officer notes the softening quality of hedges alongside Blandys Lane, which the site does not currently benefit from. The application is accompanied by a proposal to reinstate landscaping on the site, including hedges on the eastern elevation outside of the visibility spay for the access, on top of the bank where they would provide considerable softening of views of the dwellings from the roadside, while further planting along the boundaries would allow for a similar softening of the visual impact of two storey development in this location from the open land west of the site.
- 6.2.5 In terms of design, as noted, the surrounding character of development is very mixed. The two proposed dwellings borrow from dwelling styles within Upper

Basildon, incorporating long roof slopes with gables and half hips, and hipped dormers at first floor level. These would be of red brown brick construction with brick detailing, giving a palette of materials in keeping with those used in nearby dwellings. The incorporation of the long roof slopes and gables proposed would serve to break up the front elevations of the proposed dwellings within the street scene, while the traditional style of the proposed dwellings would blend with other similarly traditionally designed properties surrounding the site, and also form a pleasant contrast to the more modern and unconventional design of Hampstead House opposite the site.

6.2.6 Your officer notes that concerns have been raised in respect of the level of landscaping proposed under this application, and that due to the removal of internal and eastern boundary vegetation, the site currently appears stark and overly prominent in the street scene, detracting significantly from surrounding views. The proposed scheme of landscaping, while carrying forward some aspects that would make an important contribution to the street scene, and most importantly reinstatement of the eastern hedge, does not deal with plant sizes and densities, which would be important in bringing forward landscaping that sufficiently softens the impact of the proposed dwellings and mitigates the impact of the former clearance of the site. It is additionally noted that the tree officer has expressed that he is satisfied in principle with the details that have come forward, subject to these additional matters and protection of trees surrounding the site being covered by conditions, and to this end conditions are recommended in respect of both landscaping and tree protection.

6.2.7 In light of the above considerations, your officer considers that on balance the proposed works, despite being on an elevated site and substantial in terms of scale by comparison to the existing bungalow on the site, will have an acceptable level of impact on views from the street scene and character of the surrounding AONB, and would not result in sufficient detriment to visual amenity so as to merit a reason for refusal of this application, subject to conditions requiring submission of further details of the palette of materials, securing protection of existing trees surrounding the site and re-instating a high quality of landscaping to soften the appearance of the site in the street scene.

6.3 Impact on the setting of the adjacent Grade II Listed building:

6.3.1 Plot 1 is approximately 25 metres from the rear elevation of Moorings, a Grade II Listed building. However, your officer notes that, due to its south/north orientation, Moorings addresses a different part of the street scene with its front elevation, along with Thatchers on the opposite side of Blandys Lane. This pair of dwellings break up the street scene, creating a visual separation between development to the south of Moorings and to the north, and an attractive setting for Blandys Lane to transition between these two parts of the street scene. The bank between the application site and Moorings and the well established vegetated boundary consisting of mature trees gives a clear delineation between the application site and the immediate setting of the listed building, further lending to the sense of a difference in context between the two sites. In terms of the wider setting of the listed building, the immediately surrounding area gives rise to a variety of different types and sizes of dwelling, including the sensitively designed New Barn to the south west of Moorings, and the more late 20th Century appearance of High Banks to the north

east, as well as the row of three recently approved dwellings on the Claregate site to the south west of the Moorings/New Barn site.

- 6.3.2 In light of the fact that the site would be read in a different context from Moorings, and is therefore considered only to form a backdrop to its setting, and particularly in consideration of the fact that in your officer's view the proposed works would do nothing to detract from the significance of Moorings within the street scene and its contribution to enhancing the character of the AONB, the proposed works are not considered to result in a detrimental impact on the setting of this Grade II Listed building such as might merit a reason for the refusal of this application.

6.4 Impact on neighbouring amenity

- 6.4.1 To the north and west of the site there are no neighbouring dwellings alongside the plot. However, the proposed dwellings would be situated directly opposite High Banks and Hampstead House on the eastern side of Blandys Lane, and the side wall of plot 1 would be approximately 7 metres from the boundary of Moorings to the south. Objections have been received in terms of the impact on privacy and amenity of these neighbouring properties, due to the elevation of the site and the size and orientation of the proposed dwellings, and particularly in terms of overlooking impacts on Hampstead House.
- 6.4.2 Both plots would be set at an equal depth into the site, 15 metres from the opposite side of Blandys Lane at its closest point. The residential curtilage of Hampstead House is therefore over 15 metres from front elevation of plot 2 and consists substantially of a drive to the front of Hampstead House. The closest part of Hampstead House containing two first floor windows is approximately 25 metres from the front elevation of Plot 2, which your officer notes is in excess of the 21 metres of physical separation recommended between rear facing opposing windows within the Council's SPD. It is also worthy of note that these first floor windows of Hampstead House would be afforded additional privacy due to the obscure glazing that has been installed to them, although your officer notes that this obscure glazing is not secured by way of any condition of permission 10/00556/HOUSE which granted permission for the extension of Hampstead House. At ground floor level east facing windows of this neighbouring dwelling would be approximately 30 metres away (as there are no ground floor windows on the east elevation of the two storey element of Hampstead House), and while a small ornamental garden occupies the north west of the curtilage of Hampstead House, this is not considered to constitute private amenity space such as would stand to be significantly impacted detrimentally by overlooking, as partial views over this space and much of the front elevation are already available over the gates from the highway, which is a public vantage point. It is noted that letters of objection request that windows in the front elevation of plot 2 are obscure glazed. However, such measures are considered to be excessive in terms of what would be required to preserve the privacy and amenity of occupants of Hampstead House. It is nevertheless noted that the proposal to reinstate hedges to the eastern boundary at the top of the bank will, once established, provide additional screening along this elevation.
- 6.4.3 First floor windows of the two front bedrooms in High Banks would be more exposed to facing windows on the first floor of plot 1, but these would also be separated by approximately 30 metres, and as such would be afforded well in

excess of the 21 metres of separation recommended in the SPD. Consequently the impact on privacy and amenity of this neighbouring dwelling is considered to be sufficiently low as to be acceptable.

- 6.4.4 In terms of Moorings, it is noted that the side and rear amenity space of plot 1 would be partially alongside the rear boundary of this dwelling, and concerns have been raised with your officer regarding the nature of boundary vegetation, which is understood not to be evergreen. Additionally the site is elevated by a steep bank that rises approximately 2 metres to the north from the rear elevation of Moorings. However, your officer also notes that the extent of the garden serving the existing dwelling, Pamber Green, also abuts this boundary. While this area may have been less used by occupants in the past, and more substantially vegetated, it retained the potential to be cleared and used more intensively by the occupant. The increase in intensity of use of this amenity space that would be entailed in the proposed works is not considered to result in material harm to the amenity of the occupants of Moorings. Nevertheless, your officer also notes that the potential for high windows to be installed in the southern elevation of plot 1 might raise some additional concerns in terms of an increase in overlooking. Therefore a condition is recommended to prohibit the installation of additional windows in this elevation unless they are obscure glazed and fixed shut (except where over 1.7 metres above floor height of the room served). A south facing window in the breakfast room does not raise concerns as it is ground floor level and set some 18 metres from the boundary.
- 6.4.5 In light of the above considerations your officer does not consider that the proposed works would entail any significant or detrimental impact on neighbouring privacy and amenity.

6.5 Highway safety

- 6.5.1 A number of objections have been received in terms of safety at the access to the site. Your officer notes that the road is narrow at this stretch of Blandys Lane and that prior to clearance of the site the eastern boundary hedge would have interfered considerable in visibility for vehicles exiting the site. The proposed works would move the access slightly south of its current location, closer to a band in the road. The highways officer has scrutinised the submitted details and has concluded that in light of the fact that development on the site will increase by only one dwelling, and that the submitted plans demonstrate unobstructed visibility splays of 2.4 by 43 metres, partially via a proposal to reinstate the hedge further back from the road side, no objection is merited in terms of the impact on highway safety.
- 6.5.2 In terms of parking and turning the submitted plans demonstrated provision of 4 parking spaces per dwelling with sufficient turning space for cars to enter and exit the site in forward gear. These details would meet with the requirements of Policy Policy P1 of the DPD which sets out the required parking standard. No objection is raised in terms of waste collection from the site, which would be by the Council's existing arrangement

6.6 Assessment of sustainable development

- 6.6.1 The NPPF states that there is a presumption in favour of sustainable development. It goes on to define three roles of sustainable development: An economic, social

and environmental role. The proposed works are assessed against these roles as follows:

-In terms of the economic dimension, the proposed works would provide temporary employment during construction, and so there is a small public economic benefit.

-In terms of the social dimension by increasing the housing stock in an area suitable for limited infill development. This is balanced against a lack of significant detrimental impact on neighbouring occupants.

-In terms of environmental sustainability the proposed works would result in no significant detriment to visual amenity, while re-instating landscaping that would contribute positively to the quality of the surrounding environment by comparison to the existing impact of the site in surrounding views. However, in consideration of the lack of detrimental visual impact of the site prior to its clearance the proposed works are considered neutral in terms of their impact on the character of the surrounding environment.

6.7 Other matters

- 6.7.1 Your officer notes that objections refer to a requirement for first floor windows in the extension to Brickfields, now known as Hampstead House, to be obscure glazed in the interests of preservation of privacy for the occupant of Pamber Green. However, having reviewed the details of the planning permission for extension of Brickfields (reference 10/00556/HOUSE), including the conditions and the officer's report to the Committee, your officer has not been able to identify any requirement for these windows to be obscure glazed, and the officer considering application 10/00556/HOUSE appears to have been satisfied that the windows would not have a detrimental impact on the privacy and amenity of the occupants of Pamber Green at that time. However, while not required, in consideration of the fact that the floor plans accompanying permission 10/00556/HOUSE show these first floor windows as serving an en-suite bathroom it is considered unlikely that the occupant of Hampstead House would wish to remove the obscure glazing.
- 6.7.2 Objections refer to the clearance of the site. While it is unfortunate that these works have resulted in harm to visual amenity in the area, and particularly in views from Blandys Lane, as none of the trees or vegetation on the site were subject to protection under a Tree Preservation Order and the site is not within a conservation area, the applicant has an ordinary right to carry out clearance of trees and vegetation, and such works are not considered to be in breach of any planning legislation.
- 6.7.3 Objections raise concerns with regard to a storage container located to the south of the site. While the placement of such a container on the site would be unlikely to constitute a breach of planning control if positioned on site for purposes of the future development of the site, your officer notes that concerns particularly relate to the health of mature trees on the southern boundary within the curtilage of Moorings. The applicant has therefore been asked to move the container to a different location. It is, however, at the discretion of the applicant, subject to other legislation covering any resulting damage to trees in ownership of another party, whether to move the container concerned.

6.7.4 An ecology assessment submitted with the application establishes that there is a low probability of bats roosting on the site, and as such no conditions are recommended in respect of mitigation measures.

7. CONCLUSION

7.1 The proposed works are considered to be of an acceptable quality of design that would borrow from features of the surrounding built form in order to blend with the character of the surrounding area. While more visually prominent in the street scene than the existing dwelling, in light of the proposed layout which would respect the spacing of development in this edge of settlement location and incorporation of features such as long roof slopes and gables to break up the impact of built form, the proposed dwellings are not considered to be harmful to the character of the street scene or surrounding visual amenity. With materials common to the local vernacular they would blend with the appearance of built form surrounding the site rather than being alienated from it. Due to their physical separation from surrounding dwellings and their curtilages the erection of the proposed dwellings would not result in harm to privacy and amenity beyond that entailed by the relationships between the existing dwelling and its neighbours, and the works would not result in harm to highway safety. Therefore your officer's recommendation is one of conditional approval.

8. FULL RECOMMENDATION

DELEGATE to the Head of Planning & Countryside to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.1).

8.1 Schedule of conditions

1. Full planning permission 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. Standard approved plans

The development hereby permitted shall be carried out in accordance with drawing numbers 1066.12, 1066.15, 1066.11, 1066.13 and 1066.14 received on 30 August 2017.

Any material change to the approved plans will require a formal planning application to vary this condition under Section 73 of the Act. Any non-material change to the approved plans will require a non-material amendment application prior to such a change being made.

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

3. Samples of materials

Development of the approved dwellings shall not commence until a schedule and samples of the external materials to be used in construction of the dwellings has been submitted and approved in writing under a formal discharge of conditions application. Development of the dwellings shall take place in accordance with the approved schedule and samples of materials.

Reason: Additional information on materials is required due to the visual sensitivity of surrounding views from the AONB. This condition is imposed in accordance with the National Planning Policy Framework (2012) and Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

4. **Construction method statement**

No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The statement shall provide for:

- (a) The parking of vehicles of site operatives and visitors
- (b) Loading and unloading of plant and materials
- (c) Storage of plant and materials used in constructing the development
- (d) The erection and maintenance of any security hoarding
- (e) Wheel washing facilities
- (f) Measures to control the emission of dust and dirt during construction
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works

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).

5. **Parking in accordance**

No dwelling shall be occupied until the vehicle parking and turning spaces have been surfaced, marked out and provided in accordance with the approved plans. The parking and turning spaces shall thereafter be kept available for parking of private motor cars 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).

6. **Drive gradient**

The gradient of the private drives on the site shall not exceed 1 in 8.

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).

7. Access surfacing

No development shall take place until details of the surfacing arrangements for the vehicular access(es) to the highway have been submitted to and approved in writing by the Local Planning Authority. Such details shall ensure that bonded material is used across the entire width of the access(es) for a distance of 3 metres measured back from the carriageway edge. Thereafter the surfacing arrangements shall be constructed in accordance with the approved details.

Reason: To avoid migration of loose material onto the highway in the interest of road safety. 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).

8. Visibility splays

No development of the dwellings hereby approved shall take place until visibility splays of 2.4 metres by 43 metres have been provided at the access. The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level.

Reason: In the interests of road safety. 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).

9. Cycle storage

No development shall take place until details of the cycle parking and storage space have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the cycle parking and storage space has been provided in accordance with the approved details and retained for this purpose at all times.

Reason: To ensure that there is adequate and safe cycle storage space within the site. 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).

10. Landscaping plan

No development or other operations shall commence on site until a detailed scheme of landscaping for the site is submitted to and approved in writing by the Local Planning Authority. The details shall include 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 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 in accordance with the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.

11. **Tree protection**

No development (including site clearance and any other preparatory works) shall take place 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. This scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing. 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.

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 in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.

12. **Removal of Permitted Development Rights for extensions and outbuildings**

Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015 (as amended), or any subsequent revision thereof no extensions or outbuildings shall be erected in the curtilage of the dwellings hereby approved without planning permission having first been granted on a planning application made for this purpose.

Reason: The site is in a visually sensitive location in the AONB and adjacent to the curtilage of a Grade II Listed building. This condition is imposed in order to prevent the overdevelopment of the site, detrimental visual impacts in a sensitive location in the AONB on the edge of the settlement or adverse visual impacts on the setting of the adjacent Grade II Listed building in accordance with the National Planning Policy Framework (2012), and Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

13. **Removal of Permitted Development Rights for alterations to roof**

Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015 (as amended), or any subsequent revision thereof no alterations or extensions to the roofs of the dwellings hereby approved without planning permission having first been granted on a planning application made for this purpose.

Reason: The site is in a visually sensitive location in the AONB and adjacent to the curtilage of a Grade II Listed building. This condition is imposed in order to prevent detrimental visual impacts in a sensitive location in the AONB on the edge of the settlement or adverse visual impacts on the setting of the adjacent Grade II Listed building in accordance with the National Planning Policy Framework (2012), and Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

14. **Removal of Permitted Development Rights for side windows in south facing elevation of plot 1**

Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015 (as amended), or any subsequent revision thereof no additional windows shall be installed in the south facing elevation of the approved dwelling on plot 1 unless they are obscure glazed and fixed shut except for parts that are more than 1.7 metres above the floor level of the room served.

Reason: In order to prevent any adverse impact on the privacy and amenity of the neighbouring dwelling, Moorings in accordance with the National Planning Policy Framework (2012) and Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

15. **Levels**

The dwellings hereby approved shall not be occupied until the ground and floor levels have been developed in accordance with the approved drawings. The levels in on the site shall thereafter be retained in accordance with the approved drawings.

Reason: In the interests of visual amenity on a sensitive site within the North Wessex Downs AONB and adjacent to the curtilage of a Grade II Listed building in accordance with the National Planning Policy Framework (2012) and Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

16. **Set back of gates**

No gates shall be installed across the access drive to the site shall unless they are erected at a distance of at least 5 metres from the highway edge. Any such gates shall open inwards.

Reason: To prevent the obstruction of the highway, in the interests of highway safety in accordance with the National Planning Policy Framework (2012) and Policy CS13 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.