

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(3)	17/03304/FULD Thatcham	23 <sup>rd</sup> January 2018 Agreed extension of time until 9 <sup>th</sup> February 2018.	Erection of a new dwelling garden land to the rear of 17 Church Gate Thatcham RG19 3PN  Mr and Mrs James

To view the plans and drawings relating to this application click the following link:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/03304/FULD>

**Recommendation Summary:** to **DELEGATE** to the Head of Development & Planning to **APPROVE PLANNING PERMISSION** subject to conditions

**Ward Members:** Councillor Richard Crumly  
Councillor Marigold Jacques

**Reason for Committee Determination:** Called in by Ward Member

**Committee Site Visit:** 31<sup>st</sup> January 2018

#### Contact Officer Details

**Name:** Sian Cutts  
**Job Title:** Planning Officer  
**Tel No:** (01635) 519111  
**E-mail Address:** Sian.cutts@westberks.gov.uk

## 1. Relevant Site History

13/02888/FULD	Demolition of existing house and garages. Erection of new Green Guide Rectory and single detached garage plus 2 new 3 bedroom detached dwellings with attached single garages.	Withdrawn 21 <sup>st</sup> November 2013
15/02052/FULD	Demolition of existing house and garages. Erection of 2 No. dwellings and garages.	Refused 2 <sup>nd</sup> December 2015 Appeal Dismissed 23 <sup>rd</sup> September 2016
17/01636/TPC	1 - Magnolia - Reduce crown to tidy in general leaving a tree with a height of no less than 2m. T2 - Cherry - Reduce crown to tidy in general leaving a tree with a height of no less than 4m. T3 - Plum - Reduce crown to tidy in general leaving a tree with a height of no less than 3m. T4 - Acer Crimson King - Reduce crown to tidy in general leaving a tree with a height of no less than 5m. T5 Silver Birch, T6 Apple and T7 Hazel - Fell near to ground level. G8 - Row of Cypress - Trim branches back to fence line.	No objection 1 <sup>st</sup> August 2017
17/01797/FUL	Erection of a replacement dwelling	Approved 29 <sup>th</sup> August 2017
17/02688/COND1	Application for approval of details reserved by conditions: 3 - Schedule of Materials, 5 - Details of temporary parking and turning, 6 - Landscaping, 7 - Tree protection, 8 - Dust, of planning permission reference 17/01797/FUL (Erection of a replacement dwelling following the demolition of an existing dwelling).	Approved 25 <sup>th</sup> September 2107

17/02687/TPC	Maple - Fell. Magnolia - Fell. Plum - Fell. Cherry - Fell. Replant with native trees.	No objection 20 <sup>th</sup> September 2017
--------------	---	---

## 2. Publicity of Application

Site Notice Expired: 26<sup>th</sup> December 2017  
Neighbour Notification Expired: 22<sup>nd</sup> December 2017

## 3. Consultations and Representations

### 3.1 Consultations

**Thatcham Town Council** No objections,

#### Archaeology

I have reviewed the application using the approach set down in the National Planning Policy Framework and have checked the proposed development against the information we currently hold regarding the heritage assets and historic land uses in this area.

Although this area was seen to have some archaeological potential as it is adjacent to the possible site of a medieval moated site referenced in documentary sources, an archaeological evaluation on the land did not reveal any evidence of this feature and only limited features and finds. This evidence suggests that there will be no major impact on any features of archaeological significance.

I do not, therefore, believe that any further archaeological assessment or programme of investigation and recording will be necessary in relation to the current proposal.

#### Conservation

There are analogies in the relationship between the approved dwelling, and that now proposed bungalow in the current application, in a previous refused application 15/02052/FULD for two similarly “tandem” dwellings on the whole site, albeit previously of more equal size. This application was also dismissed on appeal.

The Appeal Inspector considered that the main issues in respect of application 15/02052/FUL were whether the proposals would preserve or enhance the character or appearance of the Thatcham Conservation Area, and the impact of the proposals on the living conditions of neighbouring properties. The Inspector considered that the development would be out of keeping, but would not have an unacceptable impact on the living conditions of neighbouring properties, nor, incidentally, would it have an adverse impact on the setting of listed buildings on adjoining sites because of good separation distances and screening.

Notwithstanding any other Development Control Case Officer considerations, including whether this is a form of tandem development, and whether the dwelling approved under application 17/01797/FUL retains sufficient setting and amenity space, but acknowledging the grant of planning consent for a new dwelling at the front of the site, it is not, on balance, considered that the current proposal by itself will have a detrimental impact on the character and appearance of the Conservation Area, at least when seen from frontage viewpoints, nor worsen the setting of neighbouring listed buildings.

## **Highways**

Although two cars are shown on the driveway for the existing dwelling, more than two vehicles could park on the drive here. Lower Way in this location is unclassified and so on-site vehicle turning, although desirable, is not a requirement. The parking for the existing dwelling is therefore acceptable.

It is proposed the existing access will be widened to facilitate access to the rear for the proposed dwelling.

Two driveway parking spaces plus turning are depicted on the plans which is acceptable for the proposed 3-bed dwelling. A shed has been included within the rear garden which can be utilised for cycle storage.

The highway recommendation is for conditional approval.

## **Tree Officer**

The site contains very few ornamental trees, after the removal of the majority of trees from the rear garden as part of a few tree works applications. None of the trees were worthy of a Tree Preservation Order, and no objection was raised to 13/0288/FULD. Whilst trees have been removed, if they were not worthy of a TPO then the loss can be mitigated by a landscaping plan, as with 17/01797/FUL and 17/02668/COND1.

The current application seeks to build a property within the rear garden of No 17, given the location of the new property, there should be sufficient room to still implement the landscaping scheme from the previously approved plan, although this might be slightly compromised along the western boundary, due to limited space, so this will need to be addressed, and an updated landscaping plan can be secured via a planning condition.

The offsite holm oak to the west of the new property, is afforded some protection by the existing wall, but it's unclear on the amount of protection and the potential impact of the new property, as the tree has neither been plotted on the plans or covered in the design and access statement, the location of the bungalow is either on the edge

or just within the root protection area of the holm oak, which is now also subject to TPO 201/21/0957.

Further details will be required on tree protection requirements for this tree and details on any proposed works within the defined root protection area (if there are any), again this information can be covered by suitable conditions.

The proposed new access, has indicated new planting along the eastern boundary, and further details will also be required on both hedge and tree specification, but can be covered by a landscaping condition.

There may also be a need to amend the approved application 17/01797/FUL, if the landscaping can no longer be achieved as previously agreed, and some of the proposed trees and hedges should now be planted in the new rear garden of 17 Church gate, something which should be taken into consideration, when a final decision is made.

I have no major objections to the applications, there are no trees at the site considered a material constraint to the development and conditions can be attached to any formal consent, to cover the landscaping requirements at the site.

#### **Waste Management**

The proposed new dwelling is set much further back from the public highway at Church Gate than the dwellings nearby, however the collection point for refuse and recycling will still be on the public highway at Church Gate.

The distance from the property to the road may cause a problem for elderly or disabled residents who may struggle to place their bins on the highway for collection, this can be mitigated by ensuring there is flat level access with a path free of gravel or grass as wheeled bins are difficult to manoeuvre over these surfaces.

**Defence Infrastructure Organisation** No safeguarding objections

### **3.2 Representations**

Total: 11    Object: 7    Support: 5

**The material planning considerations raised in the support of the application are summarised as follows:**

- More properties are needed to house local people
- A bungalow is rare
- The dwelling is a good size and will benefit all backgrounds, particularly the elderly and those with disabilities, and the young
- It is an ideal location

- It will be neatly tucked away, making the best use of limited space in Thatcham
- It will not impact neighbours

**The material planning considerations raised in objection to the application are summarised as follows:**

- Incremental changes to strip the land of vegetation to achieve what was dismissed in previous appeal
- Requesting that Section 70A of the Town & Country Planning and/or or Section 81A of the Planning (Listed Building and Conservation Areas) Act 1990 be invoked so that there are no more repeated applications at this site for at least 2 years.
- Harmful to the conservation area and historical environment of the town
- Contrary to policy HSG1 of the Saved Policies
- Contrary to paragraph 131 of the NPPF, ADPP3, CS14 & CS19 and would not make a positive contribution to local character and significance, be out of keeping with the conservation area, too high density, overdevelopment of the site
- Harm does not outweigh benefits
- A full tree survey was available from the previous application highlighting the trees within the site, which have been removed and undertakings to replace allegedly have not been carried through
- Minimising the height has not overcome previous objections
- Loss of privacy, contrary to Quality Design SPD
- Creation of a second building line
- Not sustainable development, as indicated in the Inspector's planning balance
- Copies of representations made on the previous applicants and appeal were provided
- Drawings showing the site plans of this scheme in relation to previous schemes were submitted
- TPO Consent was not given for works to other trees in the conservation area
- Noise, disturbance and pollution from the access road to adjacent house and garden, impact on quiet enjoyment of garden amenities
- Impact on Human Rights Act which states that the right to peaceful enjoyment of home and land, and respect for private and family life.
- Potential impact to tree adjacent to fence
- Impact on wildlife
- The need for homes for Thatcham should not be met in the conservation area
- The brick wall adjacent to Church Gate should be preserved
- Parking congestion when church services are taking place, this will take away another portion of "free" street parking
- Precedent may be set for the development of The Grange and The Granary

Representations were received making reference to comments made by third parties, these did not raise any additional material considerations.

## **4 Planning Policy**

- 4.1 The statutory development plan comprises the West Berkshire Core Strategy 2006-2026 and those saved policies within the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) (WBDLP) and the Housing Sites Allocations DPD (2006-2026).

- 4.2 The policies within the West Berkshire Core Strategy (2006-2026) attract full weight. The following policies are relevant to this application:
- ADPP1: Spatial Strategy;
  - ADPP3: Thatcham
  - CS1: Delivering New Homes and Retaining the Housing Stock;
  - CS4: Housing Type and Mix;
  - CS5: Infrastructure Requirements and Delivery
  - CS 13: Transport;
  - CS 14: Design Principles;
  - CS 16: Flooding;
  - CS17: Biodiversity and Geodiversity
  - CS 18: Green Infrastructure;
  - CS 19: Historic Environment and Landscape Character.
- 4.3 The policies of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007 attract due weight in accordance with their degree of consistency with the policies of the National Planning Policy Framework. The following saved policies are relevant to this application:
- OVS5: Environmental Nuisance and Pollution Control
  - TRANS1: Meeting The Transport Needs of New Development
- 4.4 The policies within the Housing Site Allocations Development Plan Document (DPD) attract full weight. The following policies are relevant to this application:
- C1: Location of New Housing in the Countryside;
  - P1: Residential Parking for New Development
- 4.5 In addition, the following locally adopted West Berkshire Council policy documents are relevant to this application:
- Supplementary Planning Document, Quality Design (June 2006) – Part 2 Residential Development;
  - Supplementary Planning Document, Quality Design (June 2006) – Part 3 Residential Character Framework;

## **5. Description of Development**

- 5.1 The application site is part of the residential garden serving 17 Church Gate, which is a detached dwelling, which has planning permission for replacement. The site is within the settlement boundary for Thatcham, and the Thatcham Conservation Area boundary runs through the site, with the southern section of the site outside the defined settlement boundary. The area surrounding the site is residential, and to the north-east is St Marys Church, the site is close to Thatcham town centre.
- 5.2 Planning permission is sought for the erection of a single storey three bedroom dwelling, with access proposed off the highway served by a driveway to run between the approved replacement dwelling and St Marys Cottage. Two parking spaces are proposed to serve the dwelling. The dwelling is a slight L-shaped building, measuring 16.245 metres long x 10.045 metres wide at the widest point, with windows proposed on the east and west elevations, and rooflight windows on the south elevation. The

building proposed is 2.2 metres to eaves height and 4.6 metres to the ridge height. The elevations are proposed to be clad in timber, and grey tiles/slate are proposed for the roof, and pvc windows.

## **6. Community Infrastructure Levy**

- 6.1 The proposed works are liable for CIL, this is based on the GIA of the proposed dwelling. The initial calculation indicates GIA of 115 sq. metres, and would be based on the Newbury and Thatcham multiplier of £75 per sq. metres

## **7. Consideration of the proposal**

The main issues raised by the proposal are

- 7.1. The principle of development
- 7.2. Design and Impact on Heritage Assets
- 7.3. Trees;
- 7.4. Impact on neighbouring amenity
- 7.5. Highway Safety
- 7.6. Other matters
- 7.7. Sustainability

### **7.1. The principle of development**

- 7.1.1 The application site is within the defined settlement boundary for Thatcham, where policy ADPP1 and ADPP3 focusses most development. Policy C1 also has a presumption in favour of development within the settlement boundary. The Inspector in considering the previous appeal, which proposed a replacement dwelling to the north of the site, and a new dwelling within the current site boundary stated that *“in the strategic context the provision of an additional dwelling in this location would be in in scale and density appropriate to the current accessibility, character and surroundings of the site. The proposal would therefore comply with this policy. There would also be general compliance with Policy ADPP3 of the WBCS which allows for development within the town.”* The erection of a dwelling on this site is considered to be acceptable in principle, subject to the consideration of the following matters.

### **7.2. Design and Impact on Heritage Assets**

- 7.2.1. Policies CS14 and CS19 seek to ensure that new development is of a high quality sustainable design which respects and enhances the character and appearance of the area, and advises that considerations of design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality. Policy CS19 refers to ensuring that the diversity and local distinctiveness of District, and refers (amongst other things) to having regard to the sensitivity of the area to change, ensuring that development is appropriate in terms of location, scale and design in the context of the settlement form, pattern and character, as well as the conservation and, where appropriate, the enhancement of heritage assets and their settings.



- 7.2.2. The previous application for development on the site proposed a replacement dwelling to the front, and a five bedroom two storey on the southern part of the site, where this single storey three bedroom dwelling is now proposed to be sited. In dismissing the previous appeal the Inspector commented that creating two properties of similar size would not be in character with the Thatcham Conservation Area (TCA). Planning permission has been granted for a replacement dwelling to the north of the application site, and so the consideration in this application is whether the proposal for a single storey dwelling on the site would be harmful to the character and appearance of the TCA. The Inspector referred to the prevailing character of the TCA in this area of being “*single, larger properties within the depth of the site; other development is of a smaller and ancillary scale to the main development.*” The current proposal is to build a single storey dwelling to the rear of the site, which is smaller in size, scale and built to the rear of the site, and is smaller in size and scale than that previously refused, and dismissed at appeal. A replacement dwelling to the north of the site has obtained planning permission since the previous appeal was dismissed, and so in terms of the impact on the TCA which dissects the site, the impact on the conservation area, in this instance is not assessed in terms of the impact on the road frontage, but the overall layout of buildings within the area. The Inspector concluded that the character of the area is large properties within the depth of the site, and other development is smaller and ancillary in scale to the main development. The addition of a single storey building, with a maximum height of 4.6 metres is smaller in height, than buildings surrounding the site, and the materials proposed will give the building the appearance of a large garden building, and it will appear as an ancillary building when glimpsed in views within and beyond the TCA, and overcomes the Inspector’s previous conclusion that two buildings of similar size would be harmful to the TCA.
- 7.2.3. Adjoining the site are two listed buildings, The Grange and Church Gate House, the Inspector concluded that the previous scheme would preserve the setting of those buildings due to the separation distances proposed and that those buildings are set within their own discrete curtilages. The same relationships apply in this instance and the setting of the listed buildings would be preserved.
- 7.2.4. To ensure that the proposed development would use appropriate materials, it will be necessary to add a condition to any permission that the details of the materials to be used shall be approved prior to development on the site commencing. In addition as a new dwelling, permitted development rights would enable additional extensions to the roof, which would could add an additional floor to the building, which may detract from the ancillary design of the house. In the interests of preserving the character and appearance of the area, and ensuring high quality development, a condition could be added to a permission to remove permitted development rights for extensions to the dwelling, as well as new outbuildings, which could lead to the appearance of overdevelopment of the site, which would be contrary to the appearance of the TCA.

### 7.3. **Trees**

- 7.3.1 Policies CS17 and CS18 require the District’s green infrastructure to be protected and enhanced, and the protection of important landscape features. Objections have been made to the clearance of the site of trees which have received consent. The Tree Officer has indicated that the trees which were removed were of very low value, and that they were not worthy of a Tree Preservation Order (TPO). When that is the

case, the best way to mitigate the loss is through a landscaping plan. Whilst a landscaping plan was approved for the replacement dwelling to the north, this will need to be amended to accommodate the new dwelling, and this can be dealt with by a planning condition. There is a holm oak to the west of the site, beyond the site boundary, which is the subject of a TPO. There is some protection to the tree afforded by the boundary wall, however the application do not include any details of the tree, and therefore further details will be needed to ensure that there is sufficient protection measures for that tree. This can be addressed by conditions requiring a tree protection scheme and an arboricultural method statement. Given the addition of conditions to ensure the protection of the holm oak, and an updated landscaping plan, the proposal will not harm the landscape features of the site and surroundings.

## **7.4 Impact on Neighbouring Amenity**

7.4.1 Policy CS14 requires development to make a positive contribution to the quality of life in West Berkshire. Design advice on assessing the impact of development on the living conditions of adjoining dwellings is contained within the Quality Design SPD. Objections were raised on the grounds of noise and disturbance to adjoining dwellings by virtue of the access driveway, and noise from the gardens. The Inspector in considering the previous appeal, addressed the impact of a two storey house, to the rear of the site on the adjacent dwellings. The Inspector concluded that due to the separation distances the two storey building would not have an overbearing impact or result in a loss of daylight to the adjacent houses. Given that the building currently proposed is single storey and significantly lower in height, this building will also not be overbearing or result in a significant loss of daylight to surrounding dwellings. The Inspector also concluded that whilst noise levels may be increased from the creation of a separate garden this would not give rise to such levels that the living conditions of adjoining properties would be harmed, given that this is for a smaller house, than previously considered, and a potentially fewer occupants, the same conclusions can be drawn when considered this proposal. The Inspector also addressed the potential impact of the driveway and said *“I am also satisfied that the use of the access to the rear property would not give rise to unacceptable noise and disturbance of the occupiers of the properties to the east of the appeal site or the proposed front dwelling.”* It is concluded that the access for a three bedroom dwelling, with potentially fewer vehicle movements will not lead to unacceptable harm either.

7.4.2 The windows serving the habitable rooms of the proposed dwelling are on the east and west elevations facing the garden area of the adjacent houses. They are at such a distance and orientation that there will not be any direct overlooking to habitable room windows leading to a loss of privacy. In addition the boundary treatments around the site will screen the ground floor window. An objection was raised to the rooflights on the southern elevation potentially overlooking 4 Rectory Gardens to the south. However given the height of the windows above the internal ground floor level, it will not be possible to look out of the windows into any windows at 4 Rectory Gardens, and so there will not be any loss of privacy. Given the above it is considered that the proposed dwelling will not be harmful to the living conditions of the occupiers of adjoining properties.

## **7.5. Highway Safety**

- 7.5.1. Policies C13 and P1 requires development to be acceptable in terms of highway safety and to provide sufficient levels of parking and cycle storage. The Highways Officer is satisfied with the parking and access arrangements, and that cycle storage can be provided within the shed. The Highways Officer has recommended that a Construction Method Statement is submitted and approved, and that the parking and cycle storage indicated is secured through conditions, to ensure that the provision is in place before the dwelling is occupied.

## **7.6. Other Matters**

- 7.6.1. A request was made by a third party that Section 70A of the Town & Country Planning and/or or Section 81A of the Planning (Listed Building and Conservation Areas) Act 1990 be invoked so that there are no more repeated applications at this site for at least 2 years. The request has been considered, the previous application proposed a replacement dwelling to the north of the site, and a five bedroom two storey house to the south. A subsequent planning permission was granted for the replacement dwelling, and this application is substantially different to that previously refused and dismissed on appeal as a two storey dwelling with five bedrooms was previously proposed, and this application proposes a single storey three bedroom dwelling. The Council do not consider that it would be appropriate to invoke that legislation given the material differences between the two applications.
- 7.6.2. Reference was made within the third party representations to the Human Rights Act. The Inspector in the previous appeal addressed the issue and said that these rights are qualified in that interference may be justified in the public interest. As it has been concluded that there would not be unacceptable harm to living conditions of the adjoin occupiers, the degree of interference would be insufficient to give rise to a violation of rights under the Act.

## **7.7 Sustainability**

- 7.7.1 The NPPF identifies three dimensions to sustainable development: economic, social and environmental. The policies of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system. Whilst the proposal makes a limited contribution to wider social and economic roles of planning, with the addition of one dwelling to the housing stock given the scale and nature of the development it is not considered to be harmful. With regard to the environmental role contributing to protecting and enhancing our natural, built and historic environment is fundamental. The impact on the character and appearance of the surrounding Thatcham Conservation Area has been assessed as part of this application, and it is considered that the proposal would not be harmful to the prevailing pattern of development. For the above reasons it is considered that the proposed development is supported by the presumption in favour of sustainable development.

## **8. Conclusion**

- 8.1. Having regard to the relevant development plan policy considerations and the other material considerations referred to above it is considered that the proposed development is acceptable and that planning permission should be granted subject to the conditions set out below.

## 9. Recommendation

9.1 To **DELEGATE** to the Head of Development & Planning to **APPROVE PLANNING PERMISSION** subject to the following conditions;

1. 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).

2. The development hereby permitted shall be carried out in accordance with the approved drawing numbers AB\_01 Rev A & AB\_02 Rev A received on 28<sup>th</sup> November 2017

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

3. No development shall take place until a schedule of the materials to be used in the construction of the external surfaces of the dwellings and hard surfaced areas hereby permitted has been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to these matters which have been detailed in the current application. Samples of the materials shall be made available for inspection on request. Thereafter the development shall be carried out in accordance with the approved materials.

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), and Supplementary Planning Document Quality Design (June 2006).

4. 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 security hoarding including decorative displays and facilities for public viewing
- (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. The dwelling shall not be occupied until the vehicle parking and turning space have been surfaced, marked out and provided in accordance with the drawing no AB\_02 Rev A received on 28<sup>th</sup> November 2017. 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).

6. Notwithstanding the approved plans, no development shall take place until a plan and schedule of details of and materials for a path to provide flat level access for manoeuvring bins to the public highway at Church Gate has been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the path has been constructed in accordance with the approved details or materials and thereafter the path shall be permanently retained in accordance with the approved details and materials.

Reason: To ensure that the dwelling can adequately deal with the removal of waste recycling materials in accordance with policy OVS5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

7. 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.

8. No development (including site clearance and any other preparatory works) shall commence 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. Such a 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.

9. No development or other operations shall commence on site until an arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority and 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.

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.

10. No development shall take place until details, to include a plan, indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved scheme before the dwelling hereby permitted is occupied. The approved boundary treatments shall thereafter be retained.

Reason: The boundary treatment is an essential element 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 matters. 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), Supplementary Planning Document Quality Design (June 2006).

11. 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)

12. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) 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,

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 the addition of first floor windows and other extensions or outbuildings which would visually detract from the ancillary nature of the dwelling and in the interests of respecting the character and appearance of the Thatcham Conservation Area and the setting of the nearby listed buildings known as St Mary's Cottage, Old Granary and The Grange and to protect the residential amenities of adjoining properties. 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)