

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(2)	17/03334/FULD Hermitage	01 February 2018 (agreed extension of time 05 May 2018)	Demolition of outbuildings and erection of 1 x two bedroom, 2 x three bedroom dwellings and associated works. 4 High Street Hermitage Thatcham Berkshire RG18 9SR Mr Broadbent

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/03334/FULD>

Recommendation Summary: To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION**

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

Reason for Committee determination: More than 10 letters of objection

Committee Site Visit: 14 March 2018

Contact Officer Details

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1. PLANNING HISTORY

- Planning application 17/01911/FULD: Demolition of former Crown Butcher's (no. 4), flats (4a) and outbuildings. Erection of 1 no. two-bedroomed detached, 2 no. three-bedroomed semi-detached and 2 no. four-bedroomed detached dwellings with associated works. Withdrawn 28 September 2017.

2. PUBLICITY

Site Notice Expired: 12 January 2018
Neighbour Notification Expired: 03 January 2018

3. CONSULTATIONS AND REPRESENTATIONS

3.1 Consultations

Parish Council: Hermitage Parish Council OBJECTS to the above application for the reasons laid out below.

The impact of the proposed design on the character and appearance of the area:

The current application still includes a narrow, 2-bedroom, detached house on the street frontage to the B4009 road through Hermitage. The council views it as a very narrow and small house out of keeping with the surrounding street scene.

Quality of life and impact of the proposed building on adjoining properties:

Overcrowding, lack of consideration of impact on village amenities, loss of visual amenity as reasons for objection

Parking and road safety:

Parking and access for visitors is very restricted in the proposed plan with no margin for additional parking. This will lead, inevitably, to an increased number of parked vehicles on the B4009 at a pinch point on this road so leading to traffic flow restrictions, particularly for buses and HGVs travelling along the main street.

HPC continuously requests developers to submit clear and unequivocal Construction Work Plans illustrating how works will be progressed without danger or interruptions to traffic flows on the B4009. As previously stated, this is a pinch point for traffic so it is imperative that no construction vehicles at all are parked at the road side.

Waste Management: The application raises no concerns with regard to the storage and collection of refuse and recycling. A bin collection point has been provided in a suitable location at the proposed new properties' curtilage on the High Street.

Highways:	Amended block plan received showing sufficient parking. No objections.
Tree Officer:	No objections subject to conditions.
Environmental Health:	Recommend conditions restricting working hours and a control on dust.
Ecology:	No consultation response received by date of writing.
Forestry Commission:	No consultation response received by date of writing.
Natural England	No objections. Refer to Standing Advice on protected species and Ancient Woodland.
Archaeologist:	No objections.
Public Rights of Way:	No consultation response received by date of writing.
Forestry Commission:	No consultation response received by date of writing.

3.2 Community Infrastructure Levy

The amount of CIL has been provisionally calculated at £31,443.75 based on the information submitted by the agent in respect of creating 223.6 square metres of new gross internal floor area.

3.3 Representations

Total: 18 letters Object: 18 Support: 0

Summary of material planning considerations raised in representation letters:

Against

- Highway safety and impact of additional vehicle movements on busy road
- Visibility at access
- Inadequate parking provision will lead to on street parking
- No garages on the site
- Detrimental impact on ancient woodland and trees to the rear of the site
- Detrimental impact on local ecology
- Visual impact of the modern single dwelling and tandem development on the character of the street scene
- Flood risk and previous flooding of the site and surrounding dwellings
- Impact on local services and amenities, particularly school places
- Impact of house 1 on light reaching front elevation of Sarnia, to east of site
- Loss of privacy to approved new dwelling to rear of Sarnia (planning permission 17/00740/FULD)

- Disruption caused by contractor parking during development
- Overdevelopment of the site
- Unclear what is planned for open area to north-west of site
- Impact on the pattern of development in the AONB
- Contrary to the requirements of the Hermitage VDS which recommends that gravel is used for driveways to assist permeability and reduce surface water runoff

In favour

- Retention of the existing dwelling (4 High Street, former Crown Butcher's)
- Retains the building line between Fernbank to the west and the approved new dwelling rear of Sarnia to the east

Other matters that do not form material planning considerations

- Too much development in the surrounding area
- Clearance of trees that has already taken place on site
- Disputed land ownership of land alongside Sarnia
- Sets a precedent for other housing development in the area

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 how 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
 - Policy CS13: Transport
 - Policy CS14: Design Principles
 - Policy CS16: Flooding
 - Policy CS 17 Biodiversity and Geodiversity
 - Policy CS18: Green Infrastructure
 - Policy CS19: Historic Environment and Landscape Character

4.5 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

4.6 The following local policy documents adopted by the Council are material considerations relevant to the development:

- 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 Hermitage Parish Plan 2004

4.7 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 is land forming the curtilage of the existing two dwellings, 4 and 4A High Street. Number 4 was previously in use as a butcher's shop, but this use recently ceased and the dwelling is now in sole residential use, although it is not known to be occupied. The flat at number 4a appeared to be occupied during your officer's visit. To the east of the existing dwellings are a collection of outbuildings. To the rear of the site is a generous rear curtilage and there is Ancient Woodland impinging on the northern site boundary, with a number of mature trees in varied condition in this area. The rear third of the site falls partially within a biodiversity opportunity area. It is noted that prior to your officer visiting the site clearance of a number of mature trees appeared to have taken place in this northern part. Nevertheless, this part of the site forms part of the residential curtilage associated with the existing dwellings.

5.2 The proposed works seek the demolition of the existing outbuildings to the east of the site, the creation of a new access road through the existing drive, and the erection of three new dwellings, a two bedroom dwelling to the front of the site alongside the High Street, and two semi-detached three bedroom dwelling to the rear of the site alongside the neighbouring dwelling, Fernbank.

5.3 During the course of consideration of this application an amendment to the site boundary was made to avoid including trees that form part of the Ancient Woodland north of the site.

5.4 A previous application for demolition of the existing 2 flats and erection of 5 new dwellings on the , reference 17/01911/FULD, was withdrawn on officers' advice following concerns being raised with the potential impact on Ancient Woodland and the pattern of development surrounding the site.

5.5 This application was deferred for consideration by the Eastern Area Planning Committee on 21 March 2018 in order for a revised parking layout to be considered.

6. APPRAISAL

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

- Principle of the development
- Impact on the character and appearance of the area;
- The impact on residential amenity;
- The impact on trees and ecology;
- Parking provision and highway safety
- Flood risk and drainage
- 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 Hermitage, and forms the residential curtilage and parking area attached to the former Crown Butcher's and associated flat at number 4 and 4a The High Street. The site is situated within the North Wessex Downs AONB. It is noted that letters of objection raise concerns in terms of the amount of development taking place within the surrounding area, with a recently approved new dwelling in the rear curtilage of Sarnia, east of the site, and a number of new tandem and infill development taking place to the west. However, the site is located within the defined settlement boundary where Policy C1 states that there is a presumption in favour of residential development. Policy ADPP1 of the Core Strategy identifies Hermitage as being a Service Village with some limited development potential, and the concerns regarding the amount of development taking place on this part of the High Street are noted, particularly in terms of the impact on local services and amenities. Nevertheless, the Council has adopted the CIL to seek to mitigate such impacts, and the proposed residential development would attract payment of the CIL as stated above. Therefore, in light of the site's in-settlement location in land that is already in residential use, and the presumption in favour of sustainable residential development stated in both Policy C1 of the DPD and the NPPF, and in consideration of the Council's adoption of the CIL to seek to mitigate impacts on services, amenities and infrastructure, these concerns are not considered to be sufficient to merit a reason for refusal of the application and the principle of development is accepted.

6.2 Impact on the character and appearance of the area

6.2.1 The street scene in the High Street is presently very mixed, with predominantly single dwellings in a variety of plot sizes along the road. To the west of the site houses tend to directly address the road while some houses such as Fernbank have been built as tandem development in deep plots. To the east houses are set back from the road behind the public right of way that is located to the south, crossing the road opposite to the site. Properties in this location reflect a large variety of ages, with some late Victorian properties interspersed amongst early 20th Century, inter-war, late 20th Century and modern examples, reflecting a diversity in the street scene and pattern of development.

- 6.2.2 The proposed dwelling at plot 1 would be erected on the existing parking area associated with the residential use of the site and its former use as a butcher's shop. The site layout would borrow from the street scene using the access road to retain space between the existing flats to the east. It would be well separated from Sarnia to the west, preventing the appearance of a cramped street scene that is referred to in objections. While objections also refer to the impact of a modern dwelling in the street scene the site is not located in a conservation area, and planning must not seek to be prescriptive about such matters even in visually sensitive areas such as the AONB that surrounds the site. The proposed design of the dwelling is simple, with a lower ridge line than number 4 to the west and Sarnia to the east. While narrow by comparison to these properties, due to the separation between the three buildings and the subservient ridge height your officer does not consider that the new dwelling would appear either alien to or at odds with the existing street scene, and would not result in harmful visual intrusion on views from the neighbouring road or public right of way.
- 6.2.3 To the rear of the site, the proposed plots 2 and 3 are of similarly simple design and have been contained to the same line as the existing dwelling, so as to appear tucked away behind it. Their impact on views would be fleeting, with views from the street scene confined to those immediately surrounding the access. The impact of these proposed dwellings is considered to be low key and not such as to result in detriment to visual amenity.
- 6.2.4 The proposed access road would be laid out on land that is already partially given over to a hard surfaced parking area. The plans indicate that brick pavements would be used for surfacing. However, this is not considered to be any more urbanising than the impact of the existing parking area, while mown grass areas and residential boundary treatments would all be set well back from the street scene resulting in minimal visual intrusion.
- 6.2.5 Objections raise concerns with the layout of development. The proposed works have been located so as to retain an established building line between Fernbank to the west and the approved dwelling at Sarnia (formerly a large outbuilding) to the east. Following discussions with your officer a previous proposal that entailed imposing dwellings further to the north and north east of the site was withdrawn and the proposed layout is considered to be sympathetic to the pattern and form of surrounding development.
- 6.2.6 The proposed works would also entail demolition of an existing collection of makeshift outbuildings on the eastern boundary. These outbuildings are currently in a poor state of repair and their removal is encouraged in the interests of tidying up the site and consolidating development into buildings of a good quality of design. In accordance with these considerations the design and layout of the proposed works is considered to be acceptable.

6.3 The impact on residential amenity

- 6.3.1 Several objections refer to concerns regarding the layout of the proposed dwellings on privacy and amenity of the future occupant of the approved dwelling to the rear of Sarnia. Your officer notes that a separation distance of approximately 19 metres is proposed between the rear bedrooms of the dwelling on plot 1 and those of the approved dwelling rear of Sarnia. While this is less than the recommended back to

back distance of 21 metres stated in the SPD the angle windows in these two properties would be indirect, preventing significant overlooking of opposing bedrooms. Additionally it is noted that the relationship with existing windows in Sarnia itself and the approved dwelling to the rear of Sarnia is considerably closer than 21 metres. The location of open amenity space that forms part of the site alongside the rear boundary of the approved dwelling does not raise any concerns as this land already forms part of the rear curtilage of 4/4a the High Street.

- 6.3.2 Plots 2 and 3 are located alongside Fernbank. However, they are not situated such as to have an impact on the outlook or levels of light in habitable rooms of this dwelling. Concerns are raised in terms of the impact of the new dwelling at plot 1 on levels of light to windows of habitable rooms in the southern (front) elevation and western (side) elevation of Sarnia. Your officer notes that the separation, as referred to above, between Sarnia and the proposed dwelling is approximately 6 metres to Sarnia's ground floor side extension and over 8 metres to the side elevation of the main dwelling. While the proposed dwelling would be set forward to the south west of Sarnia, the spacing between the two dwellings, the ridge height proposed (approximately 8 metres) and the relationship between the two dwelling would be sufficient to prevent any significant degree of overshadowing such as would result in a loss of amenity for the occupant of Sarnia to result.
- 6.3.3 Your officer notes that a rear facing window of Fernbank would be located close to the side wall of Plot 2, and the window would be presented with a view of this side wall. Your officer has have considered the location of the window relative to the proposed dwelling on plot 2, and that the side wall of plot 2 would be presented to this window. However, this window is part of an extended, north west facing part of Fernbank that has an extremely compromised outlook due to its relationship with the existing main dwelling of Fernbank, and therefore, despite appearing to serve a bedroom, has a secondary quality and compromised light. The location of the proposed works is not considered to lead to a significant further reduction to levels of daylight reaching this window in consideration of its orientation and relationship to the roof ridge and slop of plot 2, and the degree of overbearing generated by the new side wall of plot 2 would be no worse than that of the existing wall of Fernbank itself. It is therefore not considered that the impact on amenity of the room served by this window would be sufficient to merit a reason for refusal of this application.
- 6.3.4 In terms of amenity area, the proposed dwellings at plots 2 and 3 would be afforded generous amenity spaces well in excess of the recommended 100 square metres discussed in the SPD. Land to the north east of the site behind the boundary with Sarnia would be incorporated into the garden associated of Plot 3, giving this dwelling a very generous garden. While the proposed amenity space associated with Plot 1 would be considerably smaller, at just over 60 square metres of rear amenity space, this is considered to be laid out to form a practical, usable private area for the future occupant, and your officer does not consider it to result in the appearance of a cramped layout to the front of the site. As such your officer considers the amount of amenity space associated with the development sufficient to secure a good standard of amenity for the future occupants. Therefore the proposed works are considered acceptable in terms of their impacts on the amenity of future and surrounding occupants.

6.4 The impact on trees and ecology

- 6.4.1 Objections to this application refer to the removal of trees and the impact on local wildlife. Your officer notes that clearance of land to the rear of the site has been undertaken. However, this matter, as work that can be undertaken to trees not subject of a TPO at any time, falls outside of the proper remit of planning to consider. The proposed works are accompanied by tree protection measures in order to seek to avoid damage to the root protection area of trees within the neighbouring Ancient Woodland to the north. During consideration of the application the site area has been reduced to prevent incursion of residential boundaries into the ancient woodland, due to concerns that the pressure that may result on trees from such use in close proximity. Therefore the impact on trees is considered to have been sufficiently addressed subject to the conditions recommended by the tree officer.
- 6.4.2 The proposed works fall partially within a biodiversity opportunity area and representations have been made on the impact on local ecology. The application is not accompanied by an ecological assessment. The ecologist has not commented on the content of the application. However, your officer notes that such works as taken place within the biodiversity opportunity area relate to creation of gardens on land that is already cleared garden curtilage. These works are therefore not considered to be such as to have a significant impact on conditions for local ecology. The proposed works would entail demolition of the sheds/outbuildings to the east of the site, but these buildings could be demolished at any time without the need for planning permission. It is further noted that a recent survey on a similar building to be demolished to the north east of the site forming part of the application site for permission 17/00740/FULD and surrounding land yielded no indication of roosting bats or other protected species. In light of these considerations you officer is satisfied that the proposed works would not result in any detrimental impact on protected species or the Ancient Woodland to the rear of the site.

6.5 Parking provision and highway safety

- 6.5.1 The proposed works have attracted objections from the Parish and local residents in terms of parking provision and safety at the access. Your officer notes that until recently the site was used as a butcher's shop, which could be expected to attract a higher level of vehicle movements than that associated with the proposed use. In terms of the current parking standards, following a query from your officer the highways officer identified a shortfall in proposed parking. This was addressed in an amended plan, which was received too late to be considered by Members at the Committee meeting on the 21st March, and Members decided to defer consideration of the application until time had been allowed for this revised plan to be consulted on and included in the recommendation. The amended plan proposes sufficient additional parking to accommodate the level of dwellings proposed in accordance with Policy P1 of the DPD, and therefore attracts no objections from the highways officer. The Parish's concerns regarding on street parking during construction are noted. However there is ample space on the site to accommodate contractor parking and materials storage, and a condition requiring provision of a construction method statement to control such matters is recommended.

6.6 Flood risk and drainage

- 6.6.1 The site is located within a critical drainage area. Objections raise concerns in terms of potential for flooding in the surrounding area and one objection notes that

the Hermitage VDS recommends use of gravel surfacing to provide a permeable surface to mitigate surface water runoff. The drainage engineer has been consulted on this application and has recommended a condition requiring provision of appropriate drainage measures to address surface water runoff. Your officer has considered this matter and concluded that where a comprehensive scheme of drainage measures to secure appropriate management of surface water is proposed, and the drainage engineer has not concluded that such a scheme would not be possible within the constraints of the site, surface water can be controlled adequately through use of the recommended condition. While the preference for gravel surfacing indicated in the VDS is noted, equivalent porous or permeable surfaces that do not raise concerns regarding overspill of gravel onto the highway can be provided should the use of such surfaces prove necessary in order to mitigate surface water runoff from the site. The current surface of the drive and parking area is tarmac, as are a number of other surfaces in nearby sites.

6.7 Assessment of sustainable development

6.7.1 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 economic benefits to the developer and applicant through the course of development. These, however, are not considered to contribute significantly in terms of their impacts on the local rural economy.

-In terms of the social dimension, the proposed works would increase the diversity of available housing in a preferred area for residential development whilst not resulting in any significant disbenefit to the local community.

-In terms of environmental sustainability the proposed works would result in a sensitively designed development that would not detract from the character and pattern of surrounding built form, or detriment to the local ecological environment, and are therefore considered neutral.

In light of these considerations it is your officer's view that the benefits of the scheme in terms of housing provision in an area where a presumption in favour of sustainable development operates, contributing positively in terms of the social dimension of sustainable development is sufficient for this application to meet with a recommendation of approval.

6.8 Other matters

6.8.1 Objections raise concerns in respect of land ownership. The agent submitting this application has submitted a declaration in the accompanying Certificate of Ownership in terms of the lawful ownership of the land forming part of the application site. Your officer has not been presented with evidence to indicate that this Certificate has been completed incorrectly. Land ownership is a civil matter between the owners of the pieces of land concerned and it is the applicant's responsibility to ensure that the Certificate of Ownership is completed correctly, and Notice of the application served on any other owner where appropriate. The ownership of land is not considered to affect the conclusions reached in recommending approval of this application.

- 6.8.2 Objections raise concerns with the approval of the proposed works establishing a precedent for similar development in the surrounding area. The site is located within the defined settlement boundary, where the principle for additional residential development is established. Your officer further notes that the process of change in this area of Hermitage would appear to be well underway, with a number of roadside and tandem residential developments already being undertaken along this part of the High Street. For the reasons given in this report the principle of development on this site is acceptable and the specific impacts of the proposal have been carefully considered. Equally, any future application nearby would be considered on its own merits.
- 6.8.3 Objections raise concerns with the potential for future development on the Ancient Woodland to the rear of the site. Such a scheme is not proposed under this application, and your officer notes that the Ancient Woodland itself would form a significant material constraint when considering any future application for residential development to the north.
- 6.8.4 The environmental health officer has recommended a separate condition for the control of dust arising from the development. This requirement has been consolidated into the condition requiring provision of a construction method statement in order to avoid an overlap or duplication of the requirements of these two conditions.
- 6.8.5 During the Committee meeting on the 21st March 2018 Members raised queries in respect of the subdivision of the former single dwelling at 4 High Street into two flats, and the former use of part of the ground floor as a butcher's shop. The agent has confirmed that only a part of the ground floor was used as the butcher's shop, which ceased trading in 2017, the rest being given over to residential accommodation. The conversion of the butcher's shop to residential accommodation is lawful under the provisions of Schedule 2, Part 3, Class M of the Town and Country (General Permitted Development) Order 2015, as amended, subject to formal notification. Your officer has queried the Council Tax and Business Rates records for the property and notes that both flats have been banded for Council Tax from 1st April 1993, and that the butcher's shop was banded for Business Rates on 1st April 1990. Therefore your officer's view is that on the balance of probability the two flats and the shop have existed on the site in their current use for a period of over 10 years, rendering them immune from planning enforcement action under the provisions of section 191 of the Town and Country Planning Act 1990 (as amended), and lawful in these uses by virtue of time, while subject to a notification being made to the Council the conversion of the shop back to residential accommodation for use as part of the ground floor flat would also be lawful.
- 6.8.6 During the Committee site visit an attending Member of the public and a representative of the Parish Council raised concerns regarding the ownership of the land to the north-east of the site, rear of the recently approved dwelling at Sarnia. Officers have checked the Ownership Certificates submitted with the application, and the Land Registry records, as well as the location plan approved for the new dwelling at Sarnia, and are satisfied that as far as can be demonstrated from the Land Registry record and the Council's own records it would appear that the entire application site is within the same ownership with the exception of highway land to

the front of the site that forms part of the visibility splay. The records do not demonstrate any other ownership of any part of the application site. Notice has been served on the Council in respect of the highway land forming part of the visibility splays and it would therefore appear to officers that the Certificate of Ownership accompanying the application has been completed correctly.

7. CONCLUSION

- 7.1 The proposed works are considered to be a well-designed and modest scheme for residential development of an appropriate scale on this site within the North Wessex Downs AONB. Your officer welcomes the proposal to retain the existing well established dwelling, which forms an attractive part of the surrounding street scene, and considers that the proposed layout of the surrounding development would respond appropriately to the context and pattern of surrounding development. The scheme would address the impact on Ancient Woodland to the north while providing sufficient parking and amenity space to future occupants. The proposed works would not result in disruption to the amenity of surrounding occupants or detrimental impacts on trees and ecology. It is therefore your officer's view that the scale and nature of works proposed is acceptable.

8. FULL RECOMMENDATION

DELEGATE to the Head of Development & Planning 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 001 Rev. A, 201 Rev. C, 202, 203, 210, 207 Rev. A.

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

3. Materials

No construction of the dwellings hereby approved shall commence until a schedule of all external materials to be used has been submitted and approved in a formal discharge of conditions application. Development of the approved dwellings shall be carried out in accordance with the approved schedule.

Reason: In the interests of visual amenity in the AONB in accordance with the

NPPF (2012) and Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2012-2026) 2012.

4. **Construction method statement**

No construction of the approved dwellings 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 or public displays
- (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, CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5. **Drainage**

No development of the approved dwelling shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority.

These details shall:

- a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and West Berkshire Council local standards;
- b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels;
- c) Include a drainage strategy for surface water run-off from the site since no discharge of surface water from the site will be accepted into the public system by the Lead Local Flood Authority;
- d) Include attenuation measures to retain rainfall run-off within the site, off site discharge will not be permitted;
- e) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- f) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change;
- g) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- h) Ensure any permeable paved areas are designed and constructed in

accordance with manufacturers guidelines.

- i) Ensure any permeable areas are constructed on a permeable sub-base material such as Type 3 or reduced fines Type 1 material as appropriate;
- k) Include details of how the SuDS measures will be maintained and managed after completion. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises.

The above sustainable drainage measures shall be implemented in accordance with the approved details in accordance with a timetable to be submitted and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter.

Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006). A pre-condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.

6. **Working hours**

The hours of work for all contractors for the duration of the site development shall unless otherwise agreed by the Local Planning Authority in writing be limited to:

7.30 am to 6.00 pm on Mondays to Fridays, 8.30 am to 1.00 pm on Saturdays and no work shall be carried out on Sundays or Bank Holidays.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with the NPPF (2012) Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy OVS6 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

7. **Contaminated land**

Should any unforeseen contamination be encountered during the development, the developer shall inform the Local Planning Authority immediately. Any subsequent investigation/remedial/protective works deemed necessary by the Local Planning Authority shall be carried out to agreed timescales and approved by the Local Planning Authority in writing. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the Local Planning Authority upon completion of the development.

Reason: In order to protect the amenities of proposed occupants/users of the

application site in accordance with the NPPF (2012) and Policy OVS5 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007.

8. Arboricultural Method Statement

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.

9. Arboricultural Programme of Works

No development or other operations shall commence on site until a detailed schedule of tree works including timing and phasing of operations has been submitted and approved in writing by the Local Planning Authority.

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.

10. Footway resurfacing

The development shall not be brought into use until the footway fronting the site has been resurfaced in accordance with details to be submitted and approved under a formal discharge of conditions application.

Reason: In the interest of road safety and to ensure adequate and unobstructed provision for pedestrians and/or cyclists. 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).

11. Visibility splays

No development shall take place until visibility splays of 2.4 metres by 43.0 metres have been provided at the site access onto the B4009. 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).

12. Parking and turning

No dwelling shall be occupied until the vehicle parking and turning space associated with it has been surfaced, marked out and provided in accordance with

the approved plans. The parking and turning space 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).

13. Access

The development shall not be brought into use until the site access onto the B4009 has been constructed in accordance with the approved drawings.

Reason: 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).

14. Cycle Parking

No dwelling shall be occupied until the cycle parking associated with it has been provided in accordance with the approved drawings and this area shall thereafter be kept available for the parking of cycles at all times.

Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. 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).

15. Permitted development restriction

Irrespective of the provisions of Schedule 2, Part 1, Classes A, B, C or E of the Town and Country (General Permitted Development) Order 2015, or any subsequent version thereof, no additions or extensions shall be made to, or outbuildings erected in the curtilage of the dwellings hereby approved without planning permission having first been granted on an application made for these purposes.

Reason: To secure sufficient amenity space for the future occupants of the site and to prevent an overdevelopment of the site and visual alterations to the roof form of the dwellings on the site that might result in a detrimental impact on visual amenity in the North Wessex Downs AONB in accordance with the requirements of the NPPF (2012) and Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2012).

Informatives

Access construction

The Highways Manager, West Berkshire District Council, Transport & Countryside, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 519887, should be contacted to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made, allowing at least four (4) weeks' notice, to obtain details of underground services on the applicant's behalf.

Damage to footways, etc.

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.

Extraordinary traffic

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