

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(4)	18/00332/FULD Upper Basildon	25 April 2018	Replacement house type for previously approved plot 1 under application 17/02446/FULD 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=18/00332/FULD>

Recommendation Summary: To **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the conditions set out in Section 8.1 of this report.

Ward Member(s): Councillor Alan Law

Reason for Committee determination: More than 10 letters of objection

Committee Site Visit: 16th May 2018

Contact Officer Details

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1. PLANNING HISTORY

- 17/01390/FULD** Demolition of existing dwelling and erection of 3 new dwellings. Withdrawn, 07 September 2017.
- 17/02446/FULD** Demolition of existing dwelling and erection of 2 new dwellings. Approved by Committee on 8th November 2017.
- 17/03221/COND1** Application for approval of details reserved by condition 3 - Samples, 4 - Construction Method Statement, 7 - Surfacing Arrangement, 9 - Cycle Store, 10 - Landscaping, 11 - Tree Protection, 15 - Levels and 18 - Drainage, of planning permission 17/02446/FULD (Demolition of existing dwelling and erection of 2 new dwellings). Approved 25 January 2018.
- 18/00333/FULD** Section 73a: Variation of condition 2 'approved drawings' of previously approved application 17/02446/FULD: Demolition of existing dwelling and erection of 2 new dwellings. Pending decision.

2. PUBLICITY

Site Notice Expired: 15 March 2018
Neighbour Notification Expired: 08 March 2018

3. CONSULTATIONS AND REPRESENTATIONS

3.1 Consultations

- Parish Council:** The Parish Council reviewed the application and voted to object on the following grounds:
- This application counters those conditions put in place on the approved planning application and is unwelcome in the view of the Parish Council. The height of the building is back at the original height (which the Parish Council objected to strongly in the original application) and the increase in overall size is unacceptable given the plot on which it sits. It continues to be out of keeping with the surroundings and is overbearing for immediate neighbours who will be effected negatively by these changes and those proposed to the properties windows. The Parish Council believes it offers an unimaginative design which is to the detriment of the local area and recommends it is refused.
- Highways:** Highways recommendation is for conditional approval subject to conditions associated with previous planning permission 17/02446/FULD.
- Conservation Officer:** No comments received by date of writing. Comments on previous application 17/02446/FULD-

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: No comments received by date of writing. Landscaping scheme approved under previous discharge of conditions application 17/03221/COND1 is carried forward to this application.

Environmental Health: No comments received by date of writing.

Waste Management: No comments received by date of writing.

3.2 Community Infrastructure Levy

The CIL for this development has been provisionally calculated at £51,288.75, based on the floor areas stated in the CIL PAAIR form submitted with the application which states an increase in floor area of 364.72 square metres. However, your officer notes that the application states that CIL has already been paid for the dwelling approved under permission 17/02446/FULD and that the increase in floor area between the two is stated to only be 26 square metres. CIL will be reviewed in the event of the application being approved.

3.3 Representations

Total: 16 Object: 16 Support: 0

Summary of material planning considerations raised in representation letters:

Against

- Alteration of finished floor levels and height contrary to Member's requirements for levels to be reduced when approving application 17/02446/FULD and subsequent discharge of conditions application 17/03221/COND1;
- Increase in floor area of the proposed dwelling from that previously approved under permission 17/02446/FULD;
- Proposed dwelling is too similar to plot 2 approved under permission 17/02446/FULD;
- Increase in massing adjacent to Moorings resulting in overbearing impact;
- Out of keeping with mixed appearance of dwellings in street scene and urbanising due to uniformity and poor quality design;
- Overlooking of Moorings due to bay windows in front elevation;
- Overshadowing of Moorings;
- Would increase size of windows on west elevation resulting in overlooking of neighbouring dwelling, High Banks;
- Lack of garages;
- Concerns regarding deliveries to the site obstructing traffic;
- Ground floor level is not clear from drawings.

Other matters

- Increased fire risk to Moorings due to position of chimney;
- Current difficulties with contractor and delivery vehicle parking on Blandys Lane.

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 (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 was formerly occupied by an extended bungalow of mid 20th Century character and a number of associated outbuildings. These have now been demolished and cleared from the site. 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 Planning permission 17/02446/FULD granted permission for the demolition of the previous bungalow and the erection of two dwellings. This has been partially implemented by the demolition of the bungalow and the commencement of works to erect the approved dwelling on plot 2, to the north of the site.

5.3 This application seeks to amend the house design for plot 1. The proposals would be for a 5 bedroom dwelling as previously approved, but with a central half-hipped gable and bay windows at ground floor level on the front elevation, rather than the longer roof slope and offset gable of the approved dwelling on plot 1. The rear elevation is also slightly altered with a subservient hipped gable instead of the previously approved full height, half-hipped gable. The proposals would increase the overall floor area of the dwelling by 26 square metres.

5.4 During consideration of this application amended plans have been received that revise the floor level and roof level for the proposed dwelling down, in accordance with the levels previously approved under discharge of conditions application 17/03221/COND1 and in accordance with the requirements of Members under condition 15 of permission 17/02446/FULD. A Construction Method Statement,

details of surfacing arrangements, details of landscaping and tree protection and details of drainage have also been received as additional information from the agent.

- 5.5 An application submitted alongside this one, reference 18/00333/FULD, seeks to make minor alterations to the porch and arrangement of windows on plot 2 but retains the same design of dwelling as approved under permission 17/02446/FULD. The works proposed under that application are not considered to have a significant material impact on the matters considered under application 18/00332/FULD that is subject of this report.

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 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. Your officer notes that the principle of development for a new dwelling in this location has been accepted under the provisions of previous permission 17/02446/FULD.

- 6.1.2 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 previously consisted of a bungalow and several single storey outbuildings. Works that have already been undertaken in implementation of planning permission 17/02446/FULD have led to the demolition of these buildings and clearance of the site.

- 6.2.2 Planning permission 17/02446/FULD granted permission for two large 5 bedroom dwellings. This application seeks to vary the dwelling type on the part of the site identified for plot 1. The proposed dwelling would be of a similar size to the approved dwelling in terms of footprint, and would have an identical ridge height to that previously approved (8.3 metres). The proposed alterations to the dwellings design would be mainly confined to the front elevation and would include a central gable rather than the offset gable previously approved, and bay windows at ground floor level. To the rear of the dwelling a minor alteration to the rear offset gable would give it a subservient hipped ridge. While it is noted that objections raise concerns with the design of the dwelling, stating that it would appear too similar to the approved plot 2, plot 2 has a considerably different appearance, with dual gables and a long central roof slope over an open porch. It is the view of your officer that the alterations proposed to plot 1 would not result in a dwelling that was similar in appearance to that approved on plot 2, and that the proposed design of the dwelling on plot 1 reflects the same level of quality as that which was previously approved.
- 6.2.3 Objections from the Parish and members of the public to this application note concerns with the floor area of the proposed dwelling and the floor levels and height. At the Committee meeting on the 8th of November 2017 Members voted to approve application 17/02446/FULD subject, inter alia, to a condition requiring that the finished floor levels and overall level of the ridge of both plots 1 and 2 were reduced by 1 metre. Consequently condition 15 of the planning permission carried this requirement and details pursuant to discharging condition 15 were approved in discharge of conditions application 17/03221/COND1. The approved floor level for plot 1 was set at 100.40 metres (above sea level) and the ridge level was set at 108.70 metres. The details originally submitted with this application sought to increase these heights by 0.3 metres. However, following advice from your officer the levels for the proposed dwelling on plot 1 have been revised to be in accordance with those previously approved and stated above. In terms of the increase in floor space, while it is noted that the proposed dwelling would have an increased floor area of 26 square metres, your officer notes that this would be divided amongst the two floors and roofspace of the dwelling, resulting in an increase in footprint of the dwelling of only approximately 10 square metres. This is not considered significant against the footprint of the dwelling already approved on plot 1 (approximately 185 square metres).
- 6.2.4 In light of the above considerations your officer's view is that the proposed works would reflect an acceptable quality of design with no greater impact on the street scene than that of the dwelling already approved on plot 1 subject of planning permission 17/02446/FULD, and as such the proposed works are considered acceptable in terms of their design and level of impact on the character and appearance of the surrounding North Wessex Downs AONB.

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, as noted in the Committee report for application 17/02446/FULD, 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 Following concerns expressed by Members in the Committee Meeting on the 8th November 2018 when considering application 17/02446/FULD, a condition requiring additional native planting to be imposed between plot 1 and Moorings was applied in order to soften the impact of the proposed development on the setting of Moorings. A landscaping scheme was subsequently approved under discharge of conditions application 17/03221/COND1. Your officer notes that the landscaping shown on the plans submitted with this application instates the same landscaping improvement as approved under discharge of conditions application 17/03221/COND1, which was accepted by the tree officer as being appropriate to soften the limited impact that the proposed dwelling would have on the setting of Moorings. Consequently your officer's view is that subject to a condition requiring the landscaping scheme to be carried out in accordance with the landscaping details shown on the approved plans your officer's view is that the proposed works would not result in an undue or detrimental impact on the setting of the listed building.

6.4 Impact on neighbouring amenity

- 6.4.1 It is noted that objections raise concerns with the impact of the proposed works on the amenity of neighbouring occupants at High Banks, to the east of the site on the opposite side of Blandys Lane, and Moorings, to the south of the site. In terms of High Banks, while it is accepted that the proposed dwelling would have larger front windows than those of the previously approved dwelling, and would face the front elevation of High Banks, they would be separated from the front elevation of High Banks by approximately 30 metres. This is well in excess of the 21 metres recommended between opposing rear facing windows of dwellings within the part 2 of Council's SPD on quality design. While there is no fixed guidance in respect of front windows, your officer considers that a 30 metre separation between opposing windows on what is traditionally considered to be a less private elevation is sufficient to preserve the privacy and amenity of the occupants of High Banks.
- 6.4.2 In terms of overlooking and of Moorings, the objections raise concerns that people standing at the south western bay window of the new dwelling could look south towards the rear curtilage and kitchen of Moorings, which are set at a lower level than the application site. However, your officer considers that such overlooking would be incidental only, and would be of such a nature as could just as easily occur due to use of the front access or side garden of the new dwelling. Additionally, your officer notes that it is proposed to instate an additional line of hedging alongside Moorings that, as well as helping to soften the impact of the

dwelling in views from Moorings, will assist in reducing levels of overlooking between the two dwellings at ground floor level.

- 6.4.3 In terms of any overbearing impact on Moorings to the south or the proposed new dwelling on plot 2 to the north, the proposed new dwelling would have similar relationships with these two dwellings as that previously approved under permission 17/02446/FULD. It would be no taller than the previously approved dwelling, and while your officer notes concerns expressed regarding massing, The south elevation would not present significantly more built form towards the rear curtilage of Moorings than the dwelling already approved, due to the majority of the additional mass being confined to the roof form, which slopes away from Moorings. Due to the relationship between Moorings and the proposed dwelling, with Moorings being located to the south of the proposed dwelling and separated from it by over 20 metres the proposed works would not entail any overshadowing of Moorings.
- 6.4.4 In light of the above considerations your officer considers the proposed works to be acceptable in terms of their level of impact on neighbouring amenity.

6.5 Highway safety

- 6.5.1 A number of objections have been received in terms of highway safety, and particularly in terms of construction management. Your officer notes that objections report existing problems in terms of parking of delivery vehicles and contractors, and it is accepted that the site is very constrained and that Blandys Lane is a narrow road at this point adjacent to the site. However, planning permission has already been granted for the development of two dwellings on the site, and the proposed works would simply alter the appearance of one of those dwellings. Construction management details have been submitted with this application that accord with those previously approved to discharge conditions of permission 17/02446/FULD, and the highways officer has raised no further concerns. Consequently the proposed works are considered to be acceptable in terms of their level of impact on highway safety, subject to construction management being undertaken in accordance with the submitted construction management details. Levels of parking provision have not been altered and are considered to meet with the Council's requirements, as does visibility at the access.

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 An objection to the application notes concern regarding the proximity of the chimney of the proposed dwelling to the neighbouring listed building, Moorings. This is a matter that is addressed in other legislation relating to building regulations and fire safety. As such it is not considered to fall within the remit of planning to address.
- 6.7.2 Your officer notes that objections raise concerns regarding existing difficulties with contractor parking resulting from the commenced development of plot 2 on the Pamber Green site. However, it is noted that planning permission already exists for the development of two dwellings on the site, and this application simply seeks to vary the dwelling design for plot 1. As such it is not considered that the proposed works would result in an impact on highway safety beyond that of the approved scheme. A construction management plan forms part of the submitted details and replicates the management details that are already approved in respect of the extant planning permission.
- 6.7.3 Details of surface water drainage have been submitted as part of this application, and a condition is therefore recommended in respect of the delivery of these surface water management measures. These replicate details already approved in respect of the previously approved scheme subject of discharge of conditions application 17/03221/COND1.

7. CONCLUSION

- 7.1 The proposed works are considered to be of an acceptable quality of design is sufficiently similar to that already approved on plot 1 subject of planning permission 17/02446/FULD so as not to result in an undue impact on the character of the street scene or setting of the adjacent listed building, while also not being such as to result in significant additional impacts on neighbouring amenity. Therefore your officer's recommendation is for this application to be approved.

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 1066.18A received by email on 21 April 2018 and 1066.11A received 14 May 2018.

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

3. **Samples of materials**

Development of the approved dwelling shall be carried out in accordance with the schedule of materials shown on drawing number 1066.18A.

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**

The development hereby approved shall be carried out in accordance with the construction method statement received on 14 May 2018.

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 details shown on drawing number 1066.11A. 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**

The approved dwelling shall not be occupied until the access has been surfaced in accordance with the details shown on drawing number 1066.11A received 14 May 2018. The access surface shall thereafter be retained in accordance with the approved drawing.

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 dwelling shall be occupied until the cycle parking and storage space has been provided in accordance with the details shown on drawing number 1066.11A. The cycle parking shall thereafter be retained in accordance with the approved details and kept available for purposes of providing cycle parking and storage 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

The landscaping scheme for the approved development shall be undertaken in accordance with the details shown on drawing 1066.11A and 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 of the dwelling hereby approved shall commence until the tree protection for the site has been erected in accordance with the details shown on drawing number 1066.11A 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.

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 dwelling hereby approved 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 dwelling hereby approved shall not be occupied until the ground and floor levels have been developed in accordance with the approved drawings. The levels 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.

17. Surface water drainage

The dwelling hereby approved shall not be occupied until drainage measures for the site have been constructed in accordance with the drainage details received on 14 May 2018. The drainage measures shall thereafter be retained in accordance with the approved details.

Reason: To ensure that surface water will be managed in a sustainable manner. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS16 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design - Part 4 Sustainable Design Techniques (June 2006)."