

<b>Item No</b>	<b>Application No. and Parish</b>	<b>8/13 week date</b>	<b>Proposal, Location and Applicant</b>
(1)	18/01564/FULD	28 August 2018 Extension of time until 11 October 2018	Erection of 2 semi-detached dwellings within curtilage of public house. The Coach, Worlds End, Beedon, RG20 8SD. Mr Thomson, Newperties Ltd.

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

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/01564/FULD>

**Recommendation Summary:**            **The Head of Development and Planning be authorised to grant planning permission.**

**Ward Member:**                                Clive Hooker.

**Reason for Committee Determination:**            More than 10 letters of objection.

**Committee Site Visit:**                        4<sup>th</sup> October 2018.

#### **Contact Officer Details**

**Name:**    Lydia Mather  
**Job Title:**    Senior Planning Officer  
**Tel No:**    (01635) 519111  
**E-mail Address:**                                    Lydia.mather@westberks.gov.uk

## 1. Site History

07/01143/FUL, 2007, Approval of extensions, alterations to form new kitchen, entrance lobby with level access and disabled toilet.

09/00639/COND1, 2009, Approval of details reserved by conditions 5, 6, 7 and 9 of permission 07/01143/FUL (odour, noise, waste disposal and air handling plant).

## 2. Publicity of Application

Site Notice Expired: 16 August 2018

## 3. Consultations and Representations

<b>Parish Council:</b>	Objection.
<b>Highways:</b>	Details on deliveries and turning for larger vehicles awaited. No objection to other matters subject to conditions.
<b>Environmental Health:</b>	No objection subject to conditions.
<b>Tree Officer:</b>	No objection subject to conditions.
<b>Archaeology:</b>	No objection subject to condition.
<b>Waste Management:</b>	No objection.
<b>Public Rights of Way:</b>	No objection subject to infomatives.
<b>Thames Water:</b>	No comments received.
<b>Environment Agency:</b>	No comments received.
<b>Ecology:</b>	No comments received.
<b>CAMRA:</b>	No comments received.
<b>Ramblers' Association:</b>	No comments received.
<b>North Wessex Downs Area of Outstanding Natural Beauty:</b>	No comments received.
<b>Land Drainage:</b>	No comments received.

**Correspondence:**

52 letters of objection. Matters raised:

- Proposed dwellings are over development involving the loss of utilities storage, car parking for the public house and its beer garden;
- Proposed dwellings are modern in design out of keeping with the traditional character of the area and the setting in the AONB;
- History of flooding to be exacerbated by loss of beer garden for surface water run off to drain into;
- Proposed dwellings will impact the viability of the public house in the short and long term and its use as a community asset;
- The proposed access width and parking layout is inadequate leading to on road parking, lack of segregation of vehicles and pedestrian, poor sight lines, conflict between public house users and residents parking;
- Loss of the public house beer garden;
- Loss of privacy of and overlooking into the neighbouring property, uncertainty in plans as to the boundary treatments;
- Poor quality of amenity for proposed dwellings adjacent to public house and car park;
- Lack of information on access and parking for deliveries and refuse collection vehicles;
- Loss of trees on boundary and within beer garden and associated impact on ecology.

#### 4. Policy Considerations

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.

The statutory development plan comprises:

- The West Berkshire Core Strategy 2006-2026
- Housing Site Allocations Development Plan Document 2006-2026
- The West Berkshire District Local Plan 1991-2006 Saved Policies 2007
- The South East Plan 2009 insofar as Policy NRM6 applies
- The Replacement Minerals Local Plan for Berkshire 2001
- The Waste Local Plan for Berkshire 1998

The Core Strategy and Housing Site Allocation policies carry full weight, whilst the saved policies of the West Berkshire Local Plan Saved Policies carry due weight according to their degree of conformity with the National Planning Policy Framework.

Core Strategy: Area Delivery Plan Policy 1: Spatial Strategy,  
Area Delivery Plan Policy 5: North Wessex Downs Area of Outstanding Natural Beauty,  
CS1: Delivering New Homes and Retaining the Housing Stock,

CS4: Housing Type and Mix,  
CS10: Rural Economy,  
CS11: Hierarchy of Centres,  
CS13: Transport,  
CS14: Design Principles,  
CS16: Flooding,  
CS17: Biodiversity,  
CS18: Green Infrastructure,  
CS 19: Historic Environment and Landscape Character

Housing Site Allocations: C1: Location of New Housing in the Countryside,  
C3: Design of Housing in the Countryside,  
P1: Parking for New Residential Development.

Local Plan: OVS.5: Environmental Nuisance and Pollution Control,  
OVS.5: Noise Pollution,  
TRANS.1: Meeting the Transport Needs of New Development.

Supplementary Planning Document: Quality Design,  
Supplementary Planning Guidance: Public Houses.

Other material Considerations: National Planning Policy Framework 2018  
National Planning Practice Guidance  
Manual for Streets  
North Wessex Downs Area of Outstanding Natural Beauty  
Management Plan 2014-2019

## **5. Description of Development**

- 5.1 The application is for two houses as a semi-detached pair to the south west side boundary of The Coach public house. The houses would be similar in height to the main part of the public house, and set back from the edge of the pavement to be roughly in line with the public house, with gardens to the rear. A total of five car parking spaces are proposed for the dwellings, two at the front and three to the rear.
- 5.2 The proposed development is over the main car parking area and some of the beer garden of the public house, as well as involving the demolition of a store and other utility structures. It is proposed for the remainder of the beer garden to become the main car park. In total there would be 18 car parking spaces for the public house.
- 5.3 The proposed dwellings would be two storey with double dual pitched roofs on the side elevation. The first floor would be partly within the roof with dormers on the front and rear elevation. The front elevation would also have a mono-pitched single storey joined porch. The rear balconies have been amended to Juliet balconies. The proposed materials are brick and render walls at ground floor with tile hanging at first floor. The roof would be orange/red tile, and the windows a mixture of casement on the front elevation ground floor, dormer and velux-style. Close boarded fencing is proposed for the rear gardens.

- 5.4 The site is outside of a planning policy defined settlement boundary and within the North Wessex Downs Area of Outstanding Natural Beauty. It is in an area of archaeological interest.

## **6. Consideration of the Proposal**

### **PRINCIPLE OF DEVELOPMENT**

- 6.1 Policy C1 of the Housing Site Allocations DPD has a presumption against new housing outside of settlement boundaries. However, it does allow for some development in settlements with no defined settlement boundary. It states,

*“In settlements in the countryside with no defined settlement boundary, limited infill development may be considered where:*

- i. It is within a closely knit cluster of 10 or more existing dwellings adjacent to, or fronting an existing highway; and*
- ii. The scale of development consists of infilling a small undeveloped plot commensurate with the scale and character of existing dwellings within an otherwise built up frontage; and*
- iii. It does not extend the existing frontage; and*
- iv. The plot size and spacing between dwellings is similar to adjacent properties and respects the rural character and street scene of the locality...”*

- 6.2 World’s End, Beedon is a settlement without a defined settlement boundary. The site has houses to the north, south and west which are sited fronting the road. The immediate surroundings on the east side of the road are closely knit, although further south and on the other side of the road to the north the dwellings are less closely knit.

- 6.3 The plot is small, although not completely undeveloped with the storage building required to be removed. There are a wide variety of plot sizes and spacing between dwellings in the area, in particular the two dwellings to the immediate north of the Coach public house are similar to the plots and spacing for the dwellings proposed. The immediate frontage is relatively built up, although less so further north, south and west, but would not be extended by the proposed dwellings.

- 6.4 There are other Core Strategy policies which relate to new housing. Policy CS1 does not identify land outside settlement boundaries as suitable, it directs housing to “primarily” allocated sites and land within settlements. Under Policy ADPP1 only appropriate limited development will be allowed in the countryside, focusing on addressing identified need and maintaining a strong rural economy.

- 6.5 The supply of housing in the Area of Outstanding Natural Beauty (AONB) is not forecast to fall short of the 2,000 maximum under policy ADPP5, although a small allowance for some housing units through windfall sites is included in this figure. Policy ADPP5 also makes some allowance for infill development. As the development is for housing it has a limited input into the rural economy compared to a business use. Whilst there may not be a specific identified need for housing in this location, 2 units would not necessarily prejudice the overall supply of housing in the AONB either.

- 6.6 Due to the varied pattern of development in the area there are some sites of a size and spacing which are similar to this site, and some which are not. Taken overall

the site and its more immediate surroundings are on balance considered to be in accordance with policies ADPP1, ADPP5, and C1 in terms of the principle of housing development.

## DESIGN AND IMPACT ON THE CHARACTER OF THE AREA

6.7 Core Strategy Policy ADPP5 requires development to respond positively to the local context, conserve and enhance the sense of place and setting of the AONB. Policy ADPP1 states that “the scale and density of development will be related to the site’s current or proposed accessibility, character and surroundings.” Policy CS14 requires development to be of high quality design that respects and enhances the character of the area, and the design and layout are to be informed by the wider context not just the immediate area. Development will also contribute positively to sense of place. Policy CS19 requires consideration to be given to the sensitivity of the area to change, that new development be appropriate in location, scale and design in the context of the existing settlement pattern, form and character.

6.8 Of the Housing Site Allocations DPD policy C1 in addition to the criteria i. to iv. states:-

*“Planning permission will not be granted where a proposal harms or undermines the existing relationship of the settlement within the open countryside, where it does not contribute to the character and distinctiveness of a rural area, including the natural beauty of the AONB or where development would have an adverse cumulative impact on the environment or highway safety.”*

Policy C3 relates to design and requires housing development in the countryside to have regard to the character of the area as well as landscape character and sensitivity to change. Regard is also to be paid to the Quality Design SPD.

6.9 Given the current characteristics of the site within the curtilage of a public house, as well as being within a residential area with a variety of house designs, the sensitivity of the area to change is not as great as a more open, remote site in the countryside would be. There are examples of render/painted brick, red brick, red roof tiles and dormer windows locally. As previously discussed there are also examples of semi-detached properties. Whilst the proposed design is more contemporary than the buildings it is immediately adjacent to, it has responded to the general characteristics of the area and it is primarily the fenestration with the high level first floor windows in the apex of the gable ends on the side elevations and Juliet balconies to the rear that are more contemporary design features.

6.10 In terms of layout where policy C1 of the Housing Site Allocations DPD requires development to front the highway, this limits the layout opportunities. Having a public house car park set behind buildings is also not unusual. Having dwellings adjacent to one another rather than set back also limits direct overlooking from first floor windows directly facing one another.

6.11 The proposed dwellings will enclose the area currently used as the public house car park and storage building. This will impact on the street scene and character of the area. However, the degree of impact is not considered so harmful as to warrant refusal. The front elevation is shorter than the attached dwellings the other side of the public house, as well as the public house itself. That the dwellings are greater in

depth than other dwellings locally will not be evident in the street scene and is no greater than the public house or the adjacent property which is at 90 degrees to the road.

- 6.12 There are a number of trees and shrubs within and just over the boundary of the site. A tree report has been submitted and a constraints plan indicating the areas where tree protective fencing is required, a temporary site storage area during construction, and an area of no dig sub-base with porous surface for 3 of the car parking spaces. Two new trees are proposed in the rear garden of one of the dwellings.
- 6.13 The Council's Tree Officer required the tree survey and has been consulted on the documents. They accept the findings which are to be secured by condition for the tree protection, landscaping to provide the new trees and the 'non dig' sub base.
- 6.14 Boundary treatments are proposed to the rear gardens of the proposed dwellings. They would be close boarded but the height has not been advised. It is also not clear from the plans whether it would include a fence along the north boundary with the neighbouring property where there is also a wall (shown on the tree constraints plan). A condition for further details of the boundary treatments to address this is recommended.
- 6.15 The site is in an area of archaeological interest and the Council's Archaeologist has been consulted on the application. They advise the site is of some historic and archaeological interest, and the applicants have commissioned a well-researched Heritage Statement and archaeological desk-based assessment which considers this interest. There was a dwelling on part of the development site from at least the 19th century up until the 1950s: there may therefore be below ground remains of this cottage. In addition features of Late Iron Age to early Roman date were found during an evaluation nearby in 1997.
- 6.16 Due to this archaeological potential Officers suggest that the applicants be asked to commission a programme of archaeological supervision (watching brief) during the excavation of the foundations and any related groundworks for the dwellings. This can be secured as a condition.
- 6.17 Beedon Footpath 18 is opposite the application site. The Public Rights of Way Officer has confirmed that it would not be affected by the proposed development but recommends informatives during construction works.
- 6.18 Overall the design and impact on the character of the area is considered on balance to be in accordance with the development plan policies.

## **QUALITY OF LIFE**

- 6.19 Policies CS14 and CS19 of the Core Strategy require development to contribute positively to quality of life. The Quality Design SPD and its reference to the House Extensions SPG outline considerations with regard to private amenity space provision, daylight and outlook.
- 6.20 The proposed dwellings will impact the amenity of the occupant of the dwelling to the south of the site. All but one of the windows that will be affected on the north

elevation of that dwelling are not habitable rooms. The window that is a habitable room serves a ground floor study which is close to the enclosed boundary. Unfortunately the existing circumstances are such that the outlook from this window and the amount of light that can enter are already limited. The additional bulk of the proposed dwellings would not alter the outlook and being to the north the additional loss of light is not considered so harmful as to warrant refusal.

- 6.21 Where the proposed dwellings are alongside the neighbouring property, the first floor windows serve bathrooms and not habitable rooms. The windows in the apex of the gable ends are high level and above head height. As such the proposed dwellings would not directly overlook the neighbouring property.
- 6.22 The rear elevation balconies have been removed and replaced with Juliet balconies. This was due to the slightly off set rear gardens proposed which would result in direct overlooking at a high level whilst standing on the balcony.
- 6.23 The rear gardens meet the minimum 100m<sup>2</sup> area outlined in the Quality Design SPD for each proposed dwelling. The garden of the dwelling proposed closest to the boundary would be overshadowed by neighbouring trees, but would not cause significant loss of light into the dwelling itself.
- 6.24 Environmental Health have been consulted on the application. They note occupants of the proposed dwellings may be affected by noise from the A34 to the east, and noise and odour from the kitchen extractor in the public house. They advise that conditions be applied should the application be granted permission for a scheme of works to minimise the effects of odour and noise.
- 6.25 Environmental Health also note that where the development is over a car park there may be land contamination. A condition is recommended for a watching brief for unforeseen land contamination in order to protect future occupants from potential contamination.
- 6.26 The application raises a number of quality of life issues outlined above. Environmental Health have advised that potential disturbance from odour and noise can be mitigated by conditions, as well as land contamination. The proposed dwellings would have adequate private amenity space, would not directly overlook the neighbouring property, and whilst the buildings would cause additional loss of light into a window of the neighbouring property due to the current circumstances of that window already receives limited light and has a limited outlook. Overall the impact on quality of life is considered acceptable under development plan policies and guidance.

## **HIGHWAYS**

- 6.27 Submitted plans indicate the public house currently has a parking area that can accommodate up to 17 vehicles. The proposed plans indicate that 18 spaces can be re-provided by using the current pub garden to the east of the site, with an access of 4.6 metres between the side elevation of the public house and the nearest proposed dwelling.
- 6.28 Highways require the footway fronting the site to have the drop kerbs returned to full height where they are no longer required, which can be secured by condition.



- 6.29 With regard to the access width the minimum required for two cars to pass is 4.1 metres. Where this is between two buildings a greater width is required and it has been demonstrated 4.6 metres can be achieved.
- 6.30 Highways have advised that the five car parking spaces for the two proposed dwellings meet the requirements of policy P1 of the Housing Site Allocations DPD for parking for new housing. Some of the car parking spaces are directly off the road over the footway which would require reversing in or out of the spaces. Whilst this would not usually be acceptable, it is something that already occurs on the site. A revised car parking layout was submitted that addressed the spaces which were difficult to access which the Council's Highways now accept.
- 6.31 Cycle storage is shown within the rear gardens of the proposed dwellings which meets the Council's requirements and can be secured by condition along with electric vehicle charge points.
- 6.32 The outstanding matter at the time of writing is delivery details and tracking for larger vehicles with the proposed access layout.
- 6.33 Of the matters which have been addressed, the car parking layout, cycle storage, access width and re-instating full kerbs along the footway, can be addressed by condition. The tracking and delivery details will be provided and saved to the website and the Highways response included in the update sheet.

## **ECOLOGY**

- 6.34 Policy CS17 of the Core Strategy requires all development to maximise opportunities to achieve net gains in biodiversity. A stage 1 ecological assessment was submitted with the application. No protected species were identified on the site and no further surveys required. An external lighting condition is recommended to avoid illuminating large areas that may affect bats.
- 6.35 The presence of ivy-clad trees and shrubs on site may support nesting birds. Nest boxes for common species is required and as part of the development as are bat boxes advised as a biodiversity gain. These matters can be secured by condition.

## **OTHER MATTERS**

### **CIL**

- 6.36 New houses are liable to pay the Community Infrastructure Levy which is charged per square metre of gross internal floor space.

### **FLOODING**

- 6.37 The site is not in a flood risk or critical drainage area. The Council's Land Drainage have not commented on the proposal. Objections to the application note that there have been past flooding issues on site. Under policy CS16 a flood risk assessment is not required for this site. However, the policy does require all development to incorporate sustainable drainage methods. Given that the proposal results in the overall loss of permeable areas for surface water to drain it is considered necessary

to apply a condition for the drainage measures to be submitted to and approved by the planning authority. A condition on materials can include hardstanding and require it to be permeable.

## **PUBLIC HOUSE**

- 6.38 Objections have been received on the impact of the development on the operation of the public house. The proposal does result in the loss of the existing pub garden. There is other land within the blue line of the application to the rear of the public house that is understood to be available to provide a new garden area. Conditions have been identified to protect the proposed dwellings' occupants from noise from the public house. There are existing attached properties to the north of the public house and there have been no reports of these being impacted by the operation of the public house such that there have been constraints on the public house licence. It is also not unusual, even with rural pubs, for the car park to a public house to be to the rear of adjacent dwellings. The planning application does not otherwise involve the public house or its operation. It is possible to apply a condition for a construction method statement and the requirement for a temporary car parking layout during construction to enable the public house to continue to operate during the works.
- 6.39 The Case Officer has checked the Council's register of assets of community value. At present The Coach is not on that register. Community Groups can use the Community Right to Bid to 'pause' the future sale of buildings or land they care about to give them time to develop a bid to buy it. This includes privately owned assets.
- 6.40 Were the land owner to decide in future to cease trading from the public house and apply for planning permission for a change of use or redevelopment the Council's Supplementary Planning Guidance on Public Houses requires that it be demonstrated that the public house is not viable and the accounts are independently assessed. The guidance also requires that the public house be marketed for at least 6 months as a public house and this is also subject to independent assessment. The Council's policies do not support the loss of public houses unless these tests have been met and national policy guidance recognises public houses for their benefit to local communities.

## **7. Conclusion**

- 7.1 The proposed development would provide 2 houses in a settlement without a defined boundary in the AONB. There is a policy to support limited infilling in such locations. The proposed houses would impact the street scene by enclosing a relatively open area of the public house car park. This impact is not considered harmful on the character of the area or the AONB given the pattern of development locally.
- 7.2 The proposed houses would impact the car park and beer garden of the public house, the amenity of the occupants of the property to the south of the boundary, the trees on site and on the boundary, and the occupants of the proposed dwellings from noise from the A34 and the public house. For the reasons outlined in the sections above these matters are not considered so harmful as to warrant refusal and that conditions can be applied which mitigate these impacts. Conditions on

materials, permeable paving, and ecology have also been identified. There is scope for a new beer garden to be provided on land within the same ownership to the rear of the public house, although this has not been formally provided in the submitted plans. On balance the proposed development is considered to be in accordance with the development plan and is recommended for approval subject to the conditions identified.

## **8. Full Recommendation**

8.1 The Head of Development and Planning be authorised to grant conditional planning permission.

### **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 3934 GA01 Revision C received 4 September 2018, 3934 GA04 Revision A received on 19 September 2018, 3934 SK10 received on 21 September 2018, and Extended Phase I Ecological Assessment by Pro-Vision, Design and Access Statement and Heritage Statement and Desk-based Archaeological Assessment of Development Proposals by Keevill Heritage Ltd received on 3 July 2018, and Arboricultural Report reference SCD 05139/2018 by Duckworths Arboriculture received on 21 September 2018.

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

3. No development shall take place until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. 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;
  - e. Measures to control the emission of dust and dirt during construction;
  - f. A scheme for recycling/depositing of waste resulting from demolition and construction works.

Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved statement.

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 2018, Policies CS13, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, and Policy TRANS.1 of the West Berkshire Local Plan Saved Policies 2007.

4. No development/site works shall take place on site until the applicant has secured the implementation of a programme of archaeological work in accordance with a

written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.

Reason: To ensure that any significant archaeological remains that are found are adequately recorded. This condition is imposed in accordance with paragraph 199 of the National Planning Policy Framework 2018, and Policy CS 18 of the West Berkshire Core Strategy 2006-2026.

5. No development shall take place (including site clearance and any other preparatory works) until the applicant has secured the implementation of an arboricultural watching brief in accordance with a written scheme of site monitoring, which has been submitted to 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 National Planning Policy Framework 2018 and Policies CS14 and CS19 of West Berkshire Core Strategy 2006-2026.

6. Protective fencing shall be implemented and retained intact for the duration of the development in accordance with the tree and landscape protection scheme identified on approved drawing Tree Protection Plan within the Arboricultural Report reference SCD 05139/2018 by Duckworths Arboriculture received on 21 September 2018. Within the fenced area, there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.

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 National Planning Policy Framework 2018 and Policies CS14 and CS19 of West Berkshire Core Strategy 2006-2026.

7. 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 2018, Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, and Policy OVS.6 of the West Berkshire Local Plan Saved Policies 2007.

8. 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 approved in writing by the Local Planning Authority and carried out to agreed timescales. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the Local Planning Authority before the dwellings hereby approved are occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised. This condition is imposed in accordance with the National Planning Policy Framework 2018, Policies CS14 of the West Berkshire Core Strategy 2006-2026, and Policy OVS.5 of the West Berkshire Local Plan Saved Policies 2007.

9. No development above ground level shall commence until samples, and an accompanying schedule, of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. 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 2018, Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, and Supplementary Planning Document Quality Design.

10. No development above ground level shall commence until details, to include a plan, indicating the means of treatment of the additional hard surfaced areas of the site has been submitted and approved in writing by the Local Planning Authority. The hard surfacing shall incorporate the use of a porous material. The hard surfacing shall be completed in accordance with the approved details before the dwellings hereby permitted are occupied.

Reason: In the interests of visual amenity and flooding. This condition is imposed in accordance with the National Planning Policy Framework 2018, Policies CS13, CS14, CS16 and CS19 of the West Berkshire Core Strategy 2006-2026, and Policy TRANS.1 of the West Berkshire Local Plan Saved Policies 2007.

11. No development above ground level shall commence until a scheme for the protection from noise of the dwellings hereby permitted from traffic on the adjacent A34 road has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the dwellings hereby permitted are occupied.

Reason: In the interest of amenity of the occupiers of the dwellings. This condition is imposed in accordance with the National Planning Policy Framework 2018, Policies CS14 of the West Berkshire Core Strategy 2006-2026, and Policy OVS.6 of the West Berkshire Local Plan Saved Policies 2007.

12. No development above ground level shall commence until a scheme of works or other such steps as may be necessary to minimise the effects of odour and noise from the preparation of food associated with the adjacent use on the dwellings hereby permitted. The scheme shall be implemented in accordance with the approved details before the dwellings hereby permitted are occupied.

Reason: In the interest of amenity of the occupiers of the dwellings. This condition is imposed in accordance with the National Planning Policy Framework 2018, Policies CS14 of the West Berkshire Core Strategy 2006-2026, and Policy OVS.6 of the West Berkshire Local Plan Saved Policies 2007.

13. No development above ground level shall commence until a scheme of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate sustainable drainage principles to deal with surface water with the application site. The scheme shall be implemented before the dwellings hereby permitted are occupied 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 2018, and Policy CS16 of the West Berkshire Core Strategy 2006-2026.

14. No dwelling shall be occupied until details, include a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted and approved in writing by the Local Planning Authority. The boundary treatment shall be installed in accordance with the approved details before the dwellings hereby permitted are occupied.

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 2018, Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, and Supplementary Planning Document Quality Design.

15. No dwelling shall be occupied until details of the external lighting to be used in the areas around and to the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details before the dwellings hereby approved are occupied. No external lighting shall be installed except for that authorised by the approval of details as part of this condition.

Reason: To protect the amenities of adjoining occupiers and for biodiversity. This condition is imposed in accordance with the National Planning Policy Framework 2018, Policies CS14, CS17 and CS19 of the West Berkshire Core Strategy 2006-2026, and Supplementary Planning Document Quality Design.

16. No dwelling shall be occupied until the ecological mitigation measures described in the Extended Phase I Ecological Assessment by Pro-Vision received on 3 July 2018 have been implemented in full and the measures retained thereafter.

Reason: To ensure the protection of protected species, which are subject to statutory protection under European Legislation. This condition is imposed in accordance with the National Planning Policy Framework 2018, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.

17. No dwelling shall be occupied until details of the footway to be constructed between the curtilage of the dwellings hereby permitted and the road to the west have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the footway has been provided in accordance with the approved scheme and any statutory undertaker's equipment or street furniture located in the position of the footway has been re-sited to provide an unobstructed footway.

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 2018 and Policy CS13 of the West Berkshire Core Strategy 2006-2026.

18. No dwelling shall be occupied until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plans. The parking and/or 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 2018, Policy CS13 of the West Berkshire Core Strategy 2006-2026 and Policy TRANS.1 of the West Berkshire District Local Plan Saved Policies 2007.

19. No dwelling shall be occupied until the cycle parking and storage space has been provided in accordance with the approved details and retained for this purpose at all times.

Reason: To promote cycling by providing convenient and safe bicycle storage. This condition is imposed in accordance with the National Planning Policy Framework 2018, and Policy CS13 of the West Berkshire Core Strategy 2006-2026.

20. No trees, shrubs or hedges shown as being retained on tree protection plan shall be pruned, cut back, felled, wilfully damaged or destroyed in any way without the prior consent of the local planning authority. Any trees, shrubs or hedges felled, removed or destroyed, or any that dies, become seriously damaged or diseased within five years from completion of the approved development, shall be replaced with the same species in the next planting season unless the Local Planning Authority gives written consent for any subsequent variation.

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 National Planning Policy Framework 2018 and Policies CS14 and CS19 of West Berkshire Core Strategy 2006-2026.

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