

<b>Item No</b>	<b>Application No. and Parish</b>	<b>8/13 week date</b>	<b>Proposal, Location and Applicant</b>
(2)	18/01864/HOUSE  Cold Ash Parish Council	28 <sup>th</sup> August 2018	Proposed first floor extension to current bungalow and associated alterations, new sauna. Render entire property. Widen existing access.  Glendale Manor, Collaroy Road, Cold Ash  Mr and Mrs Hammond

To view the plans and drawings relating to this application click the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/01864/HOUSE>

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

**Ward Member(s):**                                      Councillor Garth Simpson

**Reason for Committee Determination:**                      Called in by Councillor Garth Simpson due to concerns of impact on neighbouring amenity and overdevelopment of the site.

The application is being recommended for conditional approval and 10+ objections have been received.

**Committee Site Visit:**                                      15<sup>th</sup> November 2018

<b>Contact Officer Details</b>	
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## 1. Site History

- 129988: Alteration and extension to existing dwelling. Approved. 05.10.1987.
- 154258: Single storey attached double garage to replace existing single garage. Approved. 19.04.1999.
- 02/02373/OUT: Residential 2 storey house with integral garage. Refused. 28.02.2003.
- 14/01707/FUL: Change back part of garden from agricultural to residential. Withdrawn. 15.09.2014.
- 16/00286/OUTD: Outline application for 3x 4-bed detached houses including integral garages following the demolition of the existing dwelling. Matters to be considered: Access, Layout and Scale. Withdrawn. 03.10.2016.
- 16/03610/FULD: Proposed new dwelling with amended existing access for off road parking, new pedestrian access. New access for existing bungalow. Approved. 14.03.2017.
- 17/02916/HOUSE: Proposed first floor extension to current bungalow and associated alterations. Render entire property. Widen existing access. Approved. 27.02.2018

## 2. Publicity of Application

Site Notice Expired: 15.08.2018

## 3. Consultations and Representations

<b>Parish Council:</b>	<p>Objection:</p> <p>Loss of privacy due to first floor window on north elevation (window should be obscure glazed and fixed) and balcony. Overdevelopment of site, close proximity of sauna to boundary. Noise impact of sauna. Drainage concerns due to sauna.</p> <p>14.09.2018: original comments remain after sight of amended plans.</p>
<b>Highways:</b>	<p>Conditional Approval:</p> <p>Whilst on-site vehicle turning is preferred, Collaroy Road is an unclassified road and so I am unable to insist upon this. The level of car parking proposed is acceptable. The access location is to remain the same but it is proposed to be widened. I could not see details of the proposed surfacing of the driveway on this new application.</p> <p>Recommended conditions: Construction method statement, gradient of private drive, surfacing of access, parking/turning in accord with plans and informatives</p> <p>11.09.2018: The parking is now annotated as 'Permeable Paving' which is an acceptable bonded surfacing. Condition surfacing of access requested can be removed from any planning approval which may be given.</p> <p>01.11.2018: The details submitted for the Construction Method Statement are acceptable and this condition is not required.</p>
<b>Public Protection:</b>	<p>No objections.</p>
<b>Tree Officer:</b>	<p>There is a significant oak tree covered by TPO 201/21/0206 that may be adversely affected by the proposals, previous applications on this site have included arboricultural impact assessments and method statements along with tree protection measures.</p> <p>The oak tree is on the northern boundary may be impacted by the new sauna cabin shown as being located within the theoretical root protection area. As there is a ditch running north south between the oak and the proposed sauna cabin. Previous applications have demonstrated that the roots of the pine tree do not extend beyond the</p>

	<p>ditch line. Following a site visit to the property it is my view that the oak's roots do not extend beyond the ditch line.</p> <p>The tree protection barrier can be located on the western side of the ditch, this would need to be shown by the applicant on a tree protection plan.</p> <p>Recommendation: I have no objection in principle subject to the following condition: tree protection scheme.</p> <p>05.11.2018: The fencing isn't acceptable as the Herras fencing would need to be continued along the ditch to the end of his property or preferably be finished off at the southern boundary of Alamein.</p> <p>05.11.2018: I can now confirm that the tree protection shown on the construction plan revision F dated October 2018 is now satisfactory. Please condition.</p>
<b>Land Drainage:</b>	<p>As this increase in area is so small (from 17/02916/HOUSE) it will not affect the SuDS proposals in terms of exceeding capacity, therefore I am happy that the proposals shown on the SuDS Drainage Plan, drawing 2775-05F rev F, are acceptable.</p>
<b>Contributors:</b>	<p>13 objections received. The material planning considerations are listed below:</p> <ul style="list-style-type: none"> <li>- Loss of privacy from windows on north &amp; south elevation and rear balcony (even with obscure glazed panels) to both Alamein and dwelling approved under ref. 16/03610/FULD</li> <li>- The design is not subservient</li> <li>- Overdevelopment of the site</li> <li>- Overbearing in relation to neighbouring property- raised roof height</li> <li>- Noise and drainage issues from the sauna (restrictions on hours used)</li> <li>- Traffic and noise during construction</li> <li>- Parking during and after construction</li> <li>- Light pollution due to front porch and sky light</li> <li>- Impact on the street scene and visual amenity</li> </ul>

#### 4. Policy Considerations

- 4.1 The statutory development plan includes the West Berkshire Core Strategy (2006-2026), Housing Site Allocations DPD (HSA DPD) (2006-2026) and the saved policies in the West Berkshire District Local Plan (1991-2006) (Saved Policies 2007).
- 4.2 Other material considerations include government guidance, in particular:
- The National Planning Policy Framework (NPPF) (July 2018)
  - The Planning Practice Guidance (PPG)
- 4.3 The following policies from the West Berkshire Core Strategy are relevant to this application:
- Area Delivery Plan Policy 1: Spatial Strategy
  - CS 13: Transport
  - CS 14: Design Principles
  - CS 16: Flooding
  - CS 18: Green Infrastructure
  - CS 19: Historic Environment and Landscape Character
- 4.4 The following saved policies of the West Berkshire District Local Plan are relevant to this application:
- OVS.6: Noise Pollution

- TRANS.1: Meeting the Transport Needs of New Development
- 4.5 The following policies from the Housing Site Allocations Development Plan Document (HSA DPD) are relevant to the following application:
  - P 1: Residential Parking for New Development
- 4.6 In addition, the following locally adopted policy documents are relevant to this application:
  - Supplementary Planning Guidance: House Extensions (2004)
  - Quality Design: West Berkshire Supplementary Planning Document (2006)
  - Cold Ash and Ashmore Green Village Design Statement (2002)

## **5. Description of Development**

- 5.1 Planning permission is sought for a first floor extension over the existing bungalow and extension to the footprint at the rear. The dwelling will be rendered in a champagne colour. To the east of the dwelling a sauna outbuilding is proposed measuring approximately 5 metres x 5.9 metres. The existing vehicular access is proposed to be widened.
- 5.2 This planning application follows 17/02916/HOUSE which was approved by the Western Area Planning Committee for a first floor extension, extension to footprint at the rear, rendering the entire property and widening the existing access. This proposal reduces the complexity of the roof by raising the height of the extensions, introduces a platform in the rear garden and a sauna cabin within the garden.
- 5.3 Amendments to this proposal were sought to reduce the prominence of the south wing and restoring the grass verge to the front of the property. These amendments were received on 03.09.2018.
- 5.4 The application site is located on Collaroy Road in the south-west of Cold Ash and on the edge of the village's settlement boundary. Collaroy Road is characterised by detached 2-storey dwellings in a variety of styles. Dwellings on the east of Collaroy Road predominantly have low hedges and boundary walls on the front boundary.
- 5.5 Glendale Manor is the first property on the east side of Collaroy Road when approaching from Cold Ash Hill. The bungalow is located on a large plot; this plot has been divided into two as planning permission has been granted in 2017 for a new dwelling to the south of Glendale Manor (16/03610/FULD). Due to land levels the dwelling is set back and lower than the public highway and a 1.8 metre close-boarded fence and a 1.25 metre boundary wall are positioned along the front boundary. There are 3 Tree Protection Orders (TPOs) within or in close proximity to the application site.

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

The main considerations in the determination of this application are:-

- 6.1 The principle of the development
- 6.2 The impact on the character of the area
- 6.3 The impact on neighbouring amenity
- 6.4 The impact on highway safety
- 6.5 The impact on TPOs
- 6.6 Land drainage
- 6.7 Community Infrastructure Levy (CIL)
- 6.8 The assessment of sustainable development

## 6.1 The principle of the development

6.1.1 The application site lies within the Cold Ash settlement boundary as identified by ADPP1 of the Core Strategy. Within settlement boundary there is a presumption in favour of development. This is subject to detailed policies on design, impact on the character of the area and neighbouring amenity; these are discussed below.

## 6.2 The impact on the character of the area

6.2.1 The NPPF outlines the importance of good design in the built environment. Policy CS14 seeks high quality design to ensure development respects the character and appearance of the area. Policy CS19 seeks the enhancement of the natural and built environment. It states that particular regard will be given to the sensitivity of the area to change, and to ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.

6.2.2 Planning permission 17/02916/HOUSE approved a first floor extension in this location as it was considered that, whilst the extension was not subservient to the existing single storey dwelling, site characteristics, design and the existing street scene alleviated the impact of the proposal. The proposal was judged to be in keeping with the scale of other residential development in the vicinity.

6.2.3 It is acknowledged that the proposed first floor extension for this application has increased the ridge height of the extension over the main house and the south wing, however, it is still considered acceptable due to the design and site characteristics. Glendale Manor will sit below the main ridge line of Alamein to the north and will continue to follow the site levels by stepping the south wing down. The design is in-keeping with the site levels and therefore will not appear incongruous in the street scene. This design also ensures that the proposal will not have a significant overbearing impact on the dwelling approved under 16/03610/FULD which is set lower than Glendale Manor.

6.2.4 Glendale Manor will remain set back from the public highway by approximately 6 metres. The dwelling is set down from the carriageway due to the sloping nature of the site. Both these factors alleviate the impact the proposal has on the street scene by reducing the dominance of the dwelling. The original roof design submitted with this application created the appearance of two substantial masses of built form by separating the south wing's roof slope, and so did not appear as a single cohesive design. Amendments were secured to amend this due to the prominent location adjacent to the junction shared with The Rise.

6.2.5 Collaroy Road is comprised of predominately 2-storey dwellings and therefore the proposed extensions will not appear incongruous. It is considered that the conversion of the existing bungalow would be more in-keeping with the appearance of the area. Furthermore the architectural detailing including the glazed front porch match the design of the recently approved neighbouring property (16/03610/FULD) and as a result the proposal will not appear out of character. The materials used are considered acceptable as there are other examples of render and cladding in the road.

6.2.6 The proposal includes the addition of a sauna cabin in the rear garden. It is considered that the sauna cabin will not have a significant impact on the character of the area due to the rear location which reduces the visibility from public view points. In addition the scale, design and materials of the outbuilding resemble other common outbuildings found within domestic gardens.

6.2.7 It is noted that objections were received as it is considered the proposal will be over development of the site. The extensions will create a substantial sized dwelling; however the plot, in which Glendale Manor is located within, is large. The plot can accommodate the proposal and have sufficient private amenity space to the rear. The size of the dwelling in

relation to its plot would be sufficiently commensurate with other dwellings in the area. Furthermore sufficient separation distances are retained between Glendale Manor and the neighbouring dwellings to retain the openness in Collaroy Road.

- 6.2.8 Objections were received with regards to the gravel verge. It was considered the proposed tarmac would create an urban appearance not in character with the area. Amendments were secured that this verge should be returned to grass which is considered to be in-keeping with the appearance of the area.
- 6.3 The impact on neighbouring amenity
- 6.3.1 The new ridge height of Glendale Manor, at its highest point, will be 7.7 metres (approximately). This is considered acceptable, for this application site, as Alamein's (to the north) highest point is approximately 1 metres higher than the proposed ridge height and therefore it would not be overbearing on this property, particularly given the side-to-side relationship. Due to the orientation of the property it is noted that there may be some loss of daylight/sunlight received to Alamein however the single storey north wing of Glendale Manor will remain as existing this and a separation distance of approximately 7.4 metres between the Glendale Manor and Alamein will maintain an adequate distance to avoid any significant overshadowing that would be materially detrimental to neighbouring living conditions.
- 6.3.2 Objections were raised due to the loss of privacy to Alamein and the proposed dwelling approved under application 16/03610/FULD. The obscure glazing privacy screens to the north and south of the balcony (secured on application 17/02916/HOUSE) are included in this proposal and are considered to protect the amenity for both dwellings by significantly reducing direct overlooking. It is recommended that a condition is attached for these obscure screens to be erected and maintained in accordance with the plans to protect privacy.
- 6.3.3 The raised platform will extend 5 metres (including stairs and ramp) from the rear of the dwelling. The platform will be the same height as the ground floor of the dwelling however due to site levels appears as a raised platform. It is considered that this area to the rear will not cause detrimental impact to the privacy of the neighbouring dwellings due to its siting and relationship to neighbouring land.
- 6.3.3 A condition recommended by officers to obscure glaze the windows on the north and south elevations was not included on the decision notice for 17/02916/HOUSE as it was considered by the Western Area Planning Committee this was not necessary to protect neighbouring amenity but would have a detrimental impact on amenity for the residents of Glendale Manor. The principle of un-obscured windows in this location has been established. Both third parties and the applicant/agent have submitted representations including photographs and diagrams supporting their position on whether privacy is or is not adversely impacted, which are available for inspection on the public file. Between the first floor window and Alamein there is a separation distance of approximately 12 metres and a boundary wall/close boarded fence along the communal boundary these alleviate the impact on privacy for Alamein. There are no habitable room windows on the side elevation of 16/03610/FULD and therefore the proposed windows on the side elevation will not create direct overlooking between windows.
- 6.3.4 Removing PD Rights for the first floor windows on both the north and south elevations was considered. However as the GPDO applies restrictions (obscure glazing and non-opening below 1.7 metres above floor level of the room) to first floor side elevation windows which would ensure privacy is protected if additional windows were inserted at a later stage. It is therefore considered unnecessary and unreasonable to condition the removal of the PD Rights for additional first floor windows.

- 6.3.5 The proposed dwelling approved in 2017 is currently under construction, accordingly the relationship between the new dwelling and this proposed extension has been assessed. The south wing will be set down from the highest point of the dwelling this reduces the overbearing impact. A sunlight test was completed on the closest habitable rear ground floor window and it was found that the proposal did not cut through the 45 degree line and therefore there would be no adverse impact to the neighbouring dwelling in terms of sunlight. In addition the proposal is to the north of the approved dwelling which reduces overshadowing impact to the dwelling.
- 6.3.6 Concerns were raised with the location of the proposed sauna adjacent to the boundary shared with Alamein. In terms of overbearing impact and sunlight/daylight received there will not be a significant impact due to site levels and existing boundary treatments. Objections were received due to the potential increase in noise. The outbuilding is an enclosed structure which will reduce the volume of the noise created from the use of sauna. Whilst it is considered that the typical use of a sauna is unlikely to adversely affect neighbouring amenity in planning terms, it should also be noted that (as with any domestic activity) should excessive noise levels amount to a statutory nuisance under the Environmental Protection Act 1990, Environmental Health have separate powers to investigate and enforce.
- 6.3.7 Due to the proximity of the neighbours it is recommended that a condition restricting the hours of work during construction is attached in the event planning permission is granted. This is in the interests of amenity for the neighbouring dwellings.
- 6.4 The impact on highway safety
- 6.4.1 The proposal will not increase the existing number of bedrooms from 3 and the site is located in parking zone 3; therefore 2.5 parking spaces are required as per Policy P1 of the HSA DPD. The proposal provides this parking; this is shown on the Block Plan (2775-05F). The Highway Officer considered there was sufficient parking on site. The Highway Officer referred to on-site turning, which was not provided, however this could not be insisted upon as Collaroy Road is an unclassified road and it would not materially differ from the existing situation.
- 6.4.2 The Highway Officer requested a pre-commencement condition for the prior approval of a Construction Method Statement and details of surfacing of access to ensure that highway safety will not be adversely impacted. Details of surfacing and a Construction Method Statement have been submitted for consideration at this stage. The Highway Officer considered these details to be acceptable and therefore compliance with these details can be conditioned without further prior approval.
- 6.4.3 The Highway Officer has requested conditions for the gradient of the drive and parking in accord with plans. This ensures that the development will not have a detrimental impact on highway safety.
- 6.5 The impact on TPOs
- 6.5.1 These are the final comments of the Tree Officer. There is a significant oak tree covered by TPO 201/21/0206 that may be adversely affected by the proposals, previous applications on this site have included arboricultural impact assessments and method statements along with tree protection measures. The oak tree is on the northern boundary may be impacted by the new sauna cabin shown as being located within the theoretical root protection area. As there is a ditch running north south between the oak and the proposed sauna cabin. Previous applications have demonstrated that the roots of the pine tree don't extend beyond the ditch line. Following a site visit to the property it is my view that the oaks roots do not extend beyond the ditch line. A tree protection scheme is required

6.5.2 The Construction Site Plan (2775-05F (A)) indicates Herras fencing which protects the oak tree during construction. The Tree Officer considered these details acceptable. A condition has been agreed which ensures that the Herras fencing is erected before any other development commences.

#### 6.6 Land drainage

6.6.1 Drainage calculations and SuDs plan were submitted on 23.10.2018. The Land Drainage Engineer found these details to be acceptable. Therefore a condition for the compliance of the SuDS plan is recommended.

#### 6.7 The assessment of sustainable development

6.7.1 The NPPF identifies the 3 dimensions of sustainable development: economic, social and environmental. The policies of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

6.7.2 The proposal makes no significant impact on the social and economic dimensions and therefore is not considered to be harmful. The environmental dimension considers the impact on the natural, built and historic environment which the proposed development respects.

#### 6.8 Community Infrastructure Levy (CIL)

6.8.1 The proposed internal floorspace will increase by more than 100sqm. Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council the development is liable to pay CIL.

### **7. Response to letters of representation**

7.1 Letters raised concern with regards to light pollution. The application site is not located within an Area of Outstanding Natural Beauty and it is considered the area of glazing to the front will not create significant adverse levels of light pollution.

7.2 Representations referred to the close boarded fence panels to the front of Glendale Manor. These fence panels have been investigated by the Council's Planning Enforcement Team, and the decision has been taken that it is not expedient to take enforcement action. For the avoidance of doubt, these panels do not form part of this application.

7.3 Objections were received with regards to the de-valuing of the neighbouring properties. The Planning Practice Guidance states that the impact on the value of a neighbouring property is not a material planning consideration and therefore a planning application cannot be refused on this basis.

7.4 Letters referred to the fence at the rear of Glendale Manor this is not considered under this application.

7.5 Concerns were raised about the accuracy of the 'Bedroom 2 Visibility Diagram'. This drawing was provided for information only and will not form part of the list of approved drawings. The Case Officer's assessment is based primarily upon the listed approved drawings, their site inspection, and consideration of all representations.

7.6 Foul drainage of the sauna cabin was raised as another concern with this application. This is dealt with by Building Regulations.



7.7 Other matters raised in letters of representation are not material planning considerations and the Case Officer is unable to provide comment.

## 8. Conclusion

8.1 Having taken in to account the relevant policy considerations and the material considerations referred to above, it is considered, the development is acceptable and conditional approval is justifiable for the following reasons: due to the large plot and site characteristics the proposal would not cause demonstrable harm to neighbouring amenity or the character of the area. The proposal accords with the NPPF (July 2018) and Policy CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

## 9. Full Recommendation

The Head of Development and Planning be authorised to **GRANT** planning permission subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved drawings listed below:

- (i) Location Plan (1:1250) 2775-01C received on 03.07.2018;
- (ii) Block Plan (1:200) 2775-05F received on 03.09.2017;
- (iii) Proposed 2775-05F received on 03.09.2017;
- (iv) Site Section A:A 2775-05F received on 07.09.2018;
- (v) Proposed Sauna 2775-05C received on 03.07.2018;
- (vi) Landscape Plan 2775-05F received on 23.10.2018;

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

3. The materials to be used in the development hereby permitted shall be as specified on the approved plans.

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 (July 2018), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006), Supplementary Planning Guidance 04/2 House Extensions (July 2004) and Cold Ash and Ashmore Green Village Design Statement (2002).

4. 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 (July 2018), Policy CS14 of the West Berkshire Core Strategy (2006-2026).

5. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no extensions and buildings or any other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, D, E of that Order shall be carried out, without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: To prevent the overdevelopment of the site and in the interests of respecting the character and appearance of the surrounding area. This condition is imposed in accordance with the National Planning Policy Framework (July 2018), Policies CS14 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006).

6. The gradient of private drives shall not exceed 1 in 8 or, where buildings are likely to be occupied by the mobility impaired, 1 in 12.

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

7. No development (including site clearance and any other preparatory works) shall commence on site until protective fencing is erected in accordance with the tree and landscape protection scheme identified in the Construction Site Plan Ref: 2775-05 F (A) received on 05.11.2018. At least 2 working days notice shall be given to the Local Planning Authority that the protective fencing has been erected. The protective fencing shall be maintained and retained for the full duration of the works or until such time as agreed in writing with the Local Planning Authority. Within the fenced area(s), 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 NPPF (July 2018) and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026. A pre-commencement condition is necessary because the installation of tree protection measures is required to be undertaken before construction begins on site to ensure the protection of the trees protected by Tree Preservation Orders.

8. The hereby permitted development shall not be carried out except in accordance with the Construction Method Statement (Oct 2018) received on 24.10.2018 and Construction Site Plan (2775-05 F (A)) received on 05.11.2018, unless otherwise agreed in writing with the Local Planning Authority.

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

9. The hereby permitted development shall not be carried out except in accordance with the SuDS Drainage Plan (2775-05F) received on 23.10.2018, unless otherwise agreed in writing with the Local Planning Authority.

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 (July 2018), Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006).

10. The hereby approved extension shall not be brought into use until 2 metre obscure glazed privacy screens are fitted on the north and south elevations of the proposed balcony, in accordance with Proposed (2775-05F) received on 03.09.2018. The screens shall be permanently retained in that condition thereafter.

Reason: To prevent overlooking of Alamein and the approved dwelling under 16/03610/FULD in the interests of amenity. This condition is imposed in accordance with the National Planning Policy Framework (July 2018), Policy CS14 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (2006) and Supplementary Planning Guidance 04/2 House Extensions (July 2004).

11. The development shall not be brought into use until the vehicle parking spaces have been surfaced and provided in accordance with the approved plans. The parking spaces 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 (July 2018), 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).

Informatives: DEC4 (Approval – need for revision/ Reqs rec'd), HI1 (Access construction), HI3 (Damage to footways, cycleways and verges), HI4 (Damage to carriageway), HI8 (Excavation in close proximity to the highway).

[BD]