

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(1)	18/03400/FULD	22/03/2019 29/05/2019	Demolition of existing barn and replace with new 4-bed dwelling with 2 cart sheds, alterations to existing access detail on land adjacent to Saffron House Saffron House, Stanford Dingley, Reading, Berkshire, RG7 6LS Day Tanner Limited

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

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/03400/FULD>

Recommendation Summary: **The Head of Development and Planning be authorise to APPROVE planning permission**

Ward Member(s): Cllr Graham Pask

Reason for Committee Determination: Over 10 representations objecting to the proposal scheme from members of the public with officer recommendation for approval

Committee Site Visit: 29.05.2019

Contact Officer Details

Name: Sarah Melton
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1. Site History

Extension for study

Ref. No: 75/03922/ADD | Status: Approved

Conservatory

Ref. No: 83/20480/ADD | Status: Approved

Demolition of existing barn and construction of a dwelling.

Ref. No: 16/02441/FULD | Status: Withdrawn

Demolition of barn and construction of new dwelling

Ref. No: 17/01051/FULD | Status: Approved

Multi Stemmed Conifer - Remove

Ref. No: 18/01082/TPC | Status: No Objection

T1 Willow - pollard remaining stem of collapsed willow T2 Willow - remove se
pollarded willow T3 Conifer - remove conifer adjacent to riverbank T4 Maple -
remove declining/dying maple T5 Willow - re-pollard small willow by road
bridge - one stem lost in recent storms

Ref. No: 19/00725/TPC | Status: Pending Consideration

2. Consultations

Parish Council

Objects based on the overall design of the
proposed development.

Highways

No objections subject to planning conditions.

Drainage

To be reported on update sheet.

Thames Water Utilities

No comments received with 21 day consultation
period

Ecology

No objections subject to planning conditions.

Natural England

No comments to make.

North Wessex Downs AONB

No comments received.

Environment Agency

Do not wish to be consulted.

Ramblers Society	No objections in principle.
Public Rights of Way Officer	No comments received.
Conservation Officer	No objections due to extant consent 17/01051/FULD. Repeat conditions appropriately from application 17/01051/FULD.
Environmental Health	No objections. Recommend conditions.

3. Publicity of Application and Representations

3.1 The application was advertised by means of a site notice posted on the side of the barn, next to the village notice board on 28/01/2019, expiring on 18/02/2019. There have been 13 letters of representations received objecting to the application. The representations are summarised:

- Application does not conserve or enhance the character of the village
- Inferior to the previously approved scheme
- Road side elevation is inappropriate
- The design has a variety of 15 modern windows
- Modern design will not fit in with the village
- Outbuildings resemble new dwellings
- Contrary to Parish Design Plan
- Barn is integral to historic nature of village
- The proposed design is much larger than approved scheme
- Design should be of a reduced footprint
- Will be a single dominant shape in the centre of the village
- Design is too large, particularly height
- Garden size reduced compared to previous scheme
- Overlooking of neighbouring property
- Repair and refurbishment is an option for the barn
- Do not need a new 5 bedroom dwelling, which will not be affordable for younger people
- Agree with comments from Stafford Dingley Parish Council
- Fenestration not compatible with street scene

- New design is too urban
- No Heritage Assessment
- Object to the number of windows

4. Policy Considerations

4.1 The policies relevant to this application are:

The National Planning Policy Framework 2019;

Policies ADPP1, ADPP5, CS1, CS4, CS5, CS13, CS14, CS15, CS16, CS17 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

Policies C1, C3, C4 and P1 of West Berkshire Council's Housing Site Allocation DPD (2017).

West Berkshire District Local Plan 1991-2006 (Saved Policies 2007): OVS5, OVS7 and TRANS1

Additional guidance on design is supplied in:

West Berkshire Supplementary Planning Document Series: Quality Design (SPDQD), (June 2006)

West Berkshire Supplementary Planning Document: Quality Design: Quality Design: Part 1 Achieving Quality Design

West Berkshire Supplementary Planning Document: Quality Design: Part 2 Residential Development

West Berkshire Supplementary Planning Guidance: Planning Obligation

West Berkshire Supplementary Planning Document: Community Infrastructure Levy: Charging Schedule

Stanford Dingley Parish Design Statement 2010

5. Description of Development

5.1 The application seeks planning consent for the demolition of the existing barn and the construction of a new four bedroom dwelling, a single cart shed (cart shed B) for the new dwelling and a double cart shed (cart shed A) for the existing dwelling (Saffron House), along with an new vehicular vehicle access.

- 5.2 The Stanford Dingley Parish Design Statement (SDPDS) refers to Saffron House, as a 'modified house built in a modern vernacular style', and states that the building, and its outbuildings stand out on the approach into the village. The outbuildings are a reminder of the previous smallholding at Saffron House.
- 5.3 The site has planning permission for the demolition of the existing barn and the development of a four bedroom house on the same footprint of the existing barn under consent reference 17/01051/FULD.
- 5.4 The proposed application exceeds the footprint of the existing barn on site and is also of a greater height. The below table provides the measurements of the existing building, the consented scheme and proposed schemes on the site.

	Height (m)	Footprint (sqm)	Length (m)	Width (m)
Existing	5.4	139	22.4	7.5
Consented (17/01051/FULD)	6.2	156	24	8.1
Proposed (18/03400/FULD)	6.7	159	23.4	8

- 5.5 During the course of the planning application the applicant/agent has reduced the height of the cart sheds and the footprint of cart shed A.

6. Consideration of the Proposal

- 6.1 The principal matters in considering this application are:
- I. The principle of development
 - II. Design and impact on the character of the surrounding area
 - III. Parking and highway safety (including Public Right of Way)
 - IV. Impact on neighbouring amenity
 - V. Impact on ecology
 - VI. Drainage and flooding

7. The principle of development

- 7.1 The site currently benefits from extant planning consent 17/01051/FULD granted 17 July 2017, this is material consideration that weighs heavily in the planning balance. It is still possible for this consent to be implemented. The principle of development was considered as part of the extant consent and was found to be acceptable, there have been no material changes in local planning policies since the issuing of consent 17/01051/FULD.
- 7.2 Core Strategy policy ADPP1 states that development in West Berkshire will follow the existing settlement pattern. In accordance with policy ADPP1, the majority of residential development will take place within the defined settlement hierarchy. The application site is not located within a defined settlement, as such is classified as the open countryside.
- 7.3 Policy CS1 of the Core Strategy states residential development will be located on previously developed land within defined settlement, whilst the site is classified as previously developed land, it is not within a defined settlement boundary.
- 7.4 Residential development outside a defined settlement boundary and within the open countryside may be permissible under policy C1 provided that (amongst other criteria) it is limited infill development that accords with the below:
- a) It is within a closely knit cluster of 10 or more existing dwellings adjacent to, or fronting an existing highway; and
 - b) 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
 - c) It does not extend the existing frontage; and
 - d) The plot size and spacing between dwellings is similar to adjacent properties and respects the rural character and street scene of the locality.

- 7.5 When application 17/01051/FULD was determined it was considered that, on balance, the proposal complied with Policy CS1 of the HADPD, the site being within a close knit cluster of 10 or more existing dwellings, and permission was granted on this basis. Accordingly, the extant planning consent is a significant material consideration. Although an increased scale, mass, bulk and footprint in comparison to the existing barn, these elements of the proposed development are found to be acceptable. On balance, it is considered that the proposal scheme is compliant with criteria b. of Policy CS1 in terms of its scale. With reference to character, the proposal scheme is of a modern design, with element of a barn style, it is the view of the case officer that this is an appropriate type of design for the location of the proposed development. The proposed development does not extend the existing frontage. The spacing and plot sizes with Stanford Dingley are varied through-out the hamlet. The proposed plot size of the new dwelling is smaller than the immediate neighbours, and significantly smaller than that approved under 17/01051/FULD. The lack of consistency in plot sizes in Stanford Dingley means that the assessment of the scheme against criteria d. is a judgment for the decision maker, the case officer is on balance, satisfied that this criteria is achieved.
- 7.6 The existing barn does have an element of historical character, this point has been raised in a number of third party representations. Policy C4 of the Housing Site Allocations DPD encourages the conversion of barns provided that they are genuinely redundant and structurally sound. From the case officers site visit it is evident that the barn is genuinely redundant, the structural survey submitted with the application concludes that the barn is not structurally sound and therefore not capable of residential conversion under the requirements of policy C4.
- 7.7 There is an existing small wooden shed and greenhouse currently on the site, both are in a poor state of repair and not fit for purpose. It is indicated that the cart sheds will be of a similar footprint to the existing structures. The proposed cart sheds are viewed as ancillary to the existing and proposed dwellings. In practical terms the cart sheds are car ports, they

do not have external doors such as a garage or dwellings. The cart sheds are required to meet the necessary parking requirements of the dwellings, this will be reflected in a planning condition.

- 7.8 Due to the recent extant planning consent, the principle of development is on balance considered acceptable subject to compliance with other planning policies and material considerations.

8. Design and impact on the character of the surrounding area

- 8.1 Given the extant consent, on balance, it is considered that the design of the proposal scheme is acceptable in terms of layout, scale and mass. The footprint, scale and mass of the proposal scheme are an increase to that of the barn currently on site and the extant consent, notwithstanding this, the increase is not considered as significant enough as to warrant refusal.
- 8.2 The style of the proposal scheme reflects that of a modern design which incorporates more historical features through the use of certain materials, these include; handmade clay peg tiles, handmade Flemish bond brick, feather edge oak horizontal timber boarding and soft wood timber joinery (painted).
- 8.3 There is an increase in windows along the west elevation fronting Cock Lane, it is not considered this substantially alter the character of the area, however it is not reflective of the simple elevation of the existing barn. The proposal is adjacent to Bradfield Farm, a large white dwelling along Cock Lane with a number of substantial windows fronting the highway.
- 8.4 There is some concern regarding the level of glazing along the east elevation of the proposed dwelling, particularly in terms of light spillage. However, the level of glazing is considered as comparable to that approved under 17/01051/FULD and has not been objected to by the conservation officer.
- 8.5 The Stanford Dingley Parish Design Statement provides a description of the built form within the hamlet; “there are very few small cottages, the majority of buildings sitting detached within their own plots. The

predominant character of dwellings is of steeply pitched tiled roofs with straight gables and open eaves”, it is considered that the proposed design matches the above description. The Design Statement goes on to conclude that there is no single type of built form which dominates the hamlet, and that there is a diverse mix of building forms, this variety is important to Stanford Dingley. The predominant building material in this location are orange/red brick with Flemish bond, these materials are proposed as part of the development. The prevalent roofing material within the parish is hand made plain clay tile, this material is proposed as the roof material of the new dwelling. As stated with the Parish Design document, there is a large amount of timber framed buildings in this location, again, this is incorporated within the design.

8.6 The Council’s Quality Design SPD recommends that new dwellings of three or more bedrooms provide a minimum of 100sqm of external amenity space, but also that amenity space in rural areas should be reflective of the surrounding properties. The proposal scheme includes approximately 275sqm of external amenity space, this is sufficient for a four bedroom house, however it is not reflective of the host or neighbouring property.

8.7 The proposed dwelling is not considered to be substantially harmful to the landscape character and local distinctiveness of the area. It is therefore considered that the proposal is in accordance with policies C3, CS14, CS19, West Berkshire Councils Quality Design SPD and Stanford Dingley Design Statement.

9. Parking and highway safety (including Public Right of Way)

9.1 Policy C13 of the Core Strategy aims to promote opportunities for healthy travel and reduce the need to travel overall, amongst other criteria. Whilst it is not found that the proposal scheme achieves all the criteria listed under policy C13, this is not a requirement of the policy. Additionally, the element of the proposal scheme has been previously considered under consent 17/01051/FULD.

- 9.2 Policy P1 of the Housing Site Allocations DPD requires that a minimum of three car parking spaces are provided for four bedroom dwellings in zone two. The proposed scheme includes a double cart shed for the existing dwelling on site, and a single cart shed for the proposal scheme. The design of the cart sheds and the proposed use is that of a car port as in confirmed in the Design and Access Statement. Under policy P1 car ports are included as car parking spaces. There are two existing car parking spaces for Saffron House (which are to be retained) and further space adjacent to Saffron House (west of 0.9m wall) and space for one car parking space within the drive of the proposed dwelling. Overall, there are eight car parking spaces included within the red line of the development scheme, this is sufficient to meet the criteria of policy P1.
- 9.3 The Council's Highways Officer has been consulted as part of this planning application and raised no objections to the proposal scheme subject to planning conditions.
- 9.4 Public Right of Way STAN/21/1 runs along the southern boundary of the proposal site. There are a number of trees and hedges along this boundary that shield the development from the PRow. The impact on the PRow is not viewed as significant and has already been considered as acceptable under extant consent 17/01051/FULD.
- 9.5 Overall, it is considered that the proposed development will not impact on highway safety and that it would provide a sufficient level of car parking.

10. Impact on neighbouring amenity

- 10.1 The host dwelling, Saffron House is located approximately 18m away from the north-east corner of the proposed dwelling, proposed cart shed B is approximately 7m from Saffron House and cart shed A approximately 10m. Given the layout and scale of these proposed buildings, it is not considered that the built form of the proposal scheme will have an overbearing impact on Saffron House.
- 10.2 The design of the proposal scheme does include large levels of glazing along the east elevation, given the distance between the dwellings are the

location of cart shed A, it is not considered that there will be an unacceptable level of overlooking or loss of privacy for the host dwelling.

10.3 The ridge height of the proposed dwelling is not significantly greater to that of the existing barn, as such there are no concerns regarding an overbearing impact of the development on the host dwelling.

10.4 All other dwellings in the vicinity are located of a sufficient distance as to not be impacted by the proposal scheme.

11. Impact on green infrastructure and biodiversity

11.1 Core Strategy policy CS17 states that biodiversity and geodiversity assets across West Berkshire will be conserved and enhanced.

11.2 The site is not within a biodiversity area, SSSI or local wildlife area. A bat survey has been submitted with the application, the Councils Ecological Officer has recommended planning conditions be. Natural England have raised not objections to the application.

12. Drainage and flooding To be reported on the update sheet

13. Other matters

CIL

13.1 Policy CS5 states that the Council will work with infrastructure providers and stakeholders to identify requirements for infrastructure provision and services for new development and will seek to co-ordinate infrastructure delivery. The Council has implemented its Community Infrastructure Levy (CIL) as from 1st April 2015.

13.2 Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council, residential development of 100sqm or more will be liable to pay the Community Infrastructure Levy.

13.3 This application is CIL liable.

14. Conclusion

- 14.1 The principle of residential development on the site, including the demolition of the existing barn has already been established under extant consent 17/01051/FULD. The proposed design is not considered as creating demonstrable harm to the character and appearance of the surrounding area.

15. Recommendation

- 15.1 **The Head of Development and Planning be authorised to approve planning permission subject to the following conditions.**

CONDITIONS

1. The development shall be started within three years from the date of this permission.

Reason: To enable the Local Planning Authority to review the desirability of the development to comply with Section 91 of the Town and Country Planning Act (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) should it not be started within a reasonable time.

2. The development hereby permitted, including finished floor levels, shall be carried out in accordance with the documents and plans listed below:

Proposed Floor Plans 1 of 2, reference 3544/212 revision D, received on 12 March 2019

Proposed Floor Plan 2 of 2, reference 3544/213 revision C, received on 12 March 2019

Block and Location Plan, reference 3544/210 revision B, received on 12 March 2019

Proposed Cart Shed B Elevations, reference 3544/216 revision C, received on 12 March 2019

Proposed Cart Shed A Elevations, reference 3544/215 revision D, received on 12 March 2019

Proposed Site Plan, reference 3544/211 revision E, received on 12 March 2019

Proposed Elevations, reference 3544/214, received on 22 January 2019

Report of the Structural Condition of Saffron House barn by Birds Associates reference 7136, received on 29 April 2019

The mitigation measures of Bat Roost Assessment of Barn and Garage at Saffron House Stanford Dingle by GS Ecology dated 12 April 2019 received on 23 April 2019

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

3. The materials to be used in the development hereby permitted shall be as specified on the application form part 8 received on 22 January 2019 and the approved documents and drawings

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 (February 2019), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006) and the Supplementary Planning Guidance 04/2 House Extensions (July 2004).

4. The use shall not commence 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 (February 2019), 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).

5. The use shall not commence until the visibility splays at the site accesses have been provided in accordance with drawing number 3544/211 received on February 18th 2019. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.9 metres above the carriageway level.

Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

6. The landscaping details provided under the approved plans shall be completed in accordance with the following;

- 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 National Planning Policy Framework (February 2019) and Policies CS14, CS18 and CS19 of the 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;
or 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 (February 2019), and Policy CS14 of the West Berkshire Core Strategy (2006-2026), and Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

8. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no windows/dormer windows/roof lights (other than those expressly authorised by this permission) which would otherwise be permitted by Schedule 2, Part 1, Classes A, B or C of that Order shall be constructed on the north, south, west, and east elevations of the dwelling, without planning permission being granted by the Local Planning Authority in respect of an application made for that purpose.

Reason: In the interests of respecting the character and appearance of the surrounding AONB area. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

9. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no extensions, alterations, outbuildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C, D, E and F of that Order shall be constructed, without planning permission being granted by the Local Planning Authority in respect of 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 AONB area. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

- 10.** The dwelling shall not be occupied until the vehicle parking and 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 (February 2019), 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).

- 11.** 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 including decorative displays and facilities for public viewing;
- (e) Wheel washing facilities;
- (f) Measures to control the emission of dust and dirt during construction;
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works;

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 (February 2019), Policy CS14 of the West Berkshire Core Strategy (2006-2026), Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

- 12.** Development shall proceed in accordance with the ecological mitigation measures detailed within the Bat Roost Assessment of Barn and Garage at Saffron House Stanford Dingle by GS Ecology dated 12 April 2019 received on 23 April 2019 unless otherwise agreed in writing by the Local Planning Authority in respect of an application to discharge this condition.

Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 17 of the West Berkshire Core Strategy Development Plan Document 2012.

- 13.** The dwelling shall not be occupied until an electric vehicle charging point has been provided in accordance with the approved drawings, the area of the site designated for the parking and charging of electric vehicles on the approved plan shall thereafter be kept available for this use all times.

Reason: To promote the use of electric vehicle. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocation DPD and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

- 14.** Irrespective of the provisions of The Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that order), Cart Shed A and Cart Shed B as labelled on the approved plans shall not be used for any purpose other than as car parking accommodation, nor shall any door, wall or other means of enclosure or stopping up of the entrances to the cart sheds be undertaken, unless permission has been granted in respect of a planning application.

Reason: To ensure that the cart sheds (car ports) are kept available for vehicle parking in the interest of road safety and in order to comply with policy P1 of the Housing Site Allocations DPD. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

- 15.** No development shall take place until details of the cycle parking and storage space have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not 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 (February 2019), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), and Supplementary Planning Document Quality Design (June 2006).

- 16.** 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 (February 2019), Policy CS14 of the West Berkshire Core Strategy

(2006-2026) and Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

- 17.** No development shall take place until full details of how all spoil arising from the development and how any materials arising from the demolition of the existing barn will be used and/or disposed of have been submitted to and approved in writing by the Local Planning Authority. These details shall:
- (a) Show where any spoil to remain on the site will be deposited;
 - (b) Show the resultant ground levels for spoil deposited on the site (compared to existing ground levels);
 - (c) Include measures to remove all spoil (not to be deposited) from the site;
 - (d) Include measures to remove any materials arising from the demolition of the existing barn from the site;
 - (e) Include timescales for the depositing/removal of spoil and removal of any materials arising from the demolition of the existing barn.

All spoil arising from the development shall be used and/or disposed of in accordance with the approved details.

Reason: To ensure appropriate disposal of spoil from the development and any materials arising from demolition, and to ensure that ground levels are not raised in order to protect the character and amenity of the area. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies ADPP5 and CS19 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006) and the Stanford Dingley Parish Design Statement 2010.

- 18.** No development shall take place until samples, and an accompanying schedule, of the materials to be used in the construction of the external surfaces of the dwelling, cartsheds and hard surfaced areas 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 (February 2019), Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocation DPD (2017), Supplementary Planning Document Quality Design (June 2006) and Stanford Dingley Parish Design Statement 2010.

- 19.** No development shall take place until details of the finished floor levels of the dwelling and cartsheds hereby permitted in relation to existing and proposed ground levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels.

Reason: To ensure a satisfactory relationship between the development hereby approved and the surrounding area in accordance with National Planning Policy Framework (February 2019), Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocation DPD (2017), Supplementary Planning Document Quality Design (June 2006).

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

Reason: The boundary treatment is an essential element in the detailed design of this development and the application is not accompanied by sufficient details to enable the Local Planning Authority to give proper consideration to these matters. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy C3 of the Housing Site Allocation DPD (2017), Supplementary Planning Document Quality Design (June 2006) and the Stanford Dingley Parish Design Statement for 2010.