

Item No.	Application No. and Parish	8 Week Date	Proposal, Location, Applicant
(2)	19/00411/REM Newbury Town Council	12 th April 2019 Extension of time until 12 th June 2019	Reserve matters application for a new dwelling with integral garage of appeal reference APP/W0340/W/17/3191372 (17/01808/OUTD). Matters to be considered: Appearance, Landscaping, Layout and Scale. Garden Land at 5 Normay Rise, Newbury Mr and Mrs W Power

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/00411/REM>

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

Ward Members: Councillor Adrian Abbs
Councillor David Marsh
Councillor Tony Vickers

Reason for Committee Determination: 10 or more objections to a recommendation determination of Approval.

Committee Site Visit: 6th June 2019

Contact Officer Details	
Name:	Jeffrey Ng
Job Title:	Planning Officer
Tel No:	(01635) 519111
E-mail Address:	jeffrey.ng1@westberks.gov.uk

1. SITE HISTORY

Garden Land at 5 Normay Rise has been subject to a number of planning applications. The most recent of which is:

Outline planning application (17/01808/OUTD) was REFUSED for the erection of dwelling with integral garage. Matters to be considered: Access. The Appeal Decision (APP/W0340/W17/3191372) was made under Section 78 of the Town and Country Planning Act 1990 against the refusal and the Appeal was allowed and outline planning permission (17/01808/OUTD) was granted, subject to conditions.

2. PUBLICITY

Site Notice Expired: 19 March 2019

3. CONSULTATIONS AND REPRESENTATIONS

Newbury Town Council The Council has raised no objection to the proposed development.

Highways Highways Authority has raised no objection to the proposed development subject to conditions.

Access was determined on the outline planning application (17/01808/OUTD). The level of car parking proposed complies with parking standards for new residential development under Policy P1 of West Berkshire Housing Site Allocations Development Plan Document (2006 – 2026) Adopted May 2017.

Tree Officer Tree Officer has raised no objection to the proposed development and considers that the submitted details are adequate to cover the Reserved Matters relating to Landscaping.

A separate discharge of condition application is however required to discharge conditions 6 and 7 imposed by the Planning Inspector relating to landscaping and tree protection under the Appeal Decision APP/W0340/W/17/31913732).

Thames Water No comments received by the date of writing.

Representations

15 letters of representation have been received. 14 Objections registered to the application and 1 Letter was for comments only. Issues raised are summarised below:-

Character of the Area

Concerns raised in regards to the character of the proposed development as it is not in keeping with the character of the area and it is significantly different from the neighbouring properties which are Georgian style design.

Questions raised over the additional negative impact on the local environment, including less green space.

The proposed development extends across the full width of the plot and it is not in line with the other houses on Willowmead Close, which are positioned centrally on their plots with clear passage on both sides of at least of 1 to 2 metres.

The proposed development is not keeping with the character of Willowmead Close as it is the first visible house in the street.

Scale and Layout

Concerns raised in regards to the scale of the proposed development as it is larger than the proposed one shown on the previously appealed application and the plot is too small for a property. The new rear elevation creates an overbearing and highly dominant impression from both the front and rear elevation aspects.

Issue raised in regards to the scale of the 3-bedroom proposed property as the current properties are all 4-bedroom plus.

Concerns raised in regards to the area of the proposed outdoor amenity space as it is too small and it is not in line with the outdoor gardens within the Conifer Crescent, Willowmead Close and Normay Rise.

The Appeal confirmed that the proposed garden area was allowed to be under 100 square metres and considered that it was to be acceptable

Permitted development rights are recommended to be removed to prevent further extensions.

Appearance

Concerns raised in regards to the design and materials used in the proposed development including over hangs host property, garage, bi-fold doors, patio to the front, timber cladding and slate roof, building footings and metal/aluminium frames.

The west wing element of the structure is at least 2 metres in front of the established building line and this will result in additional overshadowing of the front of 2 Willowmead Close which is not acceptable.

The plans lack an appropriate level of detail on position of vents, height and position of chimney, landscaping planting schemes including species and location.

Issue raised in regards to the set back of the proposed development as it should be pushed back so the front line can be in line with 2 Willowmead Close.

A smaller scale dwelling would be appropriate such as a single storey dwelling or chalet style bungalow.

The proposed development does not represent good design and is a material consideration for refusal of planning permission.

Questions raised over the negative impact to the privacy of 7 Normay Rise and 2 Willowmead Close given its location and elevation.

Windows on the first floor allow an unrestricted view of the private amenity space to the rear of 2 Willowmead Close at a distance of approximately of 3 metres. Windows on the rear of the property also give an unrestricted view of the rear windows and private amenity area of 7 Normay Rise.

The new first floor rear facing windows to the habitable rooms look directly to the garden area of 7 Normay Rise. They also look directly into the rear facing habitable room windows of 7 Normay Rise and have only about 20 metres in between.

Landscaping

Concerns raised in regards to the trees with Preservation Orders as they have been removed.

The types of vegetation are deciduous and it is not in line with the Supplementary Planning Document, which states that fast growing species should be avoided.

The plan do not include details of the height of the proposed iron fence or hedge.

Concerns raised in regards to the access as there is no access to the rear to the rear of the proposed development towards one side and very limited access on the other side to the rear of the proposed development.

Flood Prevention and Drainage

Concerns raised in regards to the drainage as there have been several drainage issues and an extensive investigation is therefore required prior to the commencement of the proposed development.

Traffic and Highways

Questions raised over the additional negative impact on the local environment, including increasing traffic.

Planning Policy

The proposed development is contrary to ADPP1 and Policy CS14 of the Core Strategy.

The proposed development is contrary to West Berkshire Council Supplementary Planning Document June 2006.

One of the principles of the Newbury Town Council Design Statement is to "conserve the 'garden suburb' character of the area" (Andover Road) - building a house in a back garden does not conserve the character, and is a clear example of garden grabbing - again something that Newbury Town Council is against.

Other Issues

Question raised over the planning application as it will legitimatise the right to build a property in the rear garden if this application is approved.

The current application ignored all the advice put forward in the previous appeal meeting.

Concerns raised in regards to the proposed dormer windows as they were rejected on the previous application but are on the current application. The

proposed dormer window on the west side of the property was not on the original plan.

Question raised over the capacity of the infrastructure in Wash Common and the area will be over-developed.

Question raised over the 5 year housing supply as the National Planning Policy Framework 2012 (NPPF) states that Development on residential gardens cannot be included as part of the 5 year housing supply.

The proposed development is based on personal financial gain and with no consideration for the impact to the area.

4. PLANNING POLICY

4.1. The planning system is plan-led, which means that planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In this case, the following policies of the Development Plans are considered relevant to the proposal:

4.2. West Berkshire Core Strategy (2006 – 2026) Adopted July 2012 (WBCS 2012)

Policy ADPP1	Spatial Strategy
Policy ADPP2	Newbury
Policy CS1	Delivering New Homes and Retaining the Housing Stock
Policy CS4	Housing Type and Mix
Policy CS 13	Transport
Policy CS14	Design Principles
Policy CS16	Flooding
Policy CS 17	Biodiversity and Geodiversity
Policy CS19	Historic Environment and Landscape Character

4.3. West Berkshire Housing Site Allocations Development Plan Document (2006 – 2026) Adopted May 2017 (HSA DPD 2017)

Policy C1	Location of New Housing in the Countryside
Policy C3	Design of Housing in the Countryside
Policy P1	Residential Parking for New Development

4.4. West Berkshire District Local Plan 1991-2006 (Saved Policies) 2007 (WBLP 2007)

TRANS 1 Meeting the Transport Needs of New Development
OVS.5 Environmental Nuisance and Pollution Control
OVS.6 Noise Pollution

4.5. The National Planning Policy Framework (February 2019) (NPPF) and the Planning Practice Guidance (PPG) set out the Government's planning policies for England, and they are material consideration in planning decisions. NPPF sets out a presumption in favour of sustainable development and it does not change the statutory status of the development plan as the starting point for decision making.

4.6. The following Supplementary Planning Guidance and Supplementary Planning Documents are material planning considerations in the planning process, and are considered relevant to this planning application:

- Quality Design West Berkshire Council Supplementary Planning Document June 2006
- Housing Extensions Supplementary Planning Guidance July 2004
- Newbury Town Council Design Statement July 2017

5. DESCRIPTION OF DEVELOPMENT

5.1. Garden Land at 5 Normay Rise is free from many constraints, notably it is not within any Flood Zone, not within the AONB, or a Conservation Area. It is a well-established residential area of Newbury Town that is within Settlement Boundary as defined by West Berkshire Core Strategy Policies. It is within Wash Common area.

5.2. An Outline Planning Permission (17/01808/OUTD) was granted under the Appeal Decision (APP/W0340/W17/3191372), which Access is the only matter to be determined.

5.3. The proposed development is a reserved matters application for the erection of a dwelling with integral garage. Matters to be considered: Appearance, Scale, Layout and Landscaping.

6. PLANNING CONSIDERATIONS

In considering this application the acceptability of the proposed development will be assessed against relevant development plan policies and material considerations. In this case the main planning considerations are:

- Principle of Development
- Character of the Area
- Scale and Layout
- Appearance
- Landscaping
- Flood Prevention and Drainage
- Traffic and Highways
- Community Infrastructure Levy

7. PRINCIPLE OF DEVELOPMENT

7.1. The Spatial Strategy policies in the West Berkshire Core Strategy 2012 (WBCS 2012) provide the overarching strategy for development in West Berkshire. They provide for where new housing should go in the District as set out in the Area Delivery Plan Policies (ADPP). The ADPP guide development but should be read in conjunction with Policy CS1 and Policy C1. West Berkshire Housing Site Allocations Development Plan Document 2017 (HSADPD 2017) which makes clear where new residential development is suitable in the opinion of the Council.

- 7.2. WBCS 2012 Policy ADPP1 sets out a spatial strategy for the distribution of housing throughout the District. The policy seeks to accommodate development in the most sustainable way, focusing the majority of development in settlements with existing facilities and services. HSADPD 2017 Policy C1 states that there is a presumption in favour of development and redevelopment within the settlement boundaries and Newbury is one of the identified settlements.
- 7.3. In this case, the principle of development of this site for the erection of a dwelling with integral garage has been accepted through the Outline Planning Permission (17/01808/OUTD), which was granted under the Appeal Decision (APP/W0340/W17/3191372).

8. CHARACTER OF THE AREA

- 8.1. Achieving well-designed places is one of the core planning principles of the NPPF. WBCS 2012 Policy CS14 clearly sets out that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area, and makes a positive contribution to the quality of life in West Berkshire. Policy CS19 seeks to ensure development is appropriate in terms of location, scale and design.
- 8.2. According to the Newbury Town Council Design Statement July 2017 (Statement), there is a mixture of types of housing in Wash Common. The application site is located along Willowmead Close and at the garden land of 5 Normay Rise in Wash Common. Willowmead Close consists of a mixture of post war suburban detached dwellings. Though the Statement does not mention Willowmead Close, it states that Normay Rise is made of individually designed houses built in the 1960s. A list of principles are also suggested for any new development within the area:
- Any future development should respect and enhance the architectural quality and variety in the street scene.
 - The design of future development should take into account the current lack of off-street parking in some streets and the subsequent access problems and congestions.
 - New development should, wherever possible, incorporate surrounding open countryside as part of the landscape and open space network of the area.
 - Opportunities should be taken to retain established landscape features which can give a sense of place and definition to the area.
 - The existing open spaces and more formal recreation area form an essential part of its character. Any new development should respect this role and ensure that these spaces are conserved and, where possible enhanced.
- 8.3. Concerns have been raised regarding the character of the proposed development as it is significantly different from the neighbouring dwellings along Willowmead Close and it is not in keeping with the character of the area. Some comments also point out that the proposed development is contrary to Policy ADPP1 and CS14 of the WBCS 2012 and the Newbury Town Council Design Statement July 2017.
- 8.4. Paragraph 9 of the Appeal Decision (APP/W0340/W17/3191372) however sets out that the plot as a whole would satisfactorily accommodate a new dwelling and its plot width would be consistent with those along Willowmead Close. Paragraph 13 continues to state that the proposal would therefore not be harmful to the character

or appearance of the surrounding area, and there would be no material conflict with the aims and requirements of Policy ADDP1 and CS14 of WBCS 2012, Policy C1 of HSA DPD 2017 and design guidance within the Quality Design West Berkshire Council Supplementary Planning Document June 2006, the Newbury Town Council Design Statement July 2017 and the National Planning Policy Framework (NPPF).

- 8.5. Newbury Town Council has raised no objection to the proposed development. The application site is within Wash Common Estate and the Statement sets out a list of recommended design guidelines for this area and identifies that it is a residential area with a variety of house styles and street scenes.
- 8.6. Officers also do not consider that the proposed development would lead to a material conflict with the guidelines set out in the Statement or have an adverse impact on the character of the area, given that it is in line with the character of this residential area and it is considered in accordance with Policy CS14 of the WBCS 2012 and Policy C3 of HSA DPD 2017.

9. SCALE AND LAYOUT

- 9.1. Scale refers to the height, width and length of each building proposed within the development in relation to its surroundings.
- 9.2. Layout refers to the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- 9.3. Concern has been raised in regards to the scale of the proposed development as it is considerably larger than the proposed one shown on the outline application and permitted development rights should be removed to prevent further extensions.
- 9.4. Concerns have also been raised in regards to the area of the proposed amenity space as it is too small and it is not in line with the gardens within the area. The proposed amenity space is also contrary to the Quality Design West Berkshire Council Supplementary Planning Document June 2006 Part 2 Residential Development. Issue raised in regards to the set back of the proposed development as it should be pushed back so the front line can be in line with 2 Willowmead Close.
- 9.5. The applicant states that the total floor area of the proposed 2-storey dwelling would be approximately 188 square metres, while the footprint of the dwelling is approximately 94 square metres. The proposed rear amenity space is about 114 square metres and it is above the standard, which is 100 square metres for a 3-bedroom property, set out under the Quality Design West Berkshire Council Supplementary Planning Document June 2006 Part 2 Residential Development.
- 9.6. Given that the application site rises in level up to its common boundary with 2 Willowmead Close, the applicant states that the proposed development has been designed with the contours of the surrounding area. The highest ridge point of the proposed development projects towards the boundary with 2 Willowmead Close, while the highest lower wing is furthest away from the boundary with 5 Normay Rise.

- 9.7. Newbury Town Council Design Statement July 2017 sets out a list of recommended design guidelines for this area and the guidelines also point out the local topography producing some steep slopes adding to the visual interest.
- 9.8. The footprint on the submitted plans during an outline planning application stage is illustrative. However, Officers do not consider that the scale or size of the proposed dwelling is significantly larger than the proposed one during an outline planning application stage.
- 9.9. Paragraph 1.9.4 of the West Berkshire Council Supplementary Planning Document June 2006 Part 2 Residential Development sets out that the scale and design of front and rear gardens should be considered to ensure that they are in keeping with the character of the street.
- 9.10. The proposed development is considered to subdivide an existing garden area and erect a new dwelling at the land adjacent to 5 Normay Rise and it would result in cramped overdevelopment of the plot and fail to respect the character of the locality. It is one of the reasons to refuse the outline planning application by this Committee. There is also a discussion about the adequacy and the size of the proposed amenity space during an outline planning application stage.
- 9.11. Both Planning Practice Guidance (PPG) and the NPPF emphasise conditions should only be imposed where they are: necessary; relevant to planning and; to the development to be permitted; enforceable; precise and; reasonable in all other respects.
- 9.12. One of the concerns have been raised to remove the permitted development rights on any further extensions of the proposed development. Although the application site is free from many constraints and there is already a condition imposed by the Planning Inspector during an outline planning application stage to remove the permitted development rights for erecting any dormer windows to protect the privacy and amenity of neighbouring properties, Officers still consider that it is necessary and reasonable to impose a condition to remove further permitted development rights in this case.
- 9.13. Officers consider that the removal of permitted development rights is necessary for Local Planning Authority to impose planning control prevent the overdevelopment of the site, in the interests of respecting the character and appearance of the surrounding area. Officers also note that the proposed development has made a design to be in line with the local topography of the area. As such, it is considered to be acceptable in terms of scale and layout.

10. APPEARANCE

- 10.1. Appearance refers to the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- 10.2. Concern has been raised in regards to the design and materials used in the proposed development. The west wing element of the structure is at least 2 metres in front of the established building line and this will result in additional

overshadowing of the front of 2 Willowmead Close which is not acceptable. Overlooking issue also has been raised over the negative impact to the privacy of 7 Normay Rise and 2 Willowmead Close.

- 10.3. The applicant states that proposed doors and windows will be aluminium framed and the roof will be constructed in a slate type tile. The applicant also sets out that the details of materials submitted in this application only give an indication of the expected materials to be used. The design of the proposed dwelling also attempts to reduce the shadowing of the new dwelling and minimise any overshadowing off neighbouring properties, by being sited centrally. The applicant also points out that further details of the proposed integral garage will be provided.
- 10.4. Officers consider that further details of the proposed integral garage are required prior to the commencement of the development hereby permitted. Officers also consider that the submitted details are not sufficient to discharge Conditions 5 of Outline Planning Permission (17/01808/OUTD) granted by the Appeal Decision (APP/W0340/W17/3191372).
- 10.5. Officers consider that the ground floor kitchen/living room and living room are both habitable rooms with good level of natural lights. Housing Extensions Supplementary Planning Guidance July 2004 states that it may be necessary to keep the 2-storey extensions away from boundaries in order to avoid loss of light to neighbours. Windows that directly overlook a nearby neighbouring dwelling should also be avoided. A minimum distance of 21 metres is required between directly facing windows.
- 10.6. In this case, it has a distance of approximately 21 metres between the proposed dwelling and 2 Willowmead Close. Officers do not consider that there is a material harm to privacy and outlook of neighbours. The central siting also helps reduce the overshadowing of neighbouring properties. As such, Officers consider that it is acceptable in terms of appearance.

11. LANDSCAPING

- 11.1. Landscaping refers to the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.
- 11.2. Concerns have been raised in regards to the removal of trees with Tree Preservation Order. Officers consider that a Tree Preservation Order No. 201/21/90 was approved on 27 November 2018 to allow the removal of T1 Oak as it appears to be heavily affected by honey fungus and is in a poor condition. The applicant has completed the removal but is not replacing yet with appropriate alternatives. Officers also do not consider that the concerns regarding the removal are valid as T2 and T3 are identified on the submitted plans and there is no evidence in the submitted documents to show that the applicant will removal such trees.
- 11.3. Tree Officer has raised no objection to the proposed development. The proposed development is therefore considered in accordance with Policy CS14, CS17 and

CS19 of the WBCS 2012. As such, it is considered to be acceptable in terms of landscaping. However, Tree Officer considers that the current submitted details are not sufficient to discharge Conditions 6 and 7 of Outline Planning Permission (17/01808/OUTD) granted by the Appeal Decision (APP/W0340/W17/3191372).

12. FLOOD PREVENTION AND DRAINAGE

- 12.1. WBCS 2012 Policy CS16 states that surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS) in accordance with best practice and the proposed national standards and to provide attenuation to greenfield run-off rates and volumes, for all new development and re-development and provide other benefits where possible such as water quality, biodiversity and amenity on all development sites.
- 12.2. Concern has been raised in regards to the drainage as there have been several drainage issues in the area. Officers consider that Condition 14 of Outline Planning Permission (17/01808/OUTD) granted under the Appeal Decision (APP/W0340/W17/3191372) requires the applicant to submit surface water drainage details prior to the commencement of the development hereby permitted. Given that no such details are submitted in this application, Officers consider that Condition 14 on the Outline Planning Permission (17/01808/OUTD) granted under the Appeal Decision (APP/W0340/W17/3191372) is still applicable.

13. COMMUNITY INFRASTRUCTURE LEVY

- 13.1. Officers are aware of the concern raised to the capacity of the local infrastructure. WBC SPD, Part 2 Residential Development states that the impact of a development on the local infrastructure and existing services of the neighbourhood should be considered.
- 13.2. Community Infrastructure Levy (CIL) was implemented in West Berkshire on 1 April 2015 and it is a levy charged on most new development within the local authority area. The money is used to pay for new infrastructure required as a result of the new development. This infrastructure can be wide-ranging, including schools, road schemes, health facilities and sports and leisure facilities.
- 13.3. Although the applicant states that it is the intention of the applicants to live in the proposed development and it would be permitted to be exempt from the CIL, Officers consider that an informative shall be imposed to remind the applicant to contact the CIL team for the arrangement.

14. TRAFFIC AND HIGHWAYS

- 14.1. Access is the only matter determined to be acceptable under the Outline Planning Permission (17/01808/OUTD) granted by the Appeal Decision (APP/W0340/W17/3191372). Highways Authority has raised no objection to the proposed development subject to conditions as Access was Outline Planning Permission (17/01808/OUTD) granted by the Appeal Decision (APP/W0340/W17/3191372). The level of car parking proposed also complies with parking standards for new residential development under Policy P1 of HSADPD 2017.

14.2. Highways Authority has also raised no objection to the submitted details of cycle storage facilities requested under Condition 12 of the Appeal Decision (APP/W0340/W17/3191372).

15. OTHER MATTERS

15.1. Issues raised by objection letters will be addressed in this section.

- This planning application will not legitimatise the right to build a property in the rear garden if it is approved as each case as its own particular circumstances and is dealt with on its individual merits and/or resultant impacts. This issue was also addressed under the Appeal Decision (APP/W0340/W17/3191372).
- A condition was already imposed by the Planning Inspector to remove the permitted development rights to erect any dormer windows.
- Value of surrounding area is not a planning consideration.

16. CONCLUSION

16.1. Garden Land at 5 Normay Rise is within Settlement Boundary of Newbury as defined by West Berkshire Core Strategy Policies and it is within Wash Common area. An Outline Planning Permission (17/01808/OUTD) was granted by the Appeal Decision (APP/W0340/W17/3191372), which Access is the only matter to be determined. Therefore, the principle of development is considered to be acceptable and this reserved matters application is to consider the details of Appearance, Scale, Layout and Landscaping.

16.2. Both statutory and non-statutory consultees have raised no objection to the proposed development. Officers also consider that the proposed development is acceptable in terms of Appearance, Scale, Layout and Landscaping. Officers consider that it is necessary and reasonable to impose planning control to remove the permitted development rights on any further extensions to the proposed dwelling, given that the size of the plot and the scale of the proposed development.

16.3. Although a number of objections have been submitted, Officers consider that issues have been addressed in the proposal. Furthermore, adequate planning control has also been imposed and the applicant has to submit further details requested by conditions attached to the Appeal Decision.

16.4. The proposal is therefore considered in accordance with Policy ADPP1, Policy ADPP2, Policy CS1, Policy CS4, Policy CS 13, Policy CS14, Policy CS16, Policy CS 17 and Policy CS19 of WBCS 2012, Policy C1, Policy C3 and Policy P1 of HSA DPD 2017.

17. FULL RECOMMENDATION

17.1. The Head of Development and Planning be authorised to **GRANT** conditional planning permission.

CONDITIONS

Approved Documents

1. The development hereby permitted shall be carried out in all respects in accordance with the following plans/drawings:
 - Drawing Ref R837.01 Location Plan dated October 2018
 - Drawing Ref. R837.02 Existing Plans & Elevations dated January 2019
 - Drawing Ref. R837.03 Site Plan, Existing and Proposed Street Elevation (Rev. D) dated January 2019
 - Drawing Ref. R837.04 Plans, Existing and Proposed Block Plan (Rev. D) dated January 2019
 - Drawing Ref. R837.11 Proposed Elevations dated December 2018
 - Submission of Reserved Matters Supporting Statement dated 1 February 2019

Reason: To ensure that the development is carried out in accordance with the submitted details and to enable the Local Planning Authority to control the development and monitor the site to ensure compliance with the planning permission.

Commencement

2. The development hereby permitted shall be begun before the expiration of two years from the date of this permission as the final approval of the reserved matters.

Reason: To accord with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004 and to enable the Local Planning Authority to control the development and monitor the site to ensure compliance with the planning permission.

Details of Integral Garage

3. Prior to the commencement of the development hereby permitted, details of integral garage shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be carried out in accordance with the approved details.

Reason: The integral garage 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 Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

Removal of Permitted Development Rights

4. 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 enlargements or extensions which would otherwise be permitted by Schedule 2, Part 1, Class A, E and F of that Order shall be constructed in the curtilage of the dwelling hereby permitted, without planning permission being granted by the Local Planning Authority.

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

Parking/turning in accord with plans

5. The dwelling shall not be occupied until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). 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 (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).

Cycle parking

6. The dwelling shall not be occupied until the cycle parking has been provided in accordance with the approved drawings and this area shall thereafter be kept available for the parking of cycles at all times.

Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. This condition is imposed in accordance with the National Planning Policy Framework (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)

INFORMATIVE

1. The applicant is reminded that this decision is an approval of reserved matters pursuant to an Outline Planning Permission (17/01808/OUTD) granted under the Appeal Decision (APP/W0340/W17/3191372) on 22 May 2018 and that the conditions attached to the Outline Planning Permission also have to be complied with.
2. The applicant is reminded that the Conditions 12 (Details of cycle storage facilities) and 13 (Details of both existing and proposed floor levels of the dwelling in relation to nearby datum points) attached to the Outline Planning Permission (17/01808/OUTD) granted under the Appeal Decision (APP/W0340/W17/3191372) on 22 May 2018 are fully discharged. The applicant is reminded to carry out the development hereby permitted in accordance with such approved details.
3. The applicant is reminded to contact the Community Infrastructure Levy team on 01635 519111 regarding the Community Infrastructure Levy arrangement.
4. The applicant is reminded to comply with Tree Preservation Order No. 201/21/90 and contact Tree Officer on 01635 519349 for any enquiries regarding the Order or other matters related to tree preservation.

5. The Highways Manager, West Berkshire District Council, Transport & Countryside, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 519887, should be contacted to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made, allowing at least four (4) weeks' notice, to obtain details of underground services on the applicant's behalf.
6. The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge, arising during building operations.
7. The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.
8. In order to protect the stability of the highway it is advised that no excavation be carried out within 15 metres of a public highway without the written approval of the Highway Authority.
9. For further information regarding the discharge of the conditions or any other matters relating to the decision, please contact the Customer Call Centre on: 01635 519111.

DC