

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(3)	19/02072/REM Newbury Town Council	10 October 2019 <sup>1</sup>	Reserved 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

<sup>1</sup> Extension of time agreed with applicant until 11 November 2019

The application can be viewed on the Council's website at the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/02072/REM>

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

**Ward Member(s):** 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:** 31 October 2019

#### Contact Officer Details

**Name:** Jeffrey Ng  
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## 1. Introduction

- 1.1 This is a reserved 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.
- 1.2 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.

## 2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision
17/01808/OUTD	Outline planning application for the erection of dwelling with integral garage. Matters to be considered: Access.	Refused. The Appeal Decision (APP/W0340/W17/3191372) was then 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.
19/00411/REM	Reserved 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.	Refused. This application is currently under Appeal <sup>1</sup> by the time of writing.

## 3. Procedural Matters

### *Environmental Impact Assessment (EIA)*

- 3.1 Given the nature and scale of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.

### *Publicity*

- 3.2 Site notice displayed on 06 September 2019 at the location site; the deadline for representations expired on 27 September 2019.

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<sup>1</sup> <https://publicaccess.westberks.gov.uk/online-applications/appealDetails.do?previousCaseType=Application&keyVal=PVT3TDRD0P100&previousCaseNumber=19%2F00411%2FREM&activeTab=summary&previousKeyVal=PN68THRD04Z00>

## **Community Infrastructure Levy (CIL)**

- 3.3 CIL is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL will be charged on residential (C3 and C4) and retail (A1 - A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of net floorspace (including extensions) or when a new dwelling is created (even if it is less than 100 square metres).
- 3.4 CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at [www.westberks.gov.uk/cil](http://www.westberks.gov.uk/cil)

## **4. Consultation**

### **Statutory and non-statutory consultation**

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

<b>Newbury Town Council</b>	The Council has raised objection as the proposal will be an overdevelopment and it is out of keeping with the street scene.
<b>WBC Highways</b>	Highways has raised no objection to the proposed development. In principle, Highways is satisfied with the submitted details required by Conditions 9, 10, 11 and 12 under outline planning permission (17/01808/OUTD).
<b>WBC Tree Officer</b>	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. However, a pre-commencement condition is recommended to require details of protective fencing during any construction to safeguard the root protection area.
<b>WBC Waste Management</b>	No comments received by the date of writing.
<b>WBC SuDS Team</b>	No comments received by the date of writing.
<b>Thames Water</b>	No comments received by the date of writing.

### **Public representations**

- 4.2 Representations have been received from 15 contributors, 0 of which support, and 15 of which object to the proposal.
- 4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:

<b>Character and</b>	<ul style="list-style-type: none"><li>The proposal is significantly different from the neighbouring properties along Willowmead Close. 90% of houses within the</li></ul>
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<b>Appearance</b>	<p>area are Georgian style design.</p> <ul style="list-style-type: none"> <li>• The position of the building would look out of place not being aligned with other houses in the street. 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.</li> <li>• The look of the proposed dwelling, with the cold, metal and glass materials result in the building is completely different to the houses in the area.</li> <li>• 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, dormer windows and metal/aluminium frames.</li> <li>• Questions raised over the additional negative impact on the local environment, including less green space.</li> </ul>
<b>Scale and Layout</b>	<ul style="list-style-type: none"> <li>• The current proposal has not materially changed from the previously rejected proposal and its size and scale is not in keeping with the character of the surrounding area.</li> <li>• Concerns raised in regards to the scale of the proposed development as 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.</li> <li>• 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.</li> <li>• A smaller scale dwelling would be more appropriate for this site such as a single storey dwelling or chalet style bungalow, with permitted development rights removed.</li> </ul>
<b>Privacy and Overlooking</b>	<ul style="list-style-type: none"> <li>• Questions raised over the negative impact to the privacy of 7 Normay Rise and 2 Willowmead Close given its location and elevation.</li> <li>• 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.</li> </ul>
<b>Traffic and Highways</b>	<ul style="list-style-type: none"> <li>• Questions raised over the additional negative impact on the local environment, including increasing traffic.</li> </ul>
<b>Flood Prevention and</b>	<ul style="list-style-type: none"> <li>• The proposed development will affect drainage in the surrounding vicinity.</li> </ul>

<b>Drainage</b>	
<b>Planning Policy</b>	<ul style="list-style-type: none"> <li>• The proposed development is contrary to ADPP1 and Policy CS14 of the Core Strategy.</li> <li>• 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.</li> <li>• The proposed development is contrary to West Berkshire Council Supplementary Planning Document June 2006.</li> </ul>
<b>Community Infrastructure Levy</b>	<ul style="list-style-type: none"> <li>• Questions raised over the proposed dwelling will be sold privately or turn the house into houses of multiple occupation (HMOs)</li> </ul>
<b>Other issues</b>	<ul style="list-style-type: none"> <li>• The current application does not account for any of the advice and guidance provided under the previous application.</li> <li>• Question raised over the 5 year housing supply as the National Planning Policy Framework (NPPF) states that Development on residential gardens cannot be included as part of the 5 year housing supply.</li> <li>• The proposed development is based on personal financial gain and with no consideration for the impact to the area.</li> <li>• Question raised over the capacity of the infrastructure in Wash Common and the area will be overdeveloped.</li> <li>• Granting permission to build this as per design will set a dangerous precedent leading to other infilling within Newbury.</li> <li>• This application is premature as an appeal against a previous refused application has yet to be decided.</li> </ul>

## 5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADPP2, CS1, CS4, CS13, CS14, CS16, CS17 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies C1, C3 and P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSADPD).
- Policies TRANS 1, OVS.5 and OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- WBC House Extensions SPG (2004)
- WBC Quality Design SPD (2006)
- Planning Obligations SPD (2015)
- Cycle and Motorcycle Advice and Standards for New Development (2014)
- Newbury Town Council Design Statement (2017)

## **6. Appraisal**

6.1 The main issues for consideration in this application are:

- Principle of development
- Traffic and Highways
- Landscaping
- Scale and Layout
- Character and Appearance

### ***Principle of development***

6.2 The Spatial Strategy policies in the West Berkshire Core Strategy (WBCS) 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 of Housing Site Allocations Development Plan Document 2006-2026 (HSADPD) which makes clear where new residential development is suitable in the opinion of the Council.

6.3 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. 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.

6.4 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).

### ***Traffic and Highways***

6.5 Although there are still concerns that the increasing traffic will have an additional negative impact on the local environment, it is considered that the access is determined to be acceptable under the Outline Planning Permission (17/01808/OUTD) granted by the Appeal Decision (APP/W0340/W17/3191372) and the current application only deals with the outstanding details of the outline application proposal, including appearance, scale, layout and landscaping.

6.6 In this case the applicant has submitted details required under the outline planning permission (17/01808/OUTD) and Highways is also satisfied with the submitted details in principle. However, it is considered that a discharge of condition application is required as a reserved matters application can only deal with the outstanding details of the outline application proposal.

## ***Landscaping***

- 6.7 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. However, a pre-commencement condition is recommended to require a scheme for the protection of trees to be retained during any construction in order to safeguard the root protection area.

## ***Scale and Layout***

- 6.8 Newbury Town Council has raised objection to the proposed development as the proposal will lead to an overdevelopment of the area. Concerns have also been raised in regards to the scale of the proposed development as the current proposal has not materially changed from the previously rejected proposal and its size and scale is not keeping with the character of the surrounding area.
- 6.9 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. Newbury Town Council Design Statement 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.
- 6.10 The applicant states that it is a revised scheme, based on the previous application (19/00411/REM), with a smaller ground floor area and increased rear private amenity and the pathway down both flanks of the proposed dwelling, while the total gross internal floorspace proposed is 190 metres. Although there is no significant difference between the current proposal and the rejected proposal in terms of total gross internal floorspace proposed, the current proposal is seeking to set back the proposed garage to the east and allow a 1 metre space between the proposed dwelling and the rear garden of 5 Normay Rise.
- 6.11 It is considered that the scale and layout of the proposed dwelling is acceptable. However, a condition shall be imposed to prevent the overdevelopment of the site so as to safeguard the interests of respecting the character of the surrounding area by removing the permitted development rights, though 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.

## ***Character and Appearance***

- 6.12 Achieving well-designed places is one of the core planning principles of the NPPF. 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.
- 6.13 According to the Newbury Town Council Design 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.

6.14 Concern has been raised in regards to the design and materials used in the proposed development. Overlooking issue also has been raised over the negative impact to the privacy of 7 Normay Rise and 2 Willowmead Close.

6.15 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 of neighbouring properties, by being sited centrally. An hours of work condition shall also be imposed to ensure that no construction works shall be carried out outside the permitted hours.

6.16 The applicant also points out that further details of the proposed integral garage will be provided. It is considered that a pre-commencement condition shall be imposed to secure the details of the proposed integral garage prior to the commencement of the development hereby permitted.

6.17 In this case, there are approximately 21 metres between the directly facing windows of proposed dwelling and both 7 Normay Rise and 2 Willowmead Close respectively. It is considered that a condition shall be imposed to ensure that all windows on the first floor to the rear are all obscure-glazed so as to minimise the overlooking issue.

6.18 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 as most of the dwellings within the area are Georgian style design.

6.19 Newbury Town Design Statement does not have a specific design style for the Wash Common Estate, while it only states that “Normay Rise is made of individually designed houses built in the 1960s, in contrast to the newer neo-Georgian style houses on Conifer Crest.” The Statement goes on to set out the key characteristics of the Estate as “a large 1970s estate with a variety of house styles and street scenes.

6.20 WBC Quality Design SPD – Part 3 Residential Character Framework identifies that the character of Wash Common Estates is “Post War – Suburban”. In terms of detailing/distinctiveness, this type of housing is mainly plan, with a small selection of innovative clusters in places.

6.21 Paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development. Local planning authorities should grant permission unless

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

- 6.22 It is a fact that the application site is not within or adjacent to any protected areas or assets of particular importance, though the majority of dwellings within the area are in or have some features of neo-Georgian style. Both the Newbury Town Design Statement and the Quality Design SPD only set out that Wash Common Estates is a variety of house styles and is in the character of "Post War-Suburban". Although the design of the proposed dwelling does not relate to neo-Georgian style, it is not considered that the adverse impact would significantly outweigh the benefits, given that the proposed dwelling has a reasonable scale and layout, reasonable private amenity space, with adequate parking spaces provided.
- 6.23 It is also considered that adequate development control measures have been implemented in order to ensure that there will be no overdevelopment or any adverse impacts on the local amenity, which include imposing a condition to remove the permitted development rights.

### ***Community Infrastructure Levy***

- 6.24 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.
- 6.25 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, concerns have been raised regarding the proposed dwelling will be sold privately or become houses of multiple occupation (HMOs). It is considered that the proposal may be liable to CIL if circumstances change.

### ***Other Matters***

- 6.26 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 has been addressed under the Appeal Decision (APP/W0340/W17/3191372).
  - Concerns have been raised in regards to the drainage. It is considered that there is adequate planning control as 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.
  - Concerns have 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 Appeal Decision has already stated that the size of the proposed amenity garden space is acceptable.
  - Property value is not a planning consideration.

## 7. Planning Balance and Conclusion

- 7.1 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.

## 8. Full Recommendation

- 8.1 To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the conditions listed below.

### **Conditions**

1	<p><b>Approved Documents</b></p> <p>The development hereby permitted shall be carried out in all respects in accordance with the following plans/drawings:</p> <ul style="list-style-type: none"><li>• Drawing Ref R837.01 Location Plan dated October 2018</li><li>• Drawing Ref. R837.02 Existing Plans &amp; Elevations dated January 2019</li><li>• Drawing Ref. R837.03 Site Plan, Existing and Proposed Street Elevation (Rev. E) dated July 2019</li><li>• Drawing Ref. R837.04 Plans, Existing and Proposed Block Plan (Rev. E) dated July 2019</li><li>• Drawing Ref. R837.11 Proposed Elevations (Rev. B) dated December 2018</li><li>• Submission of Reserved Matters Supporting Statement received on 09 August 2019</li></ul> <p>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.</p>				
2	<p><b>Commencement</b></p> <p>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.</p> <p>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.</p>				
3	<p><b>Hours of Construction</b></p> <p>No demolition or construction works shall take place outside the following hours:</p> <table data-bbox="280 1906 845 1977"><tr><td>Mondays to Fridays</td><td>0730 to 1800</td></tr><tr><td>Saturdays</td><td>0830 to 1300</td></tr></table> <p>There shall be no demolition or construction works or related activities carried out on Sundays, Bank Holidays, Public or National Holidays.</p>	Mondays to Fridays	0730 to 1800	Saturdays	0830 to 1300
Mondays to Fridays	0730 to 1800				
Saturdays	0830 to 1300				

	<p>Reason: To safeguard the environment and local amenity. This condition is imposed in accordance with the National Planning Policy Framework 2019 and Policy CS14 of the West Berkshire Core Strategy (2006-2026).</p>
4	<p><b>Use of Materials</b></p> <p>The materials to be used in the external finishes of the development hereby permitted shall match those on the existing development in colour, size and texture, and those materials shall remain at all times thereafter as the unaltered external finish to the development hereby permitted.</p> <p>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 2019 , Policies ADPP5 and CS14 of the West Berkshire Core Strategy (2006-2026), West Berkshire Council's Supplementary Planning Document Quality Design (June 2006) and Supplementary Planning Guidance 04/2 House Extensions (July 2004).</p>
5	<p><b>Details of Integral Garage</b></p> <p>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.</p> <p>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).</p>
6	<p><b>Tree protection</b></p> <p>Prior to the commencement of the development hereby permitted, a scheme for the protection of trees to be retained shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing, to be in accordance with B.S.5837:2012. Such fencing shall be erected prior to any development works taking place and at least 2 working day notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.</p> <p>Note: The protective fencing should be as specified at Chapter 6 and detailed in figure 2 of B.S.5837:2012.</p> <p>Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase. This condition is imposed in accordance with the National Planning Policy Framework 2019, Policies CS14 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006), and the Newbury Town Design Statement</p>

<b>7</b>	<p><b>Removal of Permitted Development Rights</b></p> <p>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.</p> <p>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).</p>
<b>8</b>	<p><b>Obscure glazing before use</b></p> <p>The window(s) at the first floor level to the rear elevation shall be fitted with obscure glass before the development hereby permitted is occupied. The obscure glazing shall be permanently retained in that condition thereafter.</p> <p>Reason: In the interests of the privacy and amenity of neighbouring properties and to prevent the overlooking of the adjacent property and in the interests of neighbouring amenity. This condition is imposed in accordance with the National Planning Policy Framework 2019, 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).</p>

### ***Informatives***

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 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.
3	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.
4	The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.
5	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.
6	In determining this application the Local Planning Authority has worked positively and proactively with the applicant by: scoping of the application and assessing the proposals against relevant Development Plan policies and the National Planning

	Policy Framework including its associated planning practice guidance and European Regulations. Further, the Local Planning Authority has: identified all material considerations and determined the application within the timeframe agreed with the applicant. This approach has been in accordance with the requirements of paragraph 38 of the National Planning Policy Framework 2019.
7	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