

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(3)	19/01658/FUL Theale	04.09.2019 ¹	Erection of single storey building to be used as area office for Oxford Diocese. With parking, landscaping and facilities for the Parochial Church Council and the Rector of the Holy Trinity Church The Rectory, Englefield Road, Theale, Reading, Berkshire, RG7 5AS The Oxford Diocese

¹ Extension of time agreed with applicant until 22nd 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=19/01658/FUL>

Recommendation Summary: Grant planning permission

Ward Member: Councillor Alan Macro

Reason for Committee Determination: Councillor Alan Macro called-in the application if officers recommend approval. The reason for the call in is "Concerns by parish council regarding the potential impact on the Grade1 Listed Holy Trinity Church and Grade 2 Listed Old Rectory".

Committee Site Visit: 13th November 2019

Contact Officer Details

Name: Mr. Matthew Shepherd
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1. Introduction

- 1.1 This application seeks planning permission for the erection of a single storey building to be used as an area office for Oxford Diocese. The proposal includes parking, landscaping and facilities for the Parochial Church Council and the Rector of the Holy Trinity Church.
- 1.2 The proposed development falls within the residential curtilage of the dwelling known as The Rectory. The development is within the settlement boundary of Theale. The application site is outside, but immediately adjacent to the Theale Conservation Area on its eastern and southern boundaries. It is also located adjacent to the Grade I listed Holy Trinity Church to the south, its Grade II Boundary Walls, and the Grade II listed Old Rectory Cottage to the east.
- 1.3 The proposed development is rectangular in form with a curved footprint. The development measures 20 metres by 28 metres by 9 metres approximately. The eaves height is 2.75 metres and overall height in 3.1 metres approximately. The buildings materials would be: larch cladding to the walls with dark grey low level brickwork, sedum living roof, graphite grey timber fascias, timber cladding soffits, Graphite Grey aluminium finish windows and doors, and black aluminium rainwater downpipes.

2. Planning History

- 2.1 No relevant planning history.

3. Procedural Matters

- 3.1 The application has been considered under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Having regard to the nature and scale of the proposal and the regulations, it is concluded that Environmental Impact Assessment is not required.
- 3.2 A site notice was displayed on an entrance gate on 07.08.2019 and expired 29.08.2019. The authority has therefore discharged their duty to publicise applications in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015).
- 3.3 Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council and the government Community Infrastructure Levy Regulations some uses are liable to pay the Community Infrastructure Levy. The proposed use is not CIL liable.

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.

Theale Parish Council:	Object: <ol style="list-style-type: none">1. Not in keeping in a residential area.2. Too close proximity to Grade 1 and Grade II Listed
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	<p>buildings.</p> <p>3. The size of the proposed building overbearing.</p> <p>4. Theale Parish Council felt that other vacant office accommodation within the parish could have been looked into and considered i.e. the old school building.</p> <p>5. No prior consultation.</p> <p>6. Concerns over more traffic movement exiting onto a busy blind bend in Englefield Road and insufficient parking provision on site.</p>
WBC Highways:	No objections subject to conditions
Lead Local Flood Authority:	No response 24/09/2019
Environmental Health:	No response 24/09/2019
Tree Officer:	No response 24/09/2019
Archaeologist:	No objection
Historic England	No objection
Thames Water:	No response 24/09/2019
Conservation Officer:	No objection
Rights of Way Officer:	No response 24/09/2019
Environments Agency:	No response
WBC Minerals and Waste:	No response 24/09/2019
Ramblers Association:	No response 24/09/2019

Public representations

- 4.2 Representations have been received from ten contributors, 10 of which support, and none 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:
- The proposed development would have a benefit to the church and allow to it benefit from much needed facility to conduct business.
 - The office block is a good alternative to providing this accommodation over changes to the church
 - The design has considered the impact on the neighbouring dwellings
 - The design will enhance the landscaping

- The design is environmentally friendly and aesthetically pleasing
- The proposed development would help promote sustainable travel given its location
- The proposed development would have a significant benefit to the Holy Trinity church
- It will help the church to serve the people of Theale.
- It will also provide considerable assistance to the administration and support that the diocese provides to the local churches.; And hence to the community in Berkshire.
- Currently the church is lacking any proper toilet and kitchen facilities which with this application would be a great addition.
- The proposed development will have a positive impact on Theale.
- The proposed development will not harm the character of the area.
- The current church does not have running water and has issues with heating, given this the development would be greatly beneficial to the church.

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, ADPP4, CS9, CS11, CS13, CS14, CS15, CS 17, CS18, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policy P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- 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 Quality Design SPD (2006)
- Planning Obligations SPD (2015)

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of development
- Character, appearance, and heritage conservation
- Impact on neighbouring amenity
- Impact on the public highway
- Impact on trees
- Flood risk

7. Principle of development

- 7.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The relevant policies to this application are listed in Section 5 of this report.
- 7.2 The proposed development sits within the existing curtilage of a residential dwelling, so a change of use is sought to provide office and meeting space accommodation.
- 7.3 The Diocese require an area administration office to assist and support their work within the community as well as provide working space for visiting clergy. The Parochial church council and Rector of Theale's Holy Trinity Church have required for some time more suitable offices and a meeting space which currently are inadequately provided within the Church itself on an ad hoc basis. The space would allow for regular meetings and parish business to be undertaken and provide the Diocese an opportunity to deal with local administration requirements and for a permanent presence within the parish as a hub for the wider area.
- 7.4 Given the office accommodation proposed, it is relevant to take into account that Policy CS9 of the Core Strategy seeks to promote the growth of office space in the plan period. Submissions have been made detailing how office accommodation has been sort in Theale and the area but nothing has been found that is appropriate to the use for the church and that has become readily available. Attempts to sign a lease on office space in Theale have failed and the proposed development is considered the best solution to the issue according to the applicant. Concern has been raised by the Parish Council as to the appropriateness of the developments location. In this respect The Rectory is adjacent to Theale Medical Centre, The Rectory, and the Holy Trinity Church, and given the nature of the proposed use the development is not considered to inappropriate in this location or incompatible with surrounding uses. Additionally, as discussed previously, the applicant has sought but failed to find suitable accommodation in Theale.
- 7.5 The proposed developments location is considered to promote sustainable travel. The proposed development considered here is within the settlement boundary of Theale, a Rural Service Centre within which Policy ADPP1 states there is a range of services and reasonable public transport provision, with opportunities to strengthen its role in meeting the requirements of surrounding communities. Being within the settlement boundary and in the context of the application site, the proposed development is acceptable in principle. This is subject to the proposal otherwise being in accordance with development plan policies on design, impact on the character of the area, and impact on the amenity of neighbouring land uses.

Character, appearance, and heritage conservation

- 7.6 There are a number of policies that include matters which relate to the impact of development on the character of the area. Policy ADPP1 requires the scale and density of development to be well related to the site's character and surroundings. Policy CS 14 states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area. It further states that development shall contribute positively to local distinctiveness and sense of place.
- 7.7 Policy CS 19 seeks to conserve and enhance the functional components of the landscape character and environment. Particular regard will be given to: the sensitivity of the area to change; ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character; the conservation and, where appropriate, enhancement of heritage assets and their settings (including listed buildings and conservation areas); and accessibility to and participation in the historic environment by the local community.

- 7.8 The Rectory is an unlisted building situated outside (to the north and west of) the “Holy Trinity” part of the tripartite Theale Conservation Area, this part of which is centred on the Grade I listed Holy Trinity Church and its Grade II listed boundary walls to the south of the application site, and the Grade II listed Old Rectory Cottage and Old Rectory Cottage to the east of the site. To the west and north of The Rectory site are much newer properties.
- 7.9 From a building conservation point of view, the main issue is clearly one of impact on the setting of the listed buildings surrounding the application site and that of the conservation area in which these are situated, together with attendant views of the same. Given that the church acts as a focus for this part of the conservation area, the significance of the conservation area is considered to be intrinsically linked to the setting of the church.
- 7.10 Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to give special regard to the desirability of preserving the setting of a listed building. The NPPF sets out guidance on the application of these duties, and makes clear that any harm to a designated asset, including through development in its setting, must be clearly and convincingly justified and weighed against public benefits (paragraphs 194 and 196).
- 7.11 Historic England have concluded that it is likely that the scheme may cause a “minor degree of harm” to the setting of the listed church through the erosion to its surviving rural setting. This level of harm, as elaborated below, is considered to be “less than substantial” in the context of the NPPF.
- 7.12 Any visibility of the development from in front of or beside the church is likely to have some impact on its setting. At present there is thick vegetation dividing the site from the church and churchyard, which provides only glimpsing views through between the two. It is understood that the existing trees on site will be retained and supplemented with additional soft landscaping to minimise any potential visual impact of the development from within the churchyard. It is considered that this impact could be largely mitigated by an appropriately worded landscaping condition.
- 7.13 Historic England have raised concern in regards to the location of the car park and the possible impact that the development could have on the setting of the church. They acknowledge that there is an existing car park associated with the Medical Centre already close by to the north, but highlight that this scheme will bring cars in even greater proximity and, in accordance with NPPF policies, consideration still needs to be given to whether this additional change will further detract from the significance of the asset.
- 7.14 The applicant has submitted that the location of the car park has been well thought about in that it makes use of the existing gated access of the site, makes use of the existing pedestrian access between The Rectory and the church, and aims to create an extension of and visual link between the existing medical centre car park and the proposed car park. Additionally the position has factored in the relationship between the proposed unit and The Rectory and its amenity space.
- 7.15 In the context of the adjacent car park of Theale Medical Centre, it is considered that any additional adverse impact to the acoustic environment surrounding the church would be very minimal.
- 7.16 The design of the building comprises a rectangular form with a curved footprint, to create a contemporary flat roofed building. The materials selected and use of the flat roof are considered to create a sympathetic modern building design that reduces the impact on its surroundings. The design of the building is considered to be of a standard that meets the policy requirements of CS14 of high quality design. Its use and internal floor space

have been justified and the building provides a functional link between the Church and the Old Rectory.

- 7.17 Although concern has been raised in regards to the proposed buildings particular impact on the setting of the church, it is relevant to also consider that the existing domestic permitted development rights of The Rectory would allow outbuildings in the rear garden. A building of similar proportions could be constructed under permitted development rights in the site's current domestic use.
- 7.18 According to paragraph 196 of the NPPF, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 7.19 The public benefits are the provision of a purpose-built facility in a sustainable location, which has a functional link to the church. The support in 11 letters is recognised in this regard. In this instance it is considered that, subject to the retention and enhancement of the existing landscaping, the residual harm to the setting of the listed church is small. Applying special regard and great weight to the desirability of preserving the setting of the listed church it is considered that the public benefits outweigh the identified "less than substantial" harm.
- 7.20 As such, the design of the building, and the layout of the car parking and building, are considered acceptable. As such the development is considered to comply with the aforementioned policies, and has been properly justified in terms of the NPPF's policy that any harm to a designated asset, including through development in its setting, must be clearly and convincingly justified and weighed against public benefits.

Impact on neighbouring amenity

- 7.21 Policy CS 14 requires new development to make a positive contribution to the quality of life in West Berkshire. The Quality Design SPD discusses light and private garden space. Policy OVS.5 of the Local Plan relates to environmental pollution and Policy OVS.6 to noise.
- 7.22 The development proposes office/meeting accommodation in the rear garden of The Rectory. The building is 14.5 metres away from The Rectory dwelling. This shares a similar relationship to Theale Medical Centre in terms of a non-residential use on the site. The number of visitors and trips to and from the site are considered to be smaller than Theale Medical Centre given the nature of the use of the site. The development has raised no objections from Environmental Health and overall it is considered that the use of the site as proposed will not give rise to concern in regards to noise disturbance on the site.
- 7.23 Given the development is single storey the boundary treatments will prevent significant overlooking into the Rectory and its rear amenity space. The single storey nature of the building and its flat roof design will mean that minimal overshadowing will occur to the rear amenity space of the Rectory. Additionally the Rectory retains a large amount of amenity space above the degree of amenity space required by the Quality Design SPD. The proposed development is not considered to cause a detrimental impact on the amount of light the rectory itself and its amenity space would receive. Given the single storey nature of the building, the separation distance between the proposed building and The Rectory and its location at the south of the rear amenity space.
- 7.24 The access is along the existing access to The Rectory, and the car parking is positioned near to Theale Medical Centre's existing car park. The agent has suggested that the level of traffic to the office will be minimal and would correlate with the use of the Rectory

in that it would be related to church business. Most visitors would be on foot from the surrounding parish and those already visiting the church for business.

- 7.25 As considered above (in terms of the setting of the listed church), the proposed development is considered to have a negligible impact on the noise environment of the church in the context of the existing car park at Theale Medical Centre.
- 7.26 As such no concerns are raised in regards to the impact on neighbouring amenity from the proposed development. The development is therefore considered to comply with the aforementioned policies.

Impact on the public highway

- 7.27 Policies CS13 of the Core Strategy, and TRANS.1 of the Local Plan relate to highways and parking provision for non-residential uses. The Highways Authority were consulted on the application and they reviewed the submitted transport statement. In terms of proximity to services, facilities and transport routes pedestrians, cycling and buses the site is considered sustainably located.
- 7.28 There will be an increased use of the existing access therefore it requires to comply with current highways guidance. The visibility splays provided at the access are considered acceptable.
- 7.29 The retained car parking for The Rectory for residential use is acceptable, in accordance with the residential parking standards in Policy P1 of the HSA DPD. Eight car parking spaces are proposed for the new office. For 179 sqm floor area, this equates to one space for every 22 sqm floor area. This level is considered to be acceptable.
- 7.30 Three cycle stands are proposed which is acceptable, and will help promote sustainable modes of transport.
- 7.31 The development is therefore considered acceptable and in accordance with the aforementioned policies subject to suitable conditions.

Impact on trees

- 7.32 The Council's Tree Officer has assessed the application and comments that the application is accompanied by an Arboricultural Method Statement (AMS), which includes an Arboricultural Implication Assessment (AIA) in accordance with BS 5837:2012.
- 7.33 The AMS also includes a tree protection plan to ensure the retention of existing site trees. The retention of these trees is important to help soften the potential visual impact of the development, and mitigate the potential impact on the setting of the adjacent church. The proposed building itself will not impact on site trees. Similarly the access drive has been laid out to minimise the impact on the western boundary trees (i.e. by skirting T10 and T11). Details of the construction specification of the proposed access should be provided in order to understand its potential impact on trees on and off site. This can be secured by condition.
- 7.34 The AMS suggests a landscaping plan will be forthcoming. Certainly some planting to soften the new building (particularly from the north) and to compensate for the loss of shrubbery removed earlier in the year should be implemented; this can be secured by condition. The proposed development is therefore considered to comply with Policies CS14, CS18 and CS19 of the Core Strategy in this respect.

Flood risk

- 7.35 The site is located in Flood Zone 1, which has the lowest probability of fluvial (river) flooding, and is suitable for the proposed development in flood risk terms. Policy CS16 of the Core Strategy provides that on all development sites, 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. The proposed development is considered capable of complying with this policy subject to a condition.

8. Planning Balance and Conclusion

- 8.1 The erection of a building and associated development in this location is considered to comply with the development plan in principle. Theale is identified as a Rural Service Centre, and is therefore an appropriate location for such developments.
- 8.2 The development is considered to have a “less than significant impact” on the setting of the grade 1 listed church, the adjacent grade II listed buildings, and the conservation area. The harm must therefore be balanced against the public benefit of the development. The provision of office/meeting space for the church to conduct its business has a clear public benefit. Alternative locations in Theale have been considered and no space has been successfully found. It is considered that the public benefits outweigh the identified harm which can be minimised through planning conditions.
- 8.3 The development is not considered to have an adverse impact on the neighbouring amenity of the area, the development has an acceptable impact on the public highway and the design is considered to be of high quality. Consequently, no other reasons for refusing planning permission have been identified.
- 8.4 The development is therefore recommended for approval.

9. Full Recommendation

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

Conditions

1. **Commencement of development**

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

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

2. **Approved plans**

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:

- Drawing title “Proposed Site Plan”. Drawing number 18/589/514/003”. Date received 7th August 2019
- Drawing title “Site Location Plan”. Drawing number 18/589/514/001”. Date received 7th August 2019
- Drawing title “Proposed Elevations”. Drawing number 18/589/514/005”. Date

received 18th July 2019

- Drawing title “Proposed Floor Plan”. Drawing 18/589/514/004. Date received 18th July 2019
- Drawing title “Tree Protection Plan”. Drawing number HTS-TPP-01A. Date received 18th July 2019.

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

3. **Materials**

No works above ground level shall take place until a schedule of the materials to be used in the construction of the external surfaces of the building and hard surfaced areas hereby permitted has been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to these matters which have been detailed in the current application. Samples of the materials shall be made available for inspection on request. 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, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

4. **Construction method statement**

No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. 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 any decorative displays and facilities for public viewing;
- (e) Temporary access arrangements to the site, and any temporary hard-standing;
- (f) Wheel washing facilities;
- (g) Measures to control dust, dirt, noise, vibrations, odours, surface water run-off, and pests/vermin during construction;
- (h) A site set-up plan.

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 applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026, and Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). A pre-commencement condition is required because the CMS must be adhered to during all demolition and construction operations.

5. **Visibility splays before development**

No development shall take place until visibility splays of 2.4 metres by 43 metres have been provided at the access. The visibility splays shall, thereafter, be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level.

Reason: In the interests of road safety. This condition is applied in accordance with the National Planning Policy Framework (2019) and Policy CS13 of the West

Berkshire Core Strategy (2006-2026). A pre-commencement condition is necessary because the access will be used by construction traffic and as such should be provided before development begins.

6. **Parking and turning**

The building hereby permitted shall not be first occupied until the vehicle parking and turning spaces have been surfaced, marked out and provided in accordance with the approved plans. The parking and turning spaces shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is applied in accordance with the National Planning Policy Framework (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).

7. **Cycle storage**

The building hereby permitted shall not be first 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 applied in accordance with the National Planning Policy Framework (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).

8. **Soft landscaping**

No development shall take place (including site clearance and any other preparatory works) until a detailed soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme shall include detailed plans, planting and retention schedule, programme of works, and any other supporting information. All soft landscaping works shall be completed in accordance with the approved soft landscaping scheme within the first planting season following completion of building operations / first occupation of the new dwelling (whichever occurs first). Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved soft landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.

Reason: A comprehensive soft landscaping scheme is an essential element in the detailed design of the development, is necessary to ensure the development achieves a high standard of design, and to conserve the setting of the adjacent grade I listed church. These details must be approved before the dwellings are occupied because insufficient information has been submitted with the application, and it is necessary to ensure that the scheme is of a high standard. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.

9. **Tree protection**

Protective fencing shall be implemented and retained intact for the duration of the

development in accordance with the tree and landscape protection scheme identified on approved drawing(s) numbered plan HTS-TPP-01A rev: A 04/04/19. Within the fenced areas, there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.

10. **BREEAM**

The building hereby permitted shall achieve Excellent under BREEAM (or any such equivalent measure of sustainable building construction first agreed in writing with the Local Planning Authority). The building shall not be occupied until a final Certificate has been issued certifying that BREEAM (or any such equivalent measure) rating of Excellent has been achieved for the development, has been issued and a copy has been provided to the Local Planning Authority.

Reason: To ensure the development contributes to sustainable construction. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policy CS15 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

11. **Sustainable drainage**

No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority. These details shall:

- a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and West Berkshire Council local standards, particularly the WBC SuDS Supplementary Planning Document December 2018.
- b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels.
- c) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change, demonstrating hydraulic connectivity between the various drainage features.
- d) Ensure any permeable paved areas are designed and constructed in accordance with manufacturers guidelines.
- e) Include a management and maintenance plan for the lifetime of the development. This plan shall incorporate arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a residents' management company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
- f) Include a timetable for implementation.

Thereafter, the sustainable drainage measures shall be implemented in accordance with the approved details and timetable. The sustainable drainage measures shall be maintained in the approved condition thereafter.

Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of

the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006). A pre-condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.

12 Hard landscaping

The building hereby permitted shall not be first occupied until the hard landscaping of the site has been completed in accordance with a hard landscaping scheme that has first been submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include details of any boundary treatments (e.g. walls, fences) and hard surfaced areas (e.g. driveways, paths, patios, decking) to be provided as part of the development.

Reason: A comprehensive hard landscaping scheme is an essential element in the detailed design of the development, and is therefore necessary to ensure the development achieves a high standard of design. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.