

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	19/02333/FULD Pangbourne	15 th November 2019	Retention of existing house, demolition of existing barn building and greenhouse. Division of plot to allow for the construction of a new family dwelling and double garage. New double garage outbuilding for the existing house and associated works to the driveway. Three Cliffs, Bere Court Road, Pangbourne, Reading, Berkshire, RG8 8JY Mr Geoff Finch

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/02333/FULD>

Recommendation Summary: Grant planning permission

Ward Member(s): Councillor Gareth Hurley

Reason for Committee Determination: Referred by the Development Control Manager as the proposal is a departure from the development plan and is being recommended for approval.

Committee Site Visit: 22nd January 2020

Contact Officer Details

Name: Alice Attwood
Job Title: Senior Planning Officer
Tel No: 01635 519111
Email: Alice.Attwood1@westberks.gov.uk

1. Introduction

- 1.1 This application seeks planning permission for the retention of the existing house, demolition of an existing barn building and greenhouse, division of the plot to allow for the construction of a new family dwelling and double garage, and new double garage outbuilding for the existing house and associated works to the driveway.
- 1.2 The new dwelling would share an access route with the existing property, in a similar manner to Claysmore and South Stonehams Cottage, albeit these two dwellings are within the settlement boundary.
- 1.3 The site lies within the North Wessex Downs Area of Outstanding Beauty (AONB). The site is located partly within the defined settlement boundary (closest to Bere Court Road) and partly outside the settlement boundary. The proposed location of the new dwelling is wholly outside the settlement boundary.
- 1.4 The north of the plot is characterised by sloping woodland, with a range of different trees. There are trees on the site which are the subject of Tree Preservation Orders. It is stated that all trees on the site are to be retained. The site includes a large barn structure adjacent to the north eastern boundary.
- 1.5 The existing barn building is proposed to be demolished. The existing barn footprint measures approximately 110sqm. The proposed dwelling is to be erected with living areas of the house having an internal floor area, over one floor, of 163sqm. Two car ports will also be erected on site. One would belong to the existing dwelling at Three Cliffs and the other belong to the proposed dwelling.

2. Planning History

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

Application	Proposal	Decision / Date
APP/W0340/W/19/3224233	Appeal of Retention of existing house. Demolition of existing barn building and greenhouse. Division of plot to allow for the construction of a new family dwelling and garage. New double garage outbuilding for the existing house and associated works to the driveway. (18/02098/FULD)	Dismissed on 20.06.2019
18/02098/FULD	Retention of existing house. Demolition of existing barn building and greenhouse. Division of plot to allow for the construction of a new family dwelling and garage. New double garage outbuilding for the existing house and associated works to the driveway.	Refused on 19.10.2018
17/03438/FULD	Retention of existing house. Demolition of existing barn building and greenhouse. Division of plot to	Withdrawn on 06.03.2018

	allow for the construction of a new family dwelling and double garage outbuilding for the existing house.	
01/00962/HOUSE	Single storey extension to enlarge kitchen and form conservatory	Approved on 31.07.2001

3. Procedural Matters

- 3.1 **EIA:** A screening opinion has been issued under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, concluding that the proposal is not EIA development.
- 3.2 **Publicity:** A site notice was displayed on 04.10.2019 at entrance to Three Cliffs, Bere Court Road, Pangbourne. The deadline for representations expired on 25.10.2019. An advert in the Reading Chronicle under Planning Notices was displayed on 03.10.2019.
- 3.3 Amended Plans were received on 12.11.2019 and the application was publicised as a departure from the development plan. A departure site notice was displayed on 15.11.2019 at entrance to Three Cliffs, Bere Court Road, Pangbourne. The deadline for representations expired on 06.12.2019. An advert in the Reading Chronicle under Planning Notices was displayed on 21.11.2019.
- 3.4 **CIL:** Community Infrastructure Levy (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). 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

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.

Pangbourne Parish Council:	No objection.
Highways Authority:	No objection if conditions accepted.
North Wessex Downs AONB:	No comments received.
Rights of Way Officer:	No comments received.
West Berks Ramblers:	No comments received.
Ecological Officer:	No comments received.

Natural England:	No comments received.
Lead Local Flood Authority:	No objection.
Waste Officer:	No comments received.
Tree Officer:	No objection if conditions are accepted.

Public representations

4.2 Representations have been received from 3 contributors, 1 of which is in support, and 2 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:

- In support:
 - Proposed development is proportionate, quite modest, and in keeping with the character of Bere Court Road.
 - An opportunity to bring a balance to housing development in the community benefiting the small builder, the local supply chain and ultimately the wider community.
 - Neighbouring amenity would be unaffected.
- In objection:
 - Preference for the original proposal ref 17/03438/FULD, which was felt would cause the least impact on neighbouring property and require less screening.
 - The proposed development extends the existing barn footprint and is outside of the settlement boundary that may set negative future precedents.
 - Requested that it is only granted on the initial application as it causes the least impact to the immediate neighbours.
 - The Planning Inspector, in assessing the appeal, concluded that a proposal for a dwelling in this location only meets the policies on 'accessibility' (and nothing else).

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, ADPP5, CS1, CS4, CS13, CS14, CS15, 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 (HSA DPD).

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

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- North Wessex Downs AONB Management Plan 2014-19
- WBC Quality Design SPD (2006)
- WBC Planning Obligations SPD (2015)

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of development
- Design, character and appearance
- Neighbour amenity
- Highways matters
- Sustainable drainage
- Ecology and trees
- Removal of permitted development rights

Principle of development

- 6.2 According to Core Strategy Policy CS1, new homes will be primarily developed on land within settlement boundaries and land allocated for residential development. Under the spatial strategy, Pangbourne is designated as a “Rural Service Centre” which as a second tier settlement within the District Settlement Hierarchy attracts a commensurate level of development. However, within the “open countryside” (i.e. outside defined settlement boundaries), only appropriate limited development will be allowed, focused on addressing identified needs and maintaining a strong rural economy.
- 6.3 The Pangbourne settlement boundary runs though the site. The existing dwelling at Three Cliffs is located within the settlement boundary but the part of the garden where the development is situated is located outside of the settlement boundary.
- 6.4 Policy C1 of the HSA DPD provides a presumption against new residential development outside of the settlement boundaries. There are limited exceptions to this presumption, listed in Policy C1, but the proposed development does not fall into any of them. Policy C1 further provides that planning permission will not be granted where a proposal harms or undermines the existing relationship of the settlement within the open countryside, where it does not contribute to the character and distinctiveness of a rural area, including the natural beauty of the AONB or where development would have an adverse cumulative impact on the environment or highway safety.
- 6.5 The proposed development conflicts with the aforementioned policies in terms of its location outside of the defined settlement boundary, and ordinarily this conflict would attract substantial weight and likely result in the refusal of planning permission.
- 6.6 However, this is unusual case as the Inspector at appeal for the previous proposal concluded as follows: *“The appeal site is located outside of any settlement boundary and so is in the open countryside for policy purposes. The appeal site is though immediately adjacent to the settlement boundary for Pangbourne. As such, although the proposed development would not be in accordance with the Council’s settlement hierarchy, in practical terms, it would have almost exactly the same access to local services and facilities as houses adjacent which are in the settlement boundary. As such, I find that the proposed development would be in an accessible location. Although it would not comply with Policy ADDP1, ADPP5 and CS1 of the CS and Policy C1 of the*

Housing Site Allocations Development Plan Document (2017), it would accord with the aims of these policies related to directing development to accessible locations.”

- 6.7 The full appeal decision and key plans are provided with this report for ease of reference. This appeal decision provides very specifically applicable and directed guidance to this current application, and is a very significant material consideration that must be weighed against the conflict with the development plan policies.
- 6.8 As explained further in this report, the proposed development has been amended to address the inspector’s previous concerns on the detailed design. The curtilage of the proposed dwelling has been made smaller to not include the plantation trees which act as a nature barrier to the open countryside. The proposal has been carefully designed to respect the North Wessex Downs AONB (AONB) and neighbouring amenity. Consequently, aside from the conflict with the development plan in principle, there are no other technical objections to the proposal.
- 6.9 As recognised by the appeal Inspector, the application conflicts with Policies ADPP1, ADPP5, CS1 and C1. This conflict attracts substantial weight. However, this conflict is considered to be outweighed in this particular instance by the findings of the previous site-specific appeal proposal.

Design, character and appearance

- 6.10 The proposed dwelling would replace the barn and be of a similar scale with a small increase in footprint but no increase in height. The proposal would not be visible from the road because the height of the ridge has been dropped down by 4 m and a good quality landscaping scheme has been proposed.
- 6.11 The proposed dwelling has a reduced curtilage which does not include the plantation trees to the north of the site. The reduction in the curtilage will prevent domestic encroachment into the countryside. The plantation trees act a natural buffer between the proposed dwelling and the open countryside. The plantation trees may be secured through a landscaping condition and they also act as a natural buffer to encroachment.
- 6.12 The proposed garages were amended to become car ports which reduces the built form and visual massing, and aid the site in keeping a sense of openness. The proposed and existing dwelling would have good-sized gardens which provide more than the recommended private amenity space set out in the Quality Design SPD. The proposal would remain well screened from the wider AONB landscape.
- 6.13 As such it is considered these proposed measures would help the proposal to maintain a sense of spaciousness and rurality in this part of the AONB. It is considered the Inspector’s original concerns have been overcome in this regard.
- 6.14 The design of the proposed dwelling is reflective of the existing barn. In the local area the dwellings are all of individual design. It is considered the proposed design of the dwelling is respectful of the constraints on site. The palette of materials proposed for the development are made of three principle elements: wood and glass for the facades, and standing seam metal for the roof. It is considered that these materials will allow the house to sit well within the woodland setting and relate strongly to the barn building that is to be replaced.
- 6.15 It is considered that proposal has unique set of circumstances which would mean the proposal would not harm or undermine the existing relationship of the settlement within the open countryside. The design is reflective of the existing barn which is to be replaced and it is considered the proposal would contribute positively to the character and distinctiveness of a rural area, including the AONB.

6.16 It is considered that the design of the proposed dwelling would relate well to the local character and appearance of the area. It is considered a dwelling in this local would not look out of place in this location. The design is respectful of the sensitive AONB landscape. Therefore, it is considered that the proposal is considered compliant with policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

Neighbouring amenity

6.17 In the previous appeal, the Inspector raised concerns that the proposed house would be significantly taller than the existing barn building, with the height of its eaves meaning that there would be a good deal of massing above the level of the existing hedges. As such, given the height and bulk of the proposed dwelling, it would have an overbearing effect on the outlook from Clayesmore and South Stonehams Cottage.

6.18 The ridge height of the proposed dwelling has been dropped by 4 metres in comparison to the appeal scheme. The house would match the height of the existing barn and replicates the form of the barn on one side. The proposed house would be much lower than the height of the existing trees, although the tree canopy is such that plenty of light would be available for the dwelling. The building would be well screened by existing trees, shrubs and planting. It is considered the proposed dwelling, in terms of massing and scale, is similar to that of the existing barn. In addition, the dwelling is position in the same place as the existing barn. With the reduction in height it is considered that that proposal would not have an overbearing effect on the outlook from Clayesmore and South Stonehams Cottage, any more than the existing barn does.

6.19 The Quality Design SPD requires a minimum distance of 21 metres between directly facing windows. It is considered that no windows on the proposed dwelling will directly overlook any nearby neighbouring dwellings or their window. In addition, the dwelling would be situated approximately 29 metres from the Clayesmore's west elevation, approximately 40 metres from South Stonehams Cottage's north-west elevation, and approximately 36 metres from Two Oaks' eastern elevation. The dwelling is situated well over a distance of 21 metres from neighbouring dwellings. It is considered that neighbouring dwellings would therefore maintain a reasonable amount privacy if this proposal is allowed.

6.20 Due to the reduction in ridge height, plus the physical separation between the proposed dwelling and other neighbouring dwellings, it is considered the proposal would not lead to a loss of day or sun light to neighbouring dwellings. No material overshadowing will be caused by this proposal.

6.21 It is considered the proposal would not have a negative impact on the amenity of Three Cliffs because there is physical separation. There is approximately 34 metres between the proposal dwelling and Three Cliffs. Both dwellings would be sited in large plots and would be served by well over the recommended 70 sqm of outdoor private amenity space.

6.22 It is considered the proposed development would not lead to a harmful impact on neighbourhood amenity and is considered to be compliant with policy CS14 of the West Berkshire Core Strategy 2006-2026.

Highways matters

6.23 The Highways Authority raised no objections to this application provided a condition was accepted by the applicant; the applicant has accepted these conditions. It is considered that the correct number of parking have been proposed. Therefore, with the applicant's

acceptances of highways conditions, the proposal is considered compliant with policy P1 of the Housing Site Allocations Development Plan Document.

Sustainable drainage

- 6.24 The Lead Local Flood Authority raised no objection to this proposal. They provided the following comments: *“The applicant is proposing to place a soakaway within the external areas with the proposed house and garages draining into this area. We have noted from the BGS website that the site is understood to be underlain by Chalk with groundwater likely to be very deep (circa 29m below ground level based on an historic borehole). We are therefore satisfied with the principles and delighted that the applicant is proposing to utilise infiltration within green areas. We are also happy to see the proposed permeable paving within the driveway which could be allowed to discharge straight to ground, provided the base reaches the Chalk strata. Based on the above, we will not be providing any further response or Conditions as we are satisfied that the principles of the development are sound. We would however recommend that the applicant reviews our advice below with regards to the sizing and application of the proposed SuDS features.”*
- 6.25 It is considered that the sustainable drainage method the applicant is proposing are suitable and the proposal is considered to be compliant with policy CS16 of West Berkshire Core Strategy.

Ecology and trees

- 6.26 No ecology comments were received in regards to this application. The applicant did supply a bat survey which was carried out by a qualified ecologist. There was no notable ecology found on site.
- 6.27 The Council’s Tree Officer raises no objections providing conditions are accepted by the applicant; and the applicant has agreed the suggested tree conditions. The Tree Officer advises that the repositioning of the proposed soakaway further away from “T88 Field Maple”, which is covered by a TPO, is welcomed as it was a concern at the time of the previous application.
- 6.28 The application is accompanied by an Arboricultural Impact Assessment (AIA) by SJ Stephens Associates dated 11 November 2019. This includes an Arboricultural Method Statement (with foundation details to be used within the root protection areas of site trees) and a Tree Protection Plan. The AIA will be included in the list of approve documents. An Arboricultural Supervision condition will be required for the demolition and construction phases. This has been accepted by the applicant. It is therefore considered the proposal is compliant with Policies CS17 and CS18 of West Berkshire Core Strategy in these respects.

Removal of permitted development rights

- 6.29 As set out early in the body of this report, there are a unique set of planning circumstances to this case. Part of the development is considered to be outside the settlement boundary. It is noted the site is already partly domesticated because of its use as a residential garden. It is equally noted that careful design has been undertaken to reduce the impact of scale and massing on neighbouring amenity. Later additions onto the proposed dwelling could cause the site to become overly urbanised and cramped, and any extension to the rear could encroach into the plantation woodland. Extensions to the proposal dwelling are therefore likely to have a negative effect on the dwellings relationship with its plot if unregulated. Therefore, the removal of permitted development rights is proposed.

Planning balance and conclusion

- 6.30 The proposed house is located outside the settlement boundary of Pangbourne, and ordinarily this conflict with the development plan would attract substantial weight against granting permission in the planning balance. However, it was concluded by the Inspector on the previous appeal that the residential development on this site would accord with the aims of these policies related to directing development to accessible locations, and consequently the appeal was not dismissed on this ground. This directly related appeal conclusion is a very significant material consideration unique to this particular case and set of circumstances.
- 6.31 In weighing the conflict with the development plan, it is also recognised that the woodland to the rear has historically provided a well-defined buffer to the open countryside beyond, and the settlement boundary in this location does appear arbitrary on the ground. When considering the application as a whole it is considered the proposal would not give rise to any material planning harm, the proposal having successfully addressed the technical objections maintained by the Inspector at appeal. There is a small public benefit in terms of providing an additional dwelling to the housing stock.
- 6.32 Therefore, in the unique circumstances of this case, the application is considered to be a justifiable and acceptable departure from the development plan. As such, the application is recommended for conditional approval.

7. Full Recommendation

- 7.1 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 drawings and other documents listed below:

- (i) Location Plan and Plot Division - 1713/02_301 A received 11.11.2019
- (ii) Proposed Site / Roof Plan - 1713/02_303 B received 13.10.2019
- (iii) Proposed Ground Plan - 1713/02_304 A received 11.11.2019
- (iv) Proposed Elevations - 1713/02_305 received 13.10.2019
- (v) Proposed Car Ports - 1713/02_306 A received 11.11.2019
- (vi) Vehicular Access Visibility Splays - 1713/02_307 received 13.10.2019
- (vii) Design and Access Statement - 1713/02_602 received 13.10.2019
- (viii) Extended Phase 1 Habitat and Daytime Bat Survey by Sedgheill Ecology Services received 13.10.2019
- (ix) Arboricultural Impact Assessment – 1094 - received 11.11.2019

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

3. **Materials**

The construction of the dwelling shall not take place until samples, and an accompanying schedule, of the materials to be used in the construction of the external surfaces of the dwelling and hard surfaced areas hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved materials.

Reason: To ensure that the external materials are visually attractive and respond to local character. This information is required before construction because insufficient has been submitted with the application. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006), and the Village Design Statement for Pangbourne.

4. Hours of work (construction)

No demolition or construction works shall take place outside the following hours:

7:30am to 6:00pm Mondays to Fridays;
8:30am to 1:00pm Saturdays;
nor at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework (February 2019), Policy CS14 of the West Berkshire Core Strategy (2006-2026).

5. Domestic extensions/outbuildings PD removal

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no extensions, alterations, buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C and/or E of that Order shall be carried out on land indicated in red on Location Plan and Plot Division - 1713/02_301 A received 11.11.2019, without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: To prevent the overdevelopment of the site and in the interests of respecting the character and appearance of the surrounding area. This condition is applied in accordance with the National Planning Policy Framework (February 2019), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006).

6. Tree protection

Protective fencing and ground protection shall be implemented and retained intact for the duration of the development in accordance with the tree and landscape protection scheme identified on the approved drawings, including drawing number 1094-04 Nov 2019 within the AIA by SJ Stephens Associates dated November 2019. Within the fenced areas, there shall be no excavations, storage of materials or machinery, parking of vehicles or fires except as stipulated within the AIA.

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.

7. Arboricultural Method Statement

The Arboricultural Method Statement and tree protection measures within the AIA report by SJ Stephens Associates dated 11th November 2019 shall be implemented

in full and tree protection measures and works carried out in accordance with the Assessment. No changes shall be made to the works unless amendments have first been submitted to and approved in writing by the Local Planning Authority and shall include details of any changes to the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area.

Reason; To ensure the protection of trees identified for retention at the site in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.

8. Arboricultural supervision

No development shall take place (including site clearance and any other preparatory works) until the applicant has secured the implementation of an arboricultural watching brief in accordance with a written scheme of site monitoring, which has first been submitted to and approved in writing by the Local Planning Authority.

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. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; tree protection installation measures and site supervision works may be required to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.

9. Hard landscaping

No dwelling hereby permitted shall be 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. 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 ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.

10. Soft landscaping

No dwelling shall be first occupied 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, and is therefore necessary to ensure the development achieves a high standard of design. 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 ADPP5, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.

11. Ecological mitigation

The mitigation measures described in Extended Phase 1 Habitat and Daytime Bat Survey by Sedgehill Ecology Services received 13.10.2019 shall be implemented in full and the measures shall thereafter be retained.

Reason: To ensure the protection of bat species, which are subject to statutory protection. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy (2006-2026).

12. Visibility splays

The new dwelling shall not be first occupied until the visibility splays at the site access have been provided in accordance with drawing number 1713/02_307 received 13.10.2019. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.

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

13. Parking and turning

The new dwelling 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 imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocations DPD (2006-2026), and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

14. Electric charging points

The new dwelling shall not be first occupied until an electric vehicle charging point has been provided in accordance with the approved drawings. The charging point shall thereafter be retained and kept available for the potential use of an electric car.

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

15. Residential curtilage

The residential curtilage of the new dwelling shall be limited to the land outlined with an orange dashed line and labelled as "proposed curtilage for new house" on the

Proposed Site / Roof Plan - 1713/02_303 B received 13.10.2019. The land outside of this orange dashed line shall not be used as residential curtilage for new dwelling.

Reason: To clarify the extension of residential curtilage to prevent encroachment into the countryside. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP1, ADPP5 and CS1 of the West Berkshire Core Strategy 2006-2026, and Policies C1 and C8 of the Housing Site Allocations DPD 2006-2026.