

| <b>Item No.</b>   | <b>Application No. and Parish</b> | <b>Statutory Target Date</b>               | <b>Proposal, Location, Applicant</b>   |
|---|-----------------------------------|--|--|
| (2)   | 19/02947/FULD<br>Basildon         | 23 <sup>rd</sup> January 2020 <sup>1</sup> | New 4 bed dwelling to the side garden of Maple Corner including new access, hardstanding and landscaping.<br><br>Maple Corner, Maple Lane, Upper Basildon, Reading, RG8 8PF<br><br>Colony Architects Ltd |
| <sup>1</sup> Extension of time agreed with applicant until 18/03/2020 |                                   |  |  |

The application can be viewed on the Council's website at the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/02947/FULD>

**Recommendation Summary:** Grant planning permission

**Ward Member(s):** Councillor Alan Law

**Reason for Committee Determination:** Over ten representations objecting to the development

**Committee Site Visit:** 4<sup>th</sup> March 2020

#### **Contact Officer Details**

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## 1. Introduction

- 1.1 This application seeks planning permission for the development of a new 4 bedroom detached dwelling, including a new access road, hardstanding and landscaping.
- 1.2 The site is located inside the settlement boundary of Upper Basildon, in the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The site is within the residential curtilage of the existing dwelling Maple Corner.
- 1.3 The proposal site is located between two roads, Maple Lane to the north and Aldworth Road to the south. The donor dwelling, Maple Corner is accessed via Maple Lane, the proposed access for the new dwellings is from Aldworth Road.
- 1.4 Aldworth Road is a relatively narrow two lane road with a grass verge, trees and hedging to the north and south sides and mixed wooded fencing to the north. To the south of Aldworth Road is an open field, outside the settlement boundary of Upper Basildon. The north side of Aldworth Road consists of the proposal site and its donor dwelling (Maple Corner) and a number of other substantial dwellings.
- 1.5 The dwellings to the east of the proposal site are a cluster of five relatively new dwellings, Skyes Gardens approved on 27/12/2006 under 06/02344/FULD.
- 1.6 Maple Corner, located to the west of the site is a corner plot containing large single storey bungalow with associated garage, hard standing and garden.
- 1.7 The proposal site, currently in use as external amenity space for Maple Corner has three tree preservation orders (TPOs) within its boundary. There are also TPOs to the east of the site, within the curtilage of Sykes Gardens.
- 1.8 The proposal scheme is for a four bedroom, two storey dwelling with parking spaces for three cars. A new access road/drive is proposed from Aldworth Road.
- 1.9 The front elevation includes a low set dormer, detailed brick work and a stepped façade. The level of brick detailing is reduced to the rear elevation, which also includes a low set dormer window and glazed patio doors. The north-west elevation (adjacent to Maple Corner) contains a single roof light at first floor level, the south-east elevation (adjacent to Sykes Gardens) includes two roof lights at first floor level.
- 1.10 The proposed dwelling is sited circa 5.7m from the closest point of Maple Corner to the south-west, circa 4.8m from Sykes Gardens to the north-east and circa 34.2m from Wellesley Cottage to the rear.
- 1.11 The new dwelling would have a usable rear amenity area of approximately 173sq.m (excluding bin store, cycle store and electric car charging points). The introduction of the new dwelling would reduce the external amenity space of Maple Corner from 1,577sq.m to approximately 856sq.m.
- 1.12 In order to achieve the required visibility splays for the proposed dwelling, it will be necessary to remove trees and hedges to the west of Aldworth Road. The trees and hedges currently along this stretch of road make a positive contribution to the semi-rural area of Upper Basildon, the AONB and add to the soft boundary and transition between the settlement of Upper Basildon and the open countryside. The Council's Highways Service have raised no objections to the removal of these trees. It has been proposed by the agent that the loss of these trees will be mitigated by new planting within the site boundary.

## 2. Planning History

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

| Application  | Proposal   | Decision / Date        |
|--------------|--|------------------------|
| 19/00102/FUL | New four-bedroom detached dwelling on garden land to side of existing dwelling, new access, hardstanding and landscaping | Refused<br>30.08.2019  |
| 93/43965/ADD | Extension and garage   | Approved<br>16.02.1994 |
| 92/40669/ADD | Single storey extension at the rear  | Approved<br>16.02.1992 |
| 88/32341/ADD | Proposed extension to existing garage  | Approved<br>05.09.1988 |
| 81/16473/ADD | Bungalow extension private residence   | Approved<br>02.02.1982 |

2.2 The application has been amended from previous application 19/00102/FULD which was refused under delegated authority for the reason below:

*The proposal will result in an unacceptable threat to the sustainability of trees the subject of Tree Preservation Order No. 201/21/0981 & 0777. The trees contribute to the landscape character of the area and damage that would lead to decline is unacceptable because loss of the trees would impact on local amenity.*

*The proposal is therefore contrary to policies CS14 and CS19 of the West Berkshire Core Strategy 2006 - 2026 (adopted 2012) and advice contained within the NPPF.*

2.3 The differences of the current application and 19/00102/FULD are summarised as:

- Parking layout
- Cycle storage
- Turning space/driveway
- Proposed house has been moved and reduced to add a further metre off the tree and root protection area (RPA), coupled with the lopping this increases the separation distance to 1.5-2m.

## 3. Procedural Matters

3.1 A screening opinion has been issued pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. It concluded that the proposal is not "EIA development" and therefore an Environmental Statement is not required.

- 3.2 A site notice was displayed on 03/12/2019 at the corner of Aldworth Road and Maple Corner; the deadline for representations expired on 24/12/2019. Representations have also been received and considered after this date.
- 3.3 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](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>Basildon Parish Council:</b>    | Object - The Parish Council noted that the plans were broadly the same as those previously objected to and therefore continues to object to the application. The main areas of objection were as follows:<br>The proposed house is too large for the plot and this new application is for a house which is essentially the same size as was previously submitted. It affects immediate neighbours in a detrimental way through its size and placement and is generally unsympathetic to the site on which it will sit.<br><br>Access is still a major concern given the traffic on the Aldworth Road and the proximity of the plot to a large blind corner. |
| <b>WBC Highways:</b>               | No objections subject to planning conditions.   |
| <b>Waste Management:</b>           | No objections.  |
| <b>Lead Local Flood Authority:</b> | No objections subject to planning conditions.   |
| <b>Tree Officer:</b>               | No objections subject to planning conditions.   |
| <b>Environmental Health:</b>       | No comments received.   |
| <b>Thames Water:</b>               | No comments received.   |
| <b>AONB:</b>                       | No comments received.   |
| <b>Environment Agency:</b>         | No comments received.   |

## ***Public representations***

- 4.2 Representations have been received from 16 contributors, all 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:
- Loss of privacy of habitable rooms (living room) of Wellesley House
  - A patio could be put in by new owners
  - How would the development be constructed
  - Aldworth Road is dangerous
  - Application is almost identical to previously refused scheme
  - Plot is too small
  - Endanger TPO trees
  - Vehicles speed along Aldworth Road
  - Overdevelopment
  - Dwelling is disproportionate to the site
  - Impact on light and privacy of neighbouring dwellings
  - Near woodlands and a historic building
  - Potential for the dwelling Maple Corner to be subject to further development
  - The turning space may be used for parking
  - Construction traffic
  - Will create high density urban environment
  - Reduce openness of village
  - Blind bend on Aldworth Road
  - Over-bearing
  - Within AONB
  - Loss of garden space
  - Eroding character of the village
  - Overlooking to the rear
  - Loss of light for neighbouring properties

## **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, CS13, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
  - Policies C1 and P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
  - Policies OVS.5, and OVS.6 and 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)
  - North Wessex Downs AONB Management Plan 2019-24

- WBC House Extensions SPG (2004)
- WBC Quality Design SPD (2006)

## 6. Appraisal

6.1 The main issues for consideration in this application are:

- The principle of development
- Impact on highway safety
- Impact on trees (TPO)
- Impact on neighbouring amenity
- Design, character and appearance)

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

6.2 According to Policy ADPP1, smaller villages with settlement boundaries are suitable only for limited infill development subject to the character and form of the settlement. In terms of housing, Policy ADPP5 plans for appropriate and sustained growth within the AONB that conserves and enhances its special landscape qualities, and states that there will be opportunities for infill development. Policy CS1 states that new homes will be located in accordance with the above spatial strategy. New homes will be primarily developed on suitable land within settlement boundaries. In this context, Policy C1 gives a presumption in favour of development and redevelopment within the settlement boundary of Upper Basildon.

6.3 The settlement boundary for Upper Basildon runs along the northern side of Aldworth Road and the back of the verge. Thereby the proposal site (including the proposed house and its curtilage, is within the settlement boundary, although the bell mouth of the access and the visibility splays are outside the boundary.

6.4 The site is an infill development within Upper Basildon, filling a gap between Maple Corner and 1 Sykes Gardens, this form of development is acceptable under policy ADPP5.

6.5 The principle of residential development within and adjacent to settlement boundaries is acceptable under policies ADPP1, ADPP5, CS1 and C1.

### ***Impact on highway safety***

6.6 The proposed development would introduce a new access drive from Aldworth Road, this drive would serve the new dwelling only.

6.7 In accordance with policy P1, the proposal scheme provides three car parking spaces for the proposed four bedroom dwelling. It has been confirmed that the proposed parking layout is acceptable to the Highways Service.

6.8 It has been demonstrated that the proposal scheme can demonstrate the required visibility splays, albeit at the loss of existing trees along the highway and within Highways' ownership.

6.9 The Highways Service have confirmed that there is sufficient turning space within the site to allow cars to adequately turn and leave the site in a forward gear.

6.10 The Highways Service as a consultee have raised no objections to the proposal scheme.

### ***Impact on trees***

- 6.11 The site is currently in use as a well maintained residential garden for Maple Corner. The site consists of a large area of grass, a small pond, a garden shed, hedges and trees.
- 6.12 Three of the trees to the north of the site have recently received a Tree Preservation Order (TPO), these trees are; T1 Douglas Fir, T2 Monterey Cypress and T3 Oak. There is also a TPO on trees to the east of the site which spread into the access of the site (including root protection) from Sykes Gardens.
- 6.13 The proposal does include the retention of a number of trees on site, whilst good practice this may not be feasible for the long term as it affects a large amount of the usable garden space for the new dwelling.
- 6.14 Concerns have previously been raised regarding the usable external amenity space due to the canopy of the existing trees on site. The proposal scheme would have an external rear amenity space of approximately 173sq.m, this measurement excludes the areas covered by the tree canopies. The Council's Quality Design SPD provides a guidance of 100sq.m quality external amenities space for new 3+ bedroom dwellings.
- 6.15 The proposed new access from Aldworth Road, will require the removal of some highway trees. These works will reduce the current level of screening of the site. Replacement planting is proposed within the red line of the proposal scheme. There would be an immediate loss of screening which would take several years to re-establish were permission to be granted.
- 6.16 Due to the location of the trees under TPO and orientation of the garden and dwelling, the external amenity space would receive a limited amount of natural daylight which is a factor in determining the quality of external amenity space, this impact is weighed in the planning balance.
- 6.17 The footprint of the proposed dwelling has been reduced and the footprint slightly moved from the previous scheme. These alterations have addressed the tree officer's previous concerns to a satisfactory level.
- 6.18 The Tree Officer has raised no objections to the proposal scheme, on balance the application has been found as acceptable in terms of impact on trees.

### ***Impact on neighbouring amenity***

- 6.19 The proposed development has been assessed in terms of the impact on the neighbours to the north-east and south-west, including by way of any loss of daylight/sunlight. Other neighbouring properties are of a sufficient distance away so as not to be materially impacted by the proposed development in terms of daylight/sunlight. West Berkshire Councils House Extension SPG provides guidance for assessing the impact of new development on neighbours in terms of daylight/sunlight. In accordance with the SPG new two storey developments should not project beyond a line taken at 45 degrees from the middle of ground floor habitable rooms. The impact of the proposal scheme in terms of daylight/sunlight has been found to be acceptable.
- 6.20 The House Extension SPG also provides guidance relating to 'back to back' privacy distance of 21m, this relates to the distance between habitable rooms. The proposed dwelling is approximately 34m from Wellesley House to the rear of the site. This measurement is taken from the closest points of built form, the closest window to window distance is further.

- 6.21 The proposal scheme would result in a level of overlooking and loss of privacy for the external amenity space of neighbouring property at 1 Sykes Gardens, however given the nature of the properties and existing level of overlooking it is not considered that the impact of the proposal scheme would result in material harm in this respect that would warrant a reason for refusal. A limited level of overlooking between dwellings is not necessarily harmful in established residential areas.
- 6.22 Whilst the proposal scheme would result in new built form within relatively close proximity to existing dwellings it is not viewed as creating an unacceptable impact in terms of any overbearing impact, or undue sense of enclosure.
- 6.23 A number of representations have been received by neighbours regarding surrounding amenity. All comments have been taken into account and the proposal scheme assessed accordingly. The case officer has not found any issues with the proposal scheme relating to impact on neighbours that would warrant a reason for refusal of this planning application.

### ***Design, character and appearance***

- 6.24 The NPPF's paragraph 17 states that, in relation to design, councils should always seek to secure high quality design which respects and enhances the character and appearance of the area. The NPPF is clear that good design is indivisible from good planning and attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, and should contribute positively to making places better for people. It emphasises the importance to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings. The NPPF also adds that the visual appearance is a very important factor, securing high quality and inclusive design goes beyond aesthetic considerations.
- 6.25 Paragraph 58 of the NPPF states that developments should function well and add to the overall quality of the area, respond to local character and history, and be visually attractive as a result of good architecture and appropriate landscaping.
- 6.26 Core Strategy Policy CS19 outlines that in order to ensure that the diversity and local distinctiveness of the landscape character of the District is conserved and enhanced, the natural, cultural, and functional components of its character will be considered as a whole. In this respect a holistic approach must be taken when assessing planning applications.
- 6.27 Core Strategy Policy CS14 states 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. It further states that design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality.
- 6.28 The proposal scheme would create an additional dwelling along Aldworth Road which backs on to Maple Lane. The prevailing character of the area is one of a semi-rural residential nature.
- 6.29 The dwellings along Maple Lane and Aldworth Road are of a mixed character and design, this adds to the overall character of the area. All of the dwellings along Maple Corner are of a substantial footprint and plot size, however along Aldworth Road, the development 'Sykes Gardens' has introduced a different element in terms of character and appearance. 'Sykes Gardens' consist of much smaller plots and dwellings.



- 6.30 Due to the layout and location of the footprint of the proposal scheme, it would be read in conjunction with the smaller dwellings of Sykes Gardens, in this respect it would not be out of character with the existing street scene.
- 6.31 The design of the proposal scheme is somewhat cramped within the site, however the proposed distances between the proposal scheme and neighbouring properties is greater than that between 1 and 2 Sykes Gardens, and 2 and 3 Sykes Gardens.
- 6.32 The design of the proposal scheme is of a traditional two storey dwelling with pitched roof. The design of the proposal scheme includes brick detailing and front and rear pitched dormers. It is considered that the area of flat roof allows greater depth to the dwelling would be inconspicuous within the street scene.
- 6.33 On balance the design of the proposal scheme is assessed as acceptable.
- 6.34 The proposal scheme would result in the loss of trees and planting along Aldworth Road, these are proposed to be replaced within the red line of the development. As such, the immediate impact of development would mellow over the years as the site landscaping established.
- 6.35 The site is located within the North Wessex Downs Area of Outstanding Natural Beauty. Under the NPPF AONBs are afforded the highest level of protection in terms of natural and scenic beauty. Policy ADPP5 of the Core Strategy states that the character of all the settlements in this area will be conserved and enhanced by ensuring that any development responds positively to the local context. Whilst the local context of the area is generally one of larger dwellings within more substantial plots, the sites proximity to Sykes Gardens must be taken into consideration when assessing the impact on the character and appearance of the area.
- 6.36 The proposal scheme as a whole and its impact on the character and appearance of the surrounding area is considered to be at the absolute upper limit of what could be consider as acceptable. However, on balance, it is considered that the proposal complies with Policies ADPP1. ADPP5, CS14, CS19 and C1 in this respect.

## **7. Planning Balance and Conclusion**

- 7.1 The application would result in a new dwelling within the settlement boundary of Upper Basildon.
- 7.2 On balance, issues relating to the impact on TPO trees, neighbouring dwellings and the character and appearance of the area (including AONB) have not been found as causing demonstrable harm that would outweigh the benefits of the a new dwelling with a settlement boundary.

## **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. 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:

- Proposed Block and Site Plan, reference 02-11 rev P14, received 13/02/2020
- Highways visibility splays for junction with Maple Lane, reference 02-12 rev P12, received 13/02/2020
- Proposed Roof Plan, reference 02-10 P12, received 13/02/2020
- Proposed Floor Plan, reference 03-10 P8, received 13/02/2020
- Proposed Elevations sheet 2 of 2, reference 05-11 P8, received 13/02/2020
- Proposed Elevations sheet 1 of 2, reference 05-10 P7, received 26/11/2019

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

## 3. **Landscaping (scheme submitted)**

All landscape works shall be completed in accordance with the submitted plans, schedule of planting and retention, programme of works and other supporting information including on drawing number 438 02-11 (iteration P14 dated August 2018). Any trees, shrubs or hedges planted in accordance with the approved scheme which are removed, die, or become diseased within five years from completion of this development shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.

Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy July 2006-2026.

## 4. **Tree protection (scheme submitted)**

Protective fencing shall be implemented and retained intact for the duration of the development in accordance with the tree protection and ground protection scheme identified on approved Tree Protection Plan Rev B Feb 2020. Within the fenced area(s), 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.

**5. Arboricultural supervision condition**

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 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.

**6. Electric charging points (approved drawings)**

The dwelling shall not be 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 imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocation DPD and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

**7. Visibility splays before occupation**

The development shall not commence until the visibility splays at the proposed access have been provided in accordance with drawing number MLUB/19/02 received on November 26<sup>th</sup> 2019. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.9 metres above the carriageway level.

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

**8. Parking and turning**

The dwelling shall not be 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 (February 2019), 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).

**9. Access construction**

The dwelling shall not be occupied until the proposed access has been completed in accordance with the approved drawings.

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

#### 10. **Cycle parking**

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

Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), 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).

#### 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 attenuation measures to retain rainfall run-off within the site, off site discharge will not be permitted;
- d) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- e) 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;
- f) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- g) Ensure any permeable paved areas are designed and constructed in accordance with manufacturers guidelines;
- h) Include details of how the SuDS measures will be maintained and managed after completion. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises.

The dwelling shall not be occupied until the sustainable drainage measures have been provided in accordance with the approved details. Thereafter the measures shall be managed and maintained in accordance with the approved details.

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), and the Sustainable Drainage Measures SPD. 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. Construction times**

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

8:30am to 5:00pm Mondays to Fridays;  
9:30am to 1:00pm Saturdays;  
nor at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

**13. Finished floor levels**

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

Reason: To ensure a satisfactory relationship between the proposed development and the adjacent land. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

**14. Hard landscaping (prior approval)**

The 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 the Quality Design SPD.

**15. 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, outbuildings or other development which would otherwise be permitted by Schedule

2, Part 1, Classes A, B, C, E and F of that Order shall be constructed, without planning permission being granted by the Local Planning Authority in respect of an application made for that purpose.

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

**16. Samples of materials (to be submitted)**

No development above ground level shall take place until samples, and an accompanying schedule, of the materials to be used in the construction of the external surfaces of the dwelling and hard surfaced areas hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved materials.

Reason: To ensure that the external materials are visually attractive and respond to local character. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), the North Wessex Downs AONB Management Plan 2019-24, Supplementary Planning Document Quality Design (June 2006).

**17. CMS**

No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide for:

- a) The parking of vehicles of site operatives and visitors;
- b) Loading and unloading of plant and materials;
- c) Storage of plant and materials used in constructing the development;
- d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing;
- e) Wheel washing facilities;
- f) Measures to control the emission of dust and dirt during construction;
- g) A scheme for recycling/disposing of waste resulting from demolition and construction works;

Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved statement.

Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policy CS14 of the West Berkshire Core Strategy (2006-2026), Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

## 18. **Architectural detailing**

The dwelling shall not first occupied until the detailing of its elevations has been completed in accordance with the approved plans. This includes (but is not necessarily limited to) the provision of any bargeboards, lintels (materials, keystone details), string/soldier courses, fenestration, quoins, porches, plinths, chimneys (corbelling), eaves detailing, cills, hanging tiles (varying tiles/detailing) shown on the approved plans.

Reason: The articulation of elevations with such detailing makes an important contribution to the design quality of the development. The completion of these features prior to first occupation is therefore necessary to ensure that the buildings respect the character and appearance of the surrounding area. 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), Policy C3 of the Housing Site Allocations DPD (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

### ***Informatives***

1. This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. The local planning authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area.
2. The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from this Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at [www.westberks.gov.uk/cil](http://www.westberks.gov.uk/cil)
3. 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.
4. 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.
5. The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.
6. 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.

7. Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from, the Principal Engineer (Streetworks), West Berkshire District Council, Transport & Countryside, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 519169, before any development is commenced.