

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(3)	19/02522/FUL Stanford Dingley	25 th December 2019	<p>The demolition of the existing stable block and the construction of a three-bay replacement garage building with adjoining log store, alongside associated parking, access and landscaping works and the change of use of the land to a residential use.</p> <p>Church View Barn, Back Lane, Stanford Dingley, RG7 6LR</p> <p>Ms C Garbutt</p>

The application can be viewed on the Council's website at the following link:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/02522/FUL>

Recommendation Summary: Delegate to the Head of Development and Planning to grant planning permission.

Ward Member: Councillor Graham Pask

Reason for Committee Determination: 11 objection letters received

Committee Site Visit: Owing to social distancing restrictions, the option of a committee site visit is not available. Instead, a collection of photographs is available to view at the above link.

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1. Introduction

- 1.1 This application seeks planning permission for the demolition of an existing stable block and the construction of a three-bay replacement garage building with adjoining log store, alongside associated parking, access and landscaping works and the change of use of land to a residential use.
- 1.2 The application site lies outside of any defined settlement boundary, and within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The site currently consists of a relatively new build dwelling, which was granted planning permission as a replacement dwelling in 2008. The site currently has two accesses from Back Lane, one serves the main house the other serves the existing stable block located to the west of the dwelling. The land to the west of the house is laid to lawn. The western and southern boundaries are marked by hedges with trees, with a row of houses adjacent to the site to the west. The northern boundary is marked by a hedge alongside Back Lane, with two detached dwellings situated on the opposite side of the road. The host dwelling sits to the east of the proposed building, beyond which the boundary is marked by post and rail fencing which leads onto open fields.
- 1.3 The proposal includes the proposed change of use of the land to the west of the house from equestrian to residential; this land has historically been unlawfully used as garden for Church View Barn, and so its inclusion within the application seeks to regularise the existing arrangement.
- 1.4 The proposal also includes associated works to create a new parking area in front of the garage building, including new timber field style gate, the removal of the existing entrance to the east to be replaced with a new timber pedestrian gate, and additional landscaping.
- 1.5 During the application process, planning officers raised concerns with the impact of the proposed building in close proximity to the western boundary of the site, both in terms of the impact on neighbouring amenity, and because the layout of the building was not considered to be well related to the existing house. Amended plans were received on 18th February 2020 which moved the garage away from the boundary to where the existing stables are located. In the revised proposals the building occupies the same general position as the existing stables but with a larger footprint. Re-consultation has been carried out , and the decision is to be based on these amended plans.

2. Planning History

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

Application	Proposal	Decision / Date
07/02705/FUL	Demolition of existing dwelling and outbuildings. Erection of three bedroomed dwelling with double garage.	Approved 08.02.2008
11/02650/HOUSE	Stable Block. (Two stables and tack room). Balcony to two bedrooms.	Approved 23.03.2012
18/02056/HOUSE	Conversion of garage to habitable accommodation. Replacement of existing doors with new glazed doors to match	Approved 12.10.2018

	existing doors on the property.	
19/01483/HOUSE	Demolition of existing stable block and construction of a three bay replacement garage with adjoining log store, alongside associated parking, access and landscaping works.	Unable to determine 22.07.2019

- 2.2 As set out above, Church View Barn is a replacement dwelling that was granted planning permission in 2008. A subsequent householder application for a stable block was permitted in 2012, and the conversion of the integral garage to habitable accommodation was permitted in 2018.
- 2.3 Application 19/01483/HOUSE sought planning permission for a similar three bay garage in the north western corner of the site. However, after validation it was ascertained that the application could not be determined as householder development because of the required change of use.

3. Procedural Matters

- 3.1 Given the nature and scale of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.
- 3.2 A site notice was displayed on 28th November 2019 at the entrance to the site; the deadline for representations expired on 19th December 2019.
- 3.3 Following the receipt of amended plans further consultation took place on 19th February 2020 with consultees and third parties who had made representations during the original consultation.
- 3.4 Based on the CIL PAIR form, it appears that the development is not CIL liable. However, 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.

Stanford Dingley Parish Council:	<p><u>Original plans: object</u></p> <p>Stanford Dingley Parish Council (SDPC) welcomes the changes made to this application since it was last put forward; the hipped roof line, the reduced roof height and the relocated log store are all positive steps, however, SDPC objects to this application on the following grounds:</p>
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	<ol style="list-style-type: none"> 1. SDPC does not believe that sufficient progress has been made to mitigate the visual impact of the size of the proposed building, its bulk, mass and height. 2. SDPC believes more can be done by better siting of the development further away from the road (as per permission granted against 11/02650), and that the roof height can be further reduced by looking at materials and levels. 3. SDPC also believes a two bay garage would be more consistent with the integral garaging recently repurposed in the main dwelling. 4. One of the most important aspects of our Village Design Statement is the protection sought against development of the green spaces that flow into the village from the countryside and the visual amenity they give. These green spaces between buildings are a defining characteristic of the village. 5. If Change of Use from equine/agricultural to residential curtilage paves the way to development of these green spaces SDPC strongly objects to this application. <p>Summarizing, SDPC does not object to a two-bay garage development, in principle, provided it is of quality, scale, height and positioning consistent with the buildings and community within this part of the village. It is SDPC's view the current application fails to meet these criteria.</p> <p><u>Amended plans: No objection</u></p> <p>Stanford Dingley Parish Council met on Monday 2nd March and concluded that they had no objection to make on planning application 19/02522/FUL for Church View Barn, Back Lane, Stanford Dingley.</p>
Highways Authority:	<p>No objection subject to condition.</p> <p>Comments apply to both original and amended plans.</p>
Tree Officer:	<p>No tree protection orders and outside any conservation area.</p> <p>No objections. Due to the presence of two hedges and an offsite Ash tree, recommend that a tree protection precautions informative note is added to the decision notice.</p> <p>Comments apply to both original and amended plans.</p>
Conservation Officer:	<p><u>Application 19/01483/HOUSE (undetermined)</u></p> <p>I would tend to agree with objections raised to this application, including those made by the Parish Council (including reference to the Stanford Dingley Village Design Statement).</p> <p>Whilst not in the Stanford Dingley Conservation Area, and not strictly within the immediate setting of the grade II listed Chalk Pit</p>

	<p>Cottage to the east of the site, it is sufficiently close to it terms of street view. The proposed garage will represent a prominent and dominant feature at the front of the plot and in the street scene because it is on higher ground than Back Lane, and will reduce the openness of this entrance to the village and that of the AONB in which it is situated, also competing with Chalk Pit cottage in terms of street view.</p> <p><u>Original plans</u></p> <p>Essentially, the current application seeks to reduce the impact of the previously submitted proposals, largely by alterations to roof slopes, but despite these improvements, would still tend to support the latest comments made by Stanford Dingley Parish Council.</p> <p>It is noted that the proposals include the demolition of an existing (not very old) stable block, which raises the question as to whether this could be converted or re-built to provide the required garaging/log store, which would be more appropriate in terms of retaining the character of the site and surroundings, including properties in Back Lane.</p> <p><u>Amended plans</u></p> <p>This addresses previously raised concerns (and I see that the Parish Council is not now objecting).</p>
Ecologist:	No response
Lead Local Flood Authority:	No response
North Wessex Downs AONB:	No response

Public representations

- 4.2 Representations have been received from 11 contributors, all of which objected to the original plans. No representations have been received in response to the re-consultation on the amended plans.
- 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:
- Object to the change of use of land from equestrian to residential
 - Not in accordance with the Parish Design Statement
 - Impact on listed building
 - Impact on AONB
 - Impact of parking area on neighbouring dwellings
 - Size and bulk of the outbuilding
 - Increase in noise and light

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, CS13, CS14, CS16, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies C1, C3, C6, C8 and P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- Policies 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)
- North Wessex Downs AONB Management Plan 2019-24
- WBC House Extensions SPG (2004)
- WBC Quality Design SPD (2006)
- Stanford Dingley Parish Design Statement (2010)

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of development
- Character and appearance
- Extension of curtilage
- Historic environment
- Neighbouring amenity
- Environmental impacts – trees and ecology

Principle of development

6.2 Policy ADPP1 of the Core Strategy states that development in West Berkshire will follow the existing settlement pattern, and that only appropriate limited development in the countryside (outside of the identified settlement boundaries) will be allowed. Policy ADPP5 states that development will conserve and enhance the local distinctiveness, sense of place and setting of the AONB whilst preserving the strong sense of remoteness, tranquillity and dark night skies, and that development should respond positively to the local context.

6.3 In this context, Policy C1 gives a presumption against new residential development outside of the settlement boundaries, subject to a number of exceptions. One of these listed exceptions is the extension of existing dwellings. Policy C6 provides a presumption in favour of proposals for the extension of existing permanent dwellings subject to a number of criteria:

- i. The scale of the enlargement is subservient to the original dwelling and is designed to be in character with the existing dwelling; and

- ii. It has no adverse impact on the setting, the space occupied within the plot boundary, on local rural character, the historic interest of the building and its setting within the wider landscape; and
 - iii. The use of materials is appropriate within the local architectural context; and
 - iv. There is no significant harm on the living conditions currently enjoyed by residents of neighbouring properties.
- 6.4 Compliance with these criteria depends on the detailed design of the proposal, which is assessed below. Overall, it is considered that the proposal complies with these criteria individually, and the policy as a whole. The principle of development is therefore considered acceptable in accordance with the relevant planning policies.

Character and appearance

- 6.5 In addition to the specific criteria set out in Policy C6, the development plan includes general design policies which similarly have similar requirements. Policy ADPP5 (AONB) states that 'development will conserve and enhance the local distinctiveness, sense of place and setting of the AONB'. Policy CS14 states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area. Policy CS19 seeks to ensure the conservation and enhancement of the diversity and local distinctiveness of the landscape character of the district. Particular regard will be given to the sensitivity of the area to change, and ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.
- 6.6 The sensitivity of the application site is considered to be high because of its location within a dispersed rural settlement within the AONB, a short distance from the designated Conservation Area. The Stanford Dingley Parish Design Statement recommends that *"new building garages are sited in discreet locations such as to the side or rear of the house. They should be in keeping with the scale of the main building they are associated with. Garages should relate to the style of the main building and materials used should match and reflect those of the existing building. Garages should have pitched roofs, and timber framed barn type buildings are encouraged."*
- 6.7 The outbuilding seeks to replace the existing stable block. The comparative dimensions are set out in the table below. This demonstrates that the proposed outbuilding will be larger than the existing stable block that it will replace, but not significantly so.

Dimensions	Existing stable block (to be demolished)	Proposed building
Length	9.1 metres	9.56 metres
Depth	3.6 metres (4.4 metres including overhang)	5.6 metres
Eaves height	2.23 metres	2.1 metres
Ridge height	2.85 metres	3.6 metres

- 6.8 The footprint of the proposed building would be significantly smaller than the footprint of the host dwelling, and the ridge height would be lower. It would therefore be subordinate in scale to the host dwelling. It is considered that its design and close proximity to the host dwelling gives an appearance of an ancillary outbuilding. It would use similar materials. Overall, it is considered to be subservient to the original dwelling and be in character with the existing dwelling, in accordance with criteria i and iii of Policy C6.
- 6.9 It is recognised that the existing dwelling itself is a replacement dwelling that was double the size of the former house (108% increase in floor space according to application report). In applying the criteria of Policy C6, the degree to which the building is

subservient should be judged from the existing original dwelling (i.e. that permitted in 2008). The increase in built form from the former dwelling is capable of being a material consideration in the wider assessment of the scheme, but in this instance it is considered that the scale of the proposed building is acceptable in context. Regard has been given to the demolition of the existing stable block in making this judgement.

- 6.10 Under the revised scheme, the proposed building sited close to the built footprint of the property. The site and it's immediately vicinity are party characterised by substantial detached dwellings. The proposed building would respect this character, and would not appear out of place in the context of existing built form. It is therefore considered to be well related to the host dwelling, consistent with criterion ii of Policy C6 in that respect.
- 6.11 The plans show that the established hedge located to the front boundary will be retained with further trees planted along the boundary for further screening, which will help soften the impact of the development on the street scene. It is considered necessary and reasonable to apply a condition requiring the prior approval and implementation of a landscaping scheme for the land adjacent to the development given that the building is, of itself, a significant size and visible from the road.
- 6.12 Dark night skies are a special characteristic of the AONB. It is considered that the development would increase the likelihood that the occupiers of the dwelling would seek to install external lighting. It is considered necessary and reasonable to control any external lighting by way of condition.
- 6.13 Overall, the proposed building is considered to be a subservient, relatively low key building that is well related to the host dwelling and would respect the character and appearance of the area. It is considered that the proposal complies with the guidance in the Parish Design Statement, and is in accordance with the aforementioned policies.

Extension of curtilage

- 6.14 The proposal includes change of use of the land to the west of the dwelling from equestrian to residential. Paragraphs 4.61 and 4.62 of the HSA DPD explain that the inclusion of existing non-residential land used for agriculture, woodland or other rural uses can have a considerable visual impact on the local character of a rural area and the wider landscape, due to the urbanising effect of the change in use. Land previously used for agriculture or equestrian purposes has a different character to that of residential gardens and garage spaces. The way the boundaries are treated has an impact. The erection of two metre high timber fences may be appropriate in an urban setting but, in a rural environment where many boundaries are marked out by simple post and rail fences or hedgerows, they can stand out in the landscape and would not be acceptable.
- 6.15 Therefore, in the context of allowing only appropriate limited development in the countryside, Policy C8 states that extensions to existing residential curtilages will only be permitted where it can be shown that there is no adverse impact on the character and local distinctiveness of the rural area, the setting of the property within the wider landscape or encroachment on the rural area, public footpaths and on the amenity of local residents. Proposals will be considered where:
 - i. It is required to provide parking in the interests of highway safety;
 - ii. To realign a garden boundary or extend a garden to achieve a similar level of provision to other dwellings in the immediate area.
- 6.16 Applications must be accompanied by details showing that:

- i. The boundary treatment of the extended curtilage is appropriate for the site and its rural surroundings.
 - ii. All new hard surfacing, ground moulding or landscaping are in character with the surrounding area.
 - iii. The forming of any new entrances or gateways, complete with visibility splays, do not result in the significant loss of landscape features or harm the character of the rural highway.
- 6.17 The proposed addition to the curtilage is not required to provide parking in the interests of highway safety. The additional garden is also not considered necessary to achieve a similar level of provision to other dwellings in the immediate area; although the existing lawful garden of Church View Barn is relatively small for the substantial building, it is adequate for outdoor amenity purposes when judged against the Council's adopted Quality Design SPD, it appears that the existing parking area may/could be turned into garden under the proposals, and the extended garden would be larger than the gardens of surrounding properties. Consequently the proposal is considered to conflict with Policy C8 because the curtilage extension does not fall within either of the two scenarios that would be considered.
- 6.18 In terms of the impact of the change of use, this area of land is situated between the host dwelling and neighbouring houses to the west, and therefore does not encroach into open countryside in the way that an extension to the east or south would. Nevertheless, open land such as paddocks amongst the built form of rural settlements can positively contribute to the rural character of an area, and the sporadic nature of development in the north of Stanford Dingley is locally distinctive. This is recognised in paragraph 4.3 of the Stanford Dingley Parish Design Statement which states: *"The distinctive rural character and open structure of the village is dependent on the views of the surrounding countryside which are obtained through gaps in the development. These open spaces give views to paddocks, watermeadow and woodland beyond. These gaps in the development are a distinctive feature of the parish and help define its rural character and appearance."* In its current unauthorised use as a garden it is open and laid to grass, such that it does not detract from this character. The natural boundaries also ensure it respects the character of the area. Consequently, whilst the proposal conflicts with Policy C8, it is recognised that the level of harm to the rural character of the area may be limited.
- 6.19 Notwithstanding the above, Section 171B(3) of the Town and Country Planning Act 1990 provides that where there has been a breach of planning control such as the unlawful change of use of equestrian land to residential, no enforcement action may be taken after the end of the period of ten years beginning with the date of the breach. Under Section 191 of the Act, a person could in such circumstances apply to render the unauthorised change of use lawful by way of a Certificate of Lawfulness.
- 6.20 Aerial images show from 2010, 2012, 2014, 2017 and 2018 indicate that the land has continuously been used as garden for a period of at least ten years. The land is visibly being used as garden within photographs taken by Council Officers in 2008. This is further corroborated by a representation letter that makes reference to it being used as garden land for ten years. Given that the evidence is consistent and unambiguous, it is considered that the historical use of the land as garden would mean that it is immune from enforcement action, and therefore could be made lawful through a Certificate of Lawfulness.
- 6.21 This is considered to be a material consideration of particular significance in terms of this issue. If planning permission is granted, conditions could be applied to restrict permitted development rights for domestic outbuildings on the land, and for fences, walls

or other means of enclosure in, or, or around the land. It would therefore enable to the Council to control to openness of this land and prevent urbanising forms of boundary treatment in the future. In the circumstances of this case, this is considered sufficient to justify permitting the change of use through this application despite the conflict with Policy C8.

Historic environment

- 6.22 The application site is located approximately 130 metres to the north of the Stanford Dingley Conservation Area, and opposite the grade II listed Chalk Pit Cottage to the north. The Conservation Officer raised objections to previous iterations of the proposal, both under application 19/02522/HOUSE (which could not be determined as a householder because of the proposed change of use) and the original plans. This objection was withdrawn to the revised scheme. The proposed development is not considered to have a materially adverse effect on the setting of either designated heritage asset.

Neighbouring amenity

- 6.23 According to Policy CS14, new development must make a positive contribution to the quality of life in West Berkshire. The Council's adopted Quality Design SPD and House Extensions SPG outline key factors to consider in terms of the potential impact on neighbouring living conditions.
- 6.24 It is considered that there will be no significant impact on neighbouring amenity due to the distance and location of the proposals in relation to neighbouring properties, as the dwelling is located in a very large rural plot.

Environmental impacts

- 6.25 The proposed building would be located close to the vegetated northern boundary, and there are a number of trees around the boundaries of the site. The Tree Officer raises no objection to the application, but recommends an informative.
- 6.26 Owing to the nature and scale of the development, and the nature of the site, there are no concerns with local biodiversity.

7. Planning Balance and Conclusion

- 7.1 Having taken account of the aforementioned planning policies and the relevant material considerations, it is considered that the development proposed is acceptable and conditional planning permission is justified. As such, the application is recommended for approval.

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:

Site Location Plan JT-0090-L06 received 30th October 2019;
Proposed gates elevations JT-0090-L15 received 1st November 2019;
Proposed Layout Plan JT-0090-L08 Rev C received 18th February 2020;
Plan & Elevation of Proposed Garage JT-0090-L10 Rev C received 18th February 2020;
Roof Plan of Proposed Garage JT-0090-L14 Rev A received 18th February 2020.

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

3. **Materials as specified**

The materials to be used in the development hereby permitted shall be as specified on the plans and/or the application forms. Where stated that materials shall match the existing, those materials shall match those on the existing development in colour, size and texture.

Reason: To ensure that the external materials respond to local character and appearance. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, Quality Design SPD (Part 2, June 2006), and House Extensions SPG 04/2 (July 2004).

4. **Hours of work**

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;
No work shall be carried out 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, and Policy CS14 of the West Berkshire Core Strategy (2006-2026).

5. **Parking and turning**

The building hereby permitted shall not be brought into use until the vehicle parking and turning areas have been provided in accordance with the approved plans. The parking 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 West Berkshire HSA DPD (2006-2026), and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

6. **Landscaping**

The building hereby permitted shall not be brought into use 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), the Stanford Dingley PDS, and Quality Design SPD.

7. Ancillary use

The building hereby permitted shall not be used at any time other than for purposes ancillary and/or incidental to the residential use of the dwelling known as Church View Barn.

Reason: To limit the future use of the building to prevent uses which would not be ancillary or incidental to the main dwelling. This condition is applied in the interests of preventing a change of use which would result in an unsustainable pattern of development, and detract from neighbouring and local amenity. This condition is applied in accordance with Policies ADPP1, ADPP5, CS1, CS13, CS14, CS19 of the West Berkshire Core Strategy 2006-2026, Policies C1, C3 and C6 of the Housing Site Allocations DPD 2006-2026, WBC Quality Design SPD (2006), and WBC House Extensions SPG (2004).

8. External lighting

No external lighting shall be installed to the building hereby permitted, or within the land hereby subject to a change of use, unless details have first been submitted to and approved in writing by the Local Planning Authority. No external lighting shall be installed except in accordance with the approved details.

Reason: To protect the dark night skies special characteristic of the North Wessex Downs AONB. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy, and the North Wessex Downs AONB Management Plan 2019-24.

9. Restriction of permitted development rights: fences etc

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no gate, fence, wall or other means of enclosure which would otherwise be permitted by Schedule 2, Part 2, Class A of that Order shall be erected or constructed in, on or around the land hereby permitted a change of use to residential (west of the dwellinghouse) without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: To prevent inappropriate boundary treatments that would harm the rural

character of the 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 C8 of the Housing Site Allocations DPD 2006-2026, Quality Design SPD (June 2006), the Stanford Dingley PDS, and the North Wessex Downs AONB Management Plan 2019-2024.

10. **Restriction of permitted development rights: outbuildings**

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Class E of that Order shall be erected or constructed on the land hereby permitted a change of use to residential (west of the dwellinghouse), without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: To prevent the construction of outbuildings that would detract from the open character of the site. 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 C8 of the Housing Site Allocations DPD 2006-2026, Quality Design SPD (June 2006), the Stanford Dingley PDS, and the North Wessex Downs AONB Management Plan 2019-2024.