

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(3)	20/01620/FULD Kintbury Parish Council	18 September 2020 ¹	Erection of 1 bedroom North Lodge to be occupied in connection with Denford Park Estate with ancillary parking, turning, landscaping and garden area. Alterations to existing access arrangements including replacement boundary wall and gates. Denford House, Denford Park, Hungerford RG17 0PG HRH Prince Faisal Bin Salman Al Saudand
¹ Extension of time agreed with applicant until 16 November 2020			

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/01620/FULD>

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

Ward Member(s): Councillor Dennis Benneyworth
Councillor James Cole
Councillor Claire Rowles

Reason for Committee Determination: Call-in request from Ward Member(s).

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

Contact Officer Details

Name: Jeffrey Ng
Job Title: Planning Officer
Tel No: (01635) 519111
Email: jeffrey.ng1@westberks.gov.uk

1. Introduction

- 1.1 This application seeks planning permission for the erection of 1 bedroom North Lodge to be occupied in connection with Denford Park Estate with ancillary parking, turning, landscaping and garden area. Alterations to existing access arrangements including replacement boundary wall and gates.
- 1.2 A planning application (20/00186/FUL) was refused as the proposal failed to demonstrate that there are no other suitable alternative dwellings that could be made available to meet such need and therefore the proposal is not considered as one of the exceptions set out in Policy C1 of Housing Site Allocations Development Plan Document 2006-2026 and the proposed design of the lodge fails to reflect the architectural style of Denford Park, as part of the wider estate and the introduction of the lodge will have an adverse impact on the character of the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The current application is considered a resubmission of this refused application.

2. Planning History

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

Application	Proposal	Decision
07/02206/COMIND	Change of use to residential and equestrian use. Demolition of modern buildings; construction of pavilion, gardener's shed, guest house, cottage and stud manager's house. Alterations to stable court, Spanish flat, office and stores. Construction of storage barn, American barn, indoor riding school and yearling yard. Landscaping associated with house, stud and park.	Granted.
07/02207/LBC	Listed Building Consent for the Change of use to residential and equestrian use. Demolition of modern buildings; construction of pavilion, gardener's shed, guest house, cottage and stud manager's house. Alterations to stable court, Spanish flat, office and stores. Construction of storage barn, American barn, indoor riding school and yearling yard. Landscaping associated with house, stud and park.	Granted.
07/02386/FULD	Erection of North Lodge	Granted.
07/02422/FUL	The closure of existing private access. Construction of new	Granted.

	access, forecourt and private drive.	
09/00643/FULD	Erection of 2 bedroom North Lodge and garage.	Granted.
12/00151/FULD	Erection of 2 bed North Lodge to be occupied in connection with Denford Park Estate, with ancillary single garage and domestic curtilage. Alterations to approved roadside boundary wall, railings and gates.	Granted.
12/00150/FUL	Erection of detached equestrian building.	Refused.
20/00186/FUL	Erection of 1 bedroom North Lodge to be occupied in connection with Denford Park Estate with ancillary parking, turning, landscaping and garden area. Alterations to existing access arrangements including replacement boundary wall and gates.	Refused

3. Procedural Matters

Environmental Impact Assessment (EIA)

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

Publicity

- 3.2 Site notice displayed on 03 August 2020 at the location site; the deadline for representations expired on 24 August 2020.

Community Infrastructure Levy (CIL)

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

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.

Kintbury Parish Council	The Council has raised objection as the proposal would have a new building in an open countryside within the AONB.
WBC Highways	No objection subject to conditions.
WBC Archaeology	No objection.
WBC Conservation	No objection.
WBC Ecology	No objection subject to conditions.
WBC Environmental Health	No objection.
WBC Tree Officer	No objection subject to condition.
WBC Waste Management	No comments received by the date of writing.
WBC SuDS	No comments received by the date of writing.
WBC Minerals and Waste	No objection.
North Wessex Downs AONB Management Board	No comments received by the date of writing.
Thames Valley Police	No comments received by the date of writing.
Thames Water	No comments received by the date of writing.

Public representations

- 4.2 Representations have been received from 2 contributors, 0 of which 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:

Character and Appearance	<ul style="list-style-type: none"> • There is an improvement of the design of the roof from the previous refusal but a further enhancement is needed to minimise the impacts on the residential amenities. • The proposed flat-roof design would have an adverse impact on the appearance and character of the rural area
Planning Policy	<ul style="list-style-type: none"> • The proposal is not in line with the planning policies related to countryside and the AONB.
Amenities and Overlooking	<ul style="list-style-type: none"> • There are three proposed windows which will directly face the opposite Denford Park Lodge, while only one window was allowed in the previous approved scheme. • The proposed lodge would have an adverse impact on the neighbours and there is a lack of information related to hours of operation and the location of the security cameras.
Highways and Access	<ul style="list-style-type: none"> • The proposed single gate system and an absence of pedestrian movement would have an adverse impact on the traffic movements and safety issue. • The replacement of a timber frame gates has an adverse impact on the visibility.
Visual and Lighting	<ul style="list-style-type: none"> • The proposal would have external lighting and it will have an adverse impact on both the amenities and the surrounding areas.
Planning Condition	<ul style="list-style-type: none"> • There was an occupancy condition restricting the approved North Lodge in the planning permission 12/00151/FULD and it is necessary to impose a similar condition in this application. •
Other Issues	<ul style="list-style-type: none"> • There is a property College Farm, which is owned by the applicant and is available for such purpose. • There is a concern whether the security lodge will become a normal dwelling.

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, CS12, CS13, CS14, CS16, CS17 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies C1, C3, C5 and P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSADPD).
- Policies TRANS 1, OVS.5 and OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

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

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

6. Appraisal

PRINCIPLE OF DEVELOPMENT

- 6.1 According to Paragraph 010 of Planning Practice Guidance (PPG)¹, the planning history of a site may be a relevant consideration in the determination of an application. However, the Paragraph goes on to state that the factors to take into consideration including evidence as to the reasons why an earlier permission was not implemented, the time that has elapsed since the previous permission expired and the number of similar applications made for the same site are relevant when considering an application.
- 6.2 In this case, the applicant sets out that permissions were granted for a similar scheme previously in 2008, 2009 and 2012 and the current proposal is an alternative scheme to those approved schemes and the latest permission granted in 2012 was lapsed in 2015. While it is a fact that the current planning system does not allow an extension of time on a permission², the applicant has further clarified that those permissions could not be implemented due to the delay on the completion and occupancy of the main house. Though the principle of the development has been previously established, the Housing Site Allocations Development Plan Document 2006-2026 (HSADPD) was formally adopted in 2017 and it is considered that this application should be assessed against this document.

Location of New Housing in the Countryside

- 6.3 The Spatial Strategy policies in the West Berkshire Core Strategy (WBCS) provide the overarching strategy for development in West Berkshire. They provide for where new housing should go in the District as set out in the Area Delivery Plan Policies (ADPP). Policy ADPP1 sets out a spatial strategy for the distribution of housing throughout the District. The policy seeks to accommodate development in the most sustainable way, focusing the majority of development in settlements with existing facilities and services. The ADPP guide development but should be read in conjunction with Policy CS1 and Policy C1 of Housing Site Allocations Development Plan Document 2006-2026 (HSADPD) which makes clear where new residential development is suitable in the opinion of the Council.
- 6.4 Policy C1 of the HSADPD states that there is a presumption against new residential development outside of the settlement boundaries. Exceptions to this are limited to rural exception housing schemes, conversion of redundant buildings, housing to

¹ Reference ID: 21b-010-20190315

² Given that the latest permission was lapsed in 2015, it is confirmed that no existing permissions fulfil the requirements of extension under the Business and Planning Act 2020.

accommodate rural workers, extension to or replacement of existing residential units and limited infill in settlements in the countryside with no defined settlement boundary.

- 6.5 The application site is located outside any defined settlement boundary as identified in Policy ADPP1. The proposal is seeking to erect a security lodge at the northern entrance of the Estate and it will have one bedroom and be occupied in connection with the Estate. Policy C5 states that new dwellings in the countryside related to, and located within or near to, a rural enterprise will be permitted if it meets a number of criteria set out in the Policy.
- 6.6 Letters of objection have raised a concern that the current proposal is not in line with the planning policies. Kintbury Parish Council has also raised objection to the proposed development as it will introduce a new building in an open countryside within the AONB.

Housing Related to Rural Workers

- 6.7 Policy C5 of the HSADPD states that new dwellings in the countryside related to, and located at or near, a rural enterprise will be permitted subject to conditions.
- 6.8 The applicant states that the proposed security lodge is required to provide adequate security measures to the northern entrance of the Estate. The applicant has set out that their in-house security team have attempted to adopt the security measures, including temporary arrangement, in the absence of the proposed lodge. However, the team have confirmed that these measures are not sustainable, especially during the winter time and bad weather. They identified that the un-manned gates are not the suitable means of access and the proposed lodge is the only way for them to provide a guard room with basic accommodation. The applicant has further pointed out that there are no other existing dwellings or buildings at the site can accommodate the guards. The applicant has also made a reference to the similar lodge at the southern entrance, which is currently occupied by one of their night guards.
- 6.9 The proposed lodge is considered to be essential to the continuing equestrian use of the Estate as it is seeking to provide a security lodge at the northern entrance of the Estate. Given that there are no other existing vacant buildings within the Estate, it is considered that there is no other alternative buildings available to meet the need.
- 6.10 The nature of the role of the guards should be present at the entrance at all time and therefore it is not considered to be unreasonable to provide a basic accommodation at the same place in order to avoid the introduction of another building to meet this need within the countryside. An occupancy condition however shall be imposed to restrict the use of the property to persons employed with the Estate. A condition shall also be imposed to secure that the proposed lodge is ancillary to the Estate and no separate curtilage shall be created.
- 6.11 In summary, it is considered that there is a security and operational need demonstrated in this application and it should be a material consideration when assessing this application.

Equestrian/Racehorse Industry

- 6.12 Policy CS12 of the WBCS states that provides for equestrian related development will be supported. Development associated with equestrian activities will be encouraged where the reuse of existing buildings is considered before any new build; and the scale, form, impact, character, siting, and level of activity is in keeping with its location. Proposal for associated new residential accommodation in the countryside will be permitted where genuine need is suitably demonstrated through a business case and accommodation cannot be reasonably secured within existing settlements.

- 6.13 In this case, the application site is within the northern part of an established Denford Park Estate, which is for equestrian stud and the owner of the stud also resides at the Estate. The applicant states that there is a need to provide adequate security measures at the northern entrance, the same way that the southern entrance of the Estate does. The Council accepts that the security and operational need of a security lodge is demonstrated in this case.

Conclusion

- 6.14 In conclusion, the principle of development of this proposed development has been fully re-assessed against the up-to-date policies of the development plan, though it has been established in the previous permissions. Given that there is a security and operational need to support this application, which officers accept, the principle of development is considered by officers to be acceptable in this case.

DESIGN, CHARACTER AND APPEARANCE

- 6.15 Achieving well-designed places and conserving and enhancing the natural environment are core planning principles of the NPPF. Paragraph 172 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in AONB. Policy ADPP5 of the WBCS states that new development will respect and respond to the historic environment of the AONB. Policy CS14 clearly sets out that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area, and makes a positive contribution to the quality of life in West Berkshire. Policy CS19 seeks to ensure development is appropriate in terms of location, scale and design.
- 6.16 Policy C1 of the HSADPD states 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. Policy C3 goes on to state that the design of new housing, including replacement dwellings, must have regard to the impact individually and collectively on the landscape character of the area and its sensitivity to change.
- 6.17 The conservation officer initially raised objection to the previous refused application (20/00186/FUL) due to the proposed vernacular style cottage with a thatched hipped roof. The current proposal is revised to propose a smaller single storey lodge with a similar architectural style to Denford Park. The conservation officer has removed the objection in this current application and it is not considered that the current proposal would have an adverse impact on the setting of the Grade II listed Denford House, which is situated within the Estate. The Council's archaeologist has also raised no objection to the proposed development as there is no major impact on any features of archaeological significance from the proposed development.
- 6.18 The tree officer has raised no objection to the proposed development and it is considered that the proposal would provide an opportunity to enhance the existing landscaping and trees around the application site and on the road boundary and access. However, a detailed scheme of landscaping is required to ensure that the proposed development would not have an adverse impact on the setting of the surrounding areas and the AONB, and a condition is recommended in this respect.
- 6.19 In order to retain the rural character of the surrounding areas and the AONB, a condition is recommended to remove the permitted development rights of the proposed lodge to prevent further extension and alteration of the lodge. Given that these matters can be controlled by way of conditions, it is not considered that the proposed development

would have an adverse impact on the setting and appearance of the surrounding areas and the AONB.

BIODIVERSITY AND ECOLOGY

- 6.20 Policy CS17 of the WBCS clearly states that development which may harm, either directly or indirectly, locally designated sites, habitats or species of principal importance for the purpose of conserving biodiversity or the integrity or continuity of landscape features of major importance for wild flora and fauna, will only be permitted if there are no reasonable alternatives and there are clear demonstrable social or economic benefits of regional or national importance that outweigh the need to safeguard the site or species and that adequate compensation and mitigation measures are provided when damage to biodiversity/geodiversity interests are unavoidable.
- 6.21 A letter of representation has raised a concern over the external lighting. The Council's ecologist has raised no objection to the proposed development subject to conditions. A set of pre-commencement conditions have been recommended to ensure that details of biological enhancement measures have been submitted to and approved by the Local Planning Authority, including specific measures to protect bats, birds and bees.
- 6.22 In order to minimise the impacts on neighbouring amenity, the AONB, wildlife and the natural environment, a condition is recommended to secure details of external lighting prior to the commencement of the development hereby permitted.

AMENITIES

- 6.23 The Quality design SPG states that proposals will only be permitted where there is no material harm to any neighbour's privacy and outlook. Windows that directly overlook a nearby neighbouring dwellings should be avoided and a minimum distance of 21 metres is recommended between directly facing windows.
- 6.24 A letter of representation has raised a concern that the proposed windows will directly face the opposite property, which is known as Denford Park Lodge and there is a lack of information related to the operation hours and the location of the security cameras.
- 6.25 Based on the submitted information, it is not considered that the three proposed windows at the northern elevation of the proposed lodge would directly face and overlook Denford Park Lodge. There is more than 21 metres between Denford Park Lodge and the proposed lodge, given that it has been set back from the boundary of the Estate.
- 6.26 In order to minimise the impact on neighbouring amenity, a condition shall be imposed to restrict the hours of operation during the construction works. Given that the proposed lodge is a security guard room with basic accommodation provided, officers do not consider it appropriate to impose a condition related to the operation hours. A condition has already been recommended to remove the permitted development rights of the proposed lodge for further extensions, alternations and other minor operations.

TRAFFIC AND HIGHWAYS

- 6.27 A letter of representation has raised a concern that the proposed single gate system, due to the replacement of a timber frame gate and an absence of pedestrian movement, would have an adverse impact on traffic movements, visibility and highway safety respectively.

- 6.28 The Local Highways Authority has raised no objection to the proposed alterations to the access, wall and gates subject to conditions to secure details of electric vehicle charging points and cycle storage prior to the development hereby permitted.

FLOOD RISK

- 6.29 The application site is within the Environment Agency Flood Zone 1. No flood risk assessment is required in this case as the proposed development is smaller than 1 hectare and is not affected by sources of flooding other than rivers and the sea. As such, it would not give rise to any adverse impacts on flood prevention.
- 6.30 Policy CS16 of the WBCS states that surface water shall be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS) in all new development sites. As such, a condition is recommended to secure details of sustainable drainage methods shall be submitted to the Local Planning Authority prior to the occupation of the proposed lodge.

OTHER MATTERS

- 6.31 Other issues raised by objection letters will be addressed in this section.
- A letter of representation has raised a concern that the proposed lodge will become a normal dwelling. A conditions restricting occupancy and requiring that it remains ancillary to the main dwelling are recommended to address these concerns. It is also important to point out that restrictive covenants are not material considerations in the determination of planning applications.
 - There is a property, College Farm, which is owned by the applicant and is available for such purpose. It is a fact that College Farm is within Denford Estate, which is approximately 210 metres from the location of the proposed lodge. While this application is seeking to propose a security guard room with basic accommodation at the northern entrance, College Farm is clearly not an appropriate option as it is not within the northern entrance area. The applicant has also mentioned that they cannot find an alternative building

7. Planning Balance and Conclusion

- 7.1 This application seeks planning permission for the erection of 1 bedroom North Lodge to be occupied in connection with Denford Park Estate with ancillary parking, turning, landscaping and garden area. Alterations to existing access arrangements including replacement boundary wall and gates.
- 7.2 A planning application (20/00186/FUL) was previously refused as the proposal failed to demonstrate that there are no other suitable alternative dwellings that could be made available to meet such need and therefore the proposal is not considered as one of the exceptions set out in Policy C1 of Housing Site Allocations Development Plan Document 2006-2026 and the proposed design of the lodge fails to reflect the architectural style of Denford Park, as part of the wider estate and the introduction of the lodge will have an adverse impact on the character of the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The current application is considered a resubmission of this refused application.
- 7.3 Additional information has been provided in this application to demonstrate that there is a security and operational need for the proposed lodge. Furthermore, the design of the

proposed lodge has been revised and is considered to be sympathetic to the architectural style and setting of the whole Estate.

- 7.4 It is considered that, following advice from technical consultees, and subject to the use of appropriate conditions, the proposal would not have an adverse impact on the setting and the rural character of the AONB. Furthermore, the proposal would not give rise to any adverse impact on amenity and environmental impacts. Therefore, it is considered that planning permission should be granted subject to conditions.

8. Full Recommendation

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

Conditions

1	<p>Approved Documents</p> <p>The development hereby permitted shall be carried out in all respects in accordance with the following plans/drawings:</p> <ul style="list-style-type: none"> • Drawing Ref. 190106-100 Location Plan dated January 2020 • Drawing Ref. 190106-102 Site Plan received on July 2020 • Drawing Ref. 190106-103 Design Scheme received on July 2020 • Drawing Ref. 190106-104 Proposed Gates + Wall received on July 2020 <p>Reason: To ensure that the development is carried out in accordance with the submitted details and to enable the Local Planning Authority to control the development and monitor the site to ensure compliance with the planning permission.</p>				
2	<p>Commencement</p> <p>The development hereby permitted shall be begun before the expiration of two years from the date of this permission as the final approval of the reserved matters.</p> <p>Reason: To accord with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004 and to enable the Local Planning Authority to control the development and monitor the site to ensure compliance with the planning permission.</p>				
3	<p>Hours of Construction</p> <p>No demolition or construction works shall take place outside the following hours:</p> <table> <tr> <td>Mondays to Fridays</td><td>0730 to 1800</td></tr> <tr> <td>Saturdays</td><td>0830 to 1300</td></tr> </table> <p>There shall be no demolition or construction works or related activities carried out on Sundays, Bank Holidays, Public or National Holidays.</p> <p>Reason: To safeguard the environment and local amenity. This condition is imposed in accordance with the National Planning Policy Framework 2019 and Policy CS14 of the West Berkshire Core Strategy (2006-2026).</p>	Mondays to Fridays	0730 to 1800	Saturdays	0830 to 1300
Mondays to Fridays	0730 to 1800				
Saturdays	0830 to 1300				
4	<p>Removal of Permitted Development Rights</p>				

	<p>Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no enlargements or extensions which would otherwise be permitted by Schedule 2, Part 1 and Part 2 of that Order shall be constructed in the curtilage of the dwelling hereby permitted, without planning permission being granted by the Local Planning Authority.</p> <p>Reason: This condition is imposed to prevent the overdevelopment of the site and to protect the amenities, in the interests of respecting the character and appearance of the surrounding area and is in accordance with Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).</p>
5	<p>Use of Materials</p> <p>The materials to be used in the external finishes of the development hereby permitted shall match those on the existing development in colour, size and texture, and those materials shall remain at all times thereafter as the unaltered external finish to the development hereby permitted.</p> <p>Reason: To ensure that the external materials are visually attractive and respond to local character. This condition is imposed in accordance with the National Planning Policy Framework 2019, Policies ADPP5 and CS14 of the West Berkshire Core Strategy (2006-2026), West Berkshire Council's Supplementary Planning Document Quality Design (June 2006) and Supplementary Planning Guidance 04/2 House Extensions (July 2004).</p>
6	<p>Ancillary to the Main Dwelling</p> <p>The development hereby permitted shall not be used at any time other than for purposes incidental/ancillary to the residential use of the dwelling known as Denford House. The development shall not be used as a separate dwelling unit and no separate curtilage shall be created.</p> <p>Reason: The creation of a separate planning unit would be unacceptable in the interests of ensuring a sustainable pattern of development. This condition is imposed in accordance with the National Planning Policy Framework 2019, Policies ADPP5 and CS14 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).</p>
7	<p>Equestrian Occupancy Restriction</p> <p>The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly working (or retired through old age or ill health), in the equestrian business, or a widow or widower of such a person and to any resident dependants.</p> <p>Reason: To ensure the dwelling remains available to be considered as a supporting accommodation for the equestrian business. This condition is imposed in accordance with the National Planning Policy Framework 2019 and Policy C5 of the West Berkshire Housing Site Allocations Development Plan Document (2006 – 2026) Adopted May 2017.</p>
8	<p>Location of Security Cameras</p>

	<p>The security cameras shall be installed in accordance with the approved plans received on 03 November 2020.</p> <p>Reason: To protect amenities. This condition is in accordance with Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).</p>
9	<p>Landscaping:</p> <p>Prior to the development hereby permitted, a detailed scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include schedules of trees and plants noting species, plant sizes and proposed numbers/densities, an implementation programme and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure;</p> <p>a) Completion of the approved landscape scheme within the first planting season following completion of development.</p> <p>b) Any trees shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species.</p> <p>Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
10	<p>External Lighting</p> <p>Prior to the development hereby permitted, an external lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of how the lights allow for minimal disruption in the movement of protected nocturnal fauna through and around the site, taking into account existing and new vegetation and ecological enhancements. The external lighting shall be installed as approved.</p> <p>Reason: To ensure the protection of protected species including but not limited to breeding birds which are subject to statutory protection under National Legislation. The condition is in accordance with the Wildlife and Countryside act, paragraph 175 of the National Planning Policy Framework 2019 and Policies CS14, CS17 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
11	<p>Bees</p> <p>Prior to the development hereby permitted, details of two bee bricks to be integrated into the new structure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the location of the structures and the specification of the structures. The approved structures shall be installed as approved and thereafter retained at all time.</p> <p>Reason: To incorporate biodiversity improvements in and around the development to protect bees. The condition is in accordance with the Wildlife and Countryside act, paragraph 175 of the National Planning Policy Framework 2019 and Policies CS14, CS17 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
12	<p>Bats</p>

	<p>Prior to the development hereby permitted, details of two integrated bat roosting structures or a bat loft with associated access points or equivalent to be integrated into the new structure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the location of the structures and the specification of the structures. The approved structures shall be installed as approved and thereafter retained at all time.</p> <p>Reason: To incorporate biodiversity improvements in and around the development to protect bats. The condition is in accordance with the Wildlife and Countryside act, paragraph 175 of the National Planning Policy Framework 2019 and Policies CS14, CS17 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
13	<p>Birds</p> <p>Prior to the development hereby permitted, details of two bird boxes to be integrated into the new structure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the location of the structures and the specification of the structures. The approved structures shall be installed as approved and thereafter retained at all time.</p> <p>Reason: To incorporate biodiversity improvements in and around the development to protect birds. The condition is in accordance with the Wildlife and Countryside act, paragraph 175 of the National Planning Policy Framework 2019 and Policies CS14, CS17 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
14	<p>Roofing Membrane</p> <p>Prior to the development hereby permitted, details of roofing membrane shall be submitted to and approved in writing by the Local Planning Authority. The roofing membranes must be breathable and are proven to cause a lethal entanglement hazard to bats. The approved structures shall be installed as approved and thereafter retained at all time.</p> <p>Reason: To ensure the protection of protected species including but not limited to breeding birds which are subject to statutory protection under National Legislation. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) The Wildlife and Countryside act and Policy CS17 of the West Berkshire Core Strategy (2006-2026).</p>
15	<p>Electric Charging Point (details to be submitted)</p> <p>No development shall take place until details of an electric vehicle charging point have been submitted to and approved in writing by the Local Planning Authority. 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.</p> <p>Reason: To promote the use of electric vehicle. 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).</p>
16	<p>Access Closure with reinstatement</p> <p>The existing vehicular access at the site shall be stopped up and abandoned immediately after the new access hereby approved have been brought into use. The</p>

	<p>footway/cycleway/verge shall, at the same time as the stopping-up and abandonment, be reinstated to the satisfaction of the Local Planning Authority.</p> <p>Reason: In the interest of road safety and highway maintenance. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).</p>
17	<p>Cycle storage</p> <p>No development shall take place until details of the cycle parking and storage spaces have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the cycle parking and storage spaces have been provided in accordance with the approved details. The cycle parking and storage spaces shall be retained for purposes of cycle parking and storage at all times.</p> <p>Reason: To ensure that there is adequate and safe cycle storage space within the site. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
18	<p>Parking/turning in accord with plans</p> <p>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/or turning space shall thereafter be kept available for parking of private motor cars and light goods vehicles at all times.</p> <p>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) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
19	<p>Sustainable Drainage</p> <p>The proposed buildings should not be occupied until details of Sustainable Drainage Systems (SuDS), such as water butts or raised planters, to be implemented within the site have been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure that sustainable drainage systems have been implemented in all new developments. This condition is imposed in accordance with the National Planning Policy Framework 2019 and Policy CS16 of the West Berkshire Core Strategy (2006-2026).</p>

Informatives

1	<p>HI 3 Damage to footways, cycleways and verges</p> <p>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.</p>
2	<p>HI 4 Damage to the carriageway</p>

	The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.
3	<p>HI 8 Excavation in close proximity to the highway</p> <p>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.</p>
4	In determining this application the Local Planning Authority has worked positively and proactively with the applicant by: scoping of the application and assessing the proposals against relevant Development Plan policies and the National Planning Policy Framework including its associated planning practice guidance and European Regulations. Further, the Local Planning Authority has: identified all material considerations and determined the application within the timeframe agreed with the applicant. This approach has been in accordance with the requirements of paragraph 38 of the National Planning Policy Framework 2019.
5	For further information regarding the discharge of the conditions or any other matters relating to the decision, please contact the Customer Call Centre on: 01635 519111.