

3Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(2)	20/02630/HOUSE Inkpen Parish Council	05/01/2021 ¹	Revised proposals for replacement entrance porch, internal alterations and extension to accommodate relocated kitchen with dining area with additional bedroom and family bathroom Gallants View, Lower Green, Inkpen, RG17 9DW Mr E and Mrs R Bennett

¹ Extension of time to be confirmed by agreement with applicant.

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

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<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02630/HOUSE>

Recommendation Summary: To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to conditions'

Ward Member(s): Councillor D Benneyworth
Councillor J Cole
Councillor C Rowles

Reason for Committee Determination: 11 objections 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

Contact Officer Details

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1. Introduction

- 1.1 This application seeks planning permission for a replacement front porch, internal alterations and a part two-storey / part single storey rear extension to facilitate the relocation of the existing kitchen with dining area and an additional bedroom and family bathroom above.
- 1.2 Gallants View is a diminutive thatched cottage located within the Lower Green area of Inkpen. The principal, west elevation, predominantly comprises red facing brickwork, the south elevation, adjacent to a footpath, is white rendered at ground floor level and red clay tile-hung at first floor level, the rear, east, elevation is white rendered at ground floor level, and the first floor mostly comprises slate roof tiles and thatch. A dark-stained timber addition is positioned along the north elevation with the thatch extending over it and rising to first floor level. The public footpath, INKP/14/1, runs parallel with the south boundary of the site and dog-legs around the rear boundary of the site. The application site benefits from a good degree of mature soft landscaping.
- 1.3 The proposed replacement porch would measure 2m in width, 3.12m in height and project by 1.5m; it would have a pitch-roof design with front facing gable. The ground floor element of the part two-storey / part single storey rear extensions would measure 6.3m in maximum width and would project by 8.3m; the first floor would measure 4.35m in width and project by 6.3m. The single storey aspects would measure 4.5m in height and the two-storey element would measure 6.9m in overall ridge height.

2. Planning History

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

Application	Proposal	Decision / Date
19/02365/TPC	Various Tree Works	Permission not required 23.09.2019
20/00837/HOUSE	Replacement entrance porch, internal alterations and two storey extension to accommodate relocated kitchen with family area, two single bedrooms and a guest bedroom	Withdrawn 04.06.2020
91/40019/ADD	New vehicular access onto main road	Approved 07.11.1991

3. Procedural Matters

- 3.1 Given the nature and scale of this householder 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 Site notices were displayed by the applicant along the west and south boundaries of the application site on the 14th and 19th November 2020; the deadline for representations expired on 5th and 10th January 2021, respectively.
- 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 floor space (including extensions) or when a new dwelling is created (even if it is less than 100 square metres).

Initial assessment of the scheme indicates the proposals would increase the floor space by more than 100 sq. m and as a consequence the proposals are considered likely to be 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.

<p>Inkpen Parish Council:</p>	<p>Initial comments returned by the Parish Council raised no objections but requested 4 conditions to protect the amenity of the AONB area.</p> <p>The above was replaced with the following subsequently received comments:</p> <p>Objection and wish the following comments to be taken into consideration.</p> <p><i>Gallant View is situated in an iconic part of Inkpen where the amenity is valued both for its tranquillity and historical rural character dating back to the 19th Century. It is sited within 'open countryside' within the North Wessex Downs AONB and is therefore particularly sensitive to inappropriate development which does not enhance and conserve.</i></p> <ul style="list-style-type: none"> • <i>Extensions to dwellings in the countryside: The proposed extension is an overdevelopment and disproportionate to the existing smaller dwelling.</i> - <i>more importantly, the two-storey extension is 6m high and will dominate and impact on the neighbouring property, blocking out the sunlight and reducing the amount of light.</i> • <i>The Lower Green area of Inkpen is part of the North Wessex Downs AONB and as such has the highest status of protection in accordance with the NPPF.</i> • <i>The current dwelling is characteristic of the area and although not listed should be considered by the conservation officer.</i> • <i>The two-storey extension would be highly visual from the rear of the adjoining footpath, which is a well-used track by residents and visitors to the area. The footpath shares the driveway to the</i>
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	<p><i>property and ramblers require openness as well as free and safe access to the area.</i></p> <ul style="list-style-type: none"> • <i>The extension as proposed would appear to restrict the daylight available to an adjacent property and compromise the privacy of that property as it overlooks the garden of the adjacent property. The 'openness' of this area will be severely restricted by the proposed extension.</i> <p><i>If the Planning Officer recommends approval the amenity of the area should be protected:</i></p> <ul style="list-style-type: none"> • <i>construction work should be limited with no weekend or bank holiday working</i> • <i>no external lighting should be approved to protect the dark night sky and avoid light pollution</i> • <i>no construction vehicles parking on the highway to obstruct local traffic.</i> • <i>trees and hedging should be protected to mitigate damage from any construction work.</i>
<p>Conservation and Design Officer:</p>	<p><i>Gallant View (or Gallants View as it is identified on the council's database) is a charming thatched cottage, which is clearly of some historic and architectural interest. It is shown on the First Edition OS map so dates from at least the late C19th, but could possibly be earlier.</i></p> <p><i>The building is a modest two storey cottage, with a hipped thatch roof. It is located within the small hamlet of Lower Green, close to several thatched listed buildings.</i></p> <p><i>Whilst not included on the National Heritage List for England (NHLE), Gallant View appears to possess a degree of local significance that merits consideration.</i></p> <p><i>The proposal is for a part 2 storey and part 1 storey extension to the rear of the cottage, and a new porch to the front. This application follows a recently withdrawn scheme for a much larger 2 storey rear extension.</i></p> <p><i>Amendments have been made which have reduced the overall height, bulk, massing and scale of the proposal. This has been achieved by reducing the length of the two storey extension by almost a third and setting it down slightly further from the ridge of the main cottage. To achieve the additional ground floor area a small single storey addition is proposed at the end of the two storey extension. Dormers have also been removed from the roof of the two storey extension which has helped simplify the roof form.</i></p> <p><i>The proposal has been designed to reflect the traditional form of the cottage, and is now sufficiently subservient so as to not dominate the cottage. I therefore do not feel that it would harm the significance of this non-designated heritage asset.</i></p> <p><i>The Conservation and Design Officer recommended the following conditions are attached to any permission that may be forthcoming: Schedule / samples of Materials; New Brickwork to</i></p>

	Match Existing; New Windows/Areas of Glazing and Doors; Eaves/fascia; Rooflights).
Tree Officer:	<p><i>There are significant trees in proximity to the front and back of the property in proximity to the proposal. Additional information detailing any excavation required within the RPA, tree protection during construction will be required. The trees should be included in an Arboricultural Survey and Impact Assessment detailing the classification, condition as per BS5837 and the impact of the proposals to ensure inadvertent damage by creeping development activities including storage does not occur.</i></p> <p><i>There is no arboricultural report with the submission and the following conditions are suggested:</i></p> <p>Tree Protection Scheme; Arboricultural Method Statement</p>
Archaeologist:	<i>I do not feel there are major archaeological implications to this proposal to extend the house</i>
Public Rights of Way Officer:	<p><i>As with 20/00837 No objections. The comments I wrote back in April are the same regarding the possible impacts on Inkpen footpath 14/1. Inkpen PC and some objectors also make reference to the close proximity of the development to this footpath.</i></p> <p><i>The same informatives and comments regarding risk assessments for path users and site access which I wrote below in April are still relevant. For my reference, please do inform me when works are due to commence.</i></p> <p><u><i>Risk Assessment</i></u> <i>I would like to add that the footpath (Inkpen 14/1) appears to be heavily used and due to the tight nature of the site and only a fence panel and hedge line between the proposed building site and the footpath, please ensure that users of the footpath are included within developments' risk assessment. For example, - protection from noise, dust, fumes, impact (from debris or digger/crane arms) and objects falling from height (tiles during roofing for example). Appropriate warning and prohibition signage would also need to be present for footpath users to see.</i></p> <p><u><i>Site Access</i></u> <i>It looks like site access will be up the drive and around the northern side of the property, but in the event access plans result in footpath use for access- Please remember footpath user safety in the risk assessment."</i></p> <p>Recommended Informatives: I10, I12, I13, I14, I15, I16 and I19</p>

Public representations

- 4.2 Representations have been received from 13 contributors, 2 of which support, and 10 of which object to the proposal. One contributor stated their objections would be

removed if the issues they raised were satisfactorily dealt with via the means of planning condition.

- 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

- Overdevelopment within the village;
- Increasing concern regarding the number of applications for large extensions in this part of the North Wessex Downs AONB;
- Proposed extension does not maintain the character of the village;
- Scale: proposed extensions are not keeping with the scale / size of the host dwelling or surrounding traditional buildings;
- Not in keeping with the building line;
- First floor windows will overlook neighbouring properties;
- Proposed extension will block out light to neighbouring properties;
- Proposals do not enhance / conserve the AONB;
- Impact on public footpath / obstruction to users of public footpath;
- Detrimental to historic character of host-building;
- Reduces diversity of housing stock in the village;
- Overdevelopment within the village
- Hazard caused from construction traffic and deliveries

Request:

- Gallants view is listed;
- Construction traffic does not block the highway or the footpath;
- Hours of work are restricted;
- Control of deliveries

Support:

- Proposals are proportionate and in keeping with local surroundings;
- Gallants View requires modernisation in order to make it fit for occupation and comply with modern standards;
- The proposals would not have a detrimental impact on the footpath and on neighbouring properties;
- Concern regarding Parish Council comments.

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 (Spatial Strategy), ADPP5 (North Wessex Downs Areas of Outstanding Natural Beauty), CS14 (Design Principles), CS18 (Green Infrastructure), CS19 (Historic Environment and Landscape Character) of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies C3 (Design of Housing in the Countryside), C6 (Extension of Existing Dwellings), P1 (Residential Parking for New Development) of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).

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

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- North Wessex Downs AONB Management Plan 2014-19
- WBC House Extensions SPG (2004)
- WBC Quality Design SPD (2006)
- Planning Obligations SPD (2015)
- North Wessex Downs Areas of Outstanding Natural Beauty: Guidance on the selection and use of colour in development
- Inkpen Village Design Statement (2004)

6. Appraisal

6.1 The main issues for consideration in this application are:

- The principle of the proposal;
- The impact on the character and appearance of the locality and the wider AONB setting;
- The impact on neighbouring properties residential amenity.

Principle of development

6.2 The application site is located outside of any defined settlement boundary within the district and it therefore is regarded as 'open countryside' under Core Strategy Policy ADPP1. The policy states that only appropriate limited development in the countryside will be allowed. In the context of this general policy of restraint in the countryside, Policy C6 of the Housing Site Allocations DPD gives a presumption in favour of proposals for the extension of existing permanent dwellings. An extension or alteration will be permitted providing that:

- 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.

6.3 The application site is also located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Policy ADPP5 sets out the criteria for the principle of development within the North Wessex Downs AONB and identifies 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. It is also stated that development will respect identified landscape features and components of natural beauty.

Character and appearance

6.4 Gallants View is a diminutive thatched cottage situated within a spacious, linear plot, located within the Lower Green area of Inkpen. Paragraph 5.1 of the Heritage Statement submitted in support of this application describes Inkpen as "*scattered*

hamlets linked by intricate lanes and paths in wooded country". The West Berkshire Landscape Character Assessment (2019) further describes the key characteristics of this area as follows:

"This character area is crossed by a tight network of rural lanes often bounded by banks. These form the framework for settlements, which are predominantly linear villages, such as Lower Green and Inkpen ... The landscape has a coherent character, with a consistent framework provided by the strong structure of woodlands, hedgerows and trees. This creates a small scale, enclosed and intimate rural character. The tranquillity is enhanced by a lack of intrusion of modern life into the majority of the area, and there are very dark skies."

The supporting Heritage Statement considers *"The historic vernacular houses (of which Gallant's View forms a part) which make up the positive character of these hamlets are often modest in scale"*. The Heritage Statement further identifies that many of the earlier buildings in the locality are timber framed and thatched. Lower Green is therefore considered to have a strong rural character and buildings in this locality share characteristic features.

In the context of this strong and coherent character Policy CS14 requires new development to demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area. It further states that development shall contribute positively to the local distinctiveness and sense of place. In this regard, the design of the proposed replacement front porch and part two-storey / part single storey rear extensions are considered to be of a sufficiently high quality. Despite having a significant rearwards projection, the staggered nature of the proposed extensions are considered to ameliorate the impact of the increased volume, mass and bulk, as is the provision of the additional first floor accommodation predominantly within the roof-space. Whilst the host dwelling is thatched, the introduction of the clay-tiled, bonnet-hipped roof-design to the rear extension is considered to compliment rather than imitate the character and appearance of the host dwelling. The use of traditional materials, such as the clay roof tiles and dark stained timber boarding, are considered to appear sympathetic to the variety of materials present in the construction of the existing building. Due to the combined effect of the design and traditional materials the proposed extensions are not considered to compete with the host dwelling, but rather appear as a sympathetic addition to a building that displays some historic and architectural interest.

Parish Council comments and third party representations received in response to this application have raised a number of objections, including concerns with the scale of the proposed development and the consequent impact on the character of the locality, the North Wessex Downs AONB and the open countryside. Policy C6 of the Housing Site Allocations DPD requires, inter alia, that the scale of the enlargement is subservient to the original dwelling. The agent has presented figures that the proposals would increase the floor-space of the original dwelling by 65% and the volume would be increased by 77%. This differs from the case officer calculations, however, both sets of figures demonstrate that the proposals would result in a significant increase of both floor-space and volume. However, floor-space is just one measure of impact, and despite its scale the proposed extensions are considered to appear subservient to the host dwelling, largely due to their staggered design and use of traditional materials. The part two-storey / part single storey extension would project entirely to the rear of the existing dwelling and would be inset from each of the flank elevations, as a consequence it will remain possible for the original dwelling to be clearly read as a result of the proposed extensions. The Heritage Statement highlights:

“The proposed ridge of the extension is set almost 1 metre below the main ridge of the existing house. This has been half hipped at its east end to further reduce its bulk and scale. The use of weatherboarding to the upper sections of the south elevation will further break up the scale of the proposed extension with the dropping to single storey reflective of typical and traditional consideration of scale when extending an historic building.”

The Conservation and Design Officer comments accept these design features *“reflect the traditional form of the cottage, and is now sufficiently subservient so as to not dominate the cottage.”*

The south elevation of the proposed extensions would be located between 250mm – 500mm from the boundary with the footpath. The flank wall of the existing cottage already abuts the public footpath at INKP/14/1. As such, although the proposed rear extensions would be clearly visible from the public footpath, this would be in keeping with the character of the existing relationship between the dwelling and the footpath. Due to the spacious nature of the plot, and in particular the large frontage, the proposals are considered to retain an adequate degree of spaciousness in the street scene. Due to the retention of the integrity of the host-dwelling, the sympathetic, yet differing appearance of the proposed rear extension, and the use of traditional materials, the proposals are not considered to adversely impact the character and appearance of the host dwelling, or its setting or the wider landscape.

Impact on Neighbouring Properties

- 6.5 The proposed replacement front porch would be modest in scale and located a good distance from the front and side boundaries of the application site. This aspect of the proposals is therefore considered to have a minimal impact on the residential amenities of adjacent properties. The neighbouring property to the north, at Hollytree Cottage, is set slightly further back in its plot than the dwelling at Gallants View and consequently projects marginally beyond the rear of the cottage at the application site. The mutual boundary between Gallants View and Hollytree Cottage is well screened by a tall and mature hedge. Whilst the dwelling at Hollytree Cottage is located up to the mutual boundary with Gallants View the proposed rear extensions would be located in excess of 7m from this boundary. The proposed rear extensions would have an eaves height of approximately 2.3m along the north elevation and would measure approximately 720mm lower than the host dwelling in terms of ridge height. Given the modest eaves height and distance from the north boundary the additional shadow cast by the proposed extension would fall largely within the application site, and consequently the proposals are not considered to result in any unacceptable loss of light to Hollytree Cottage. Furthermore, due to this modest eaves height along the north elevation, with the bulk of the first floor accommodation located within the roof-space, despite its rearward projection, the proposed rear extensions are not considered to appear unduly prominent or obtrusive when viewed from Hollytree Cottage.

To the south the application site is separated from the neighbouring property at Brook House by the presence of a public footpath. Due to the orientation of the proposed rear extensions at Gallants View to the north of the neighbouring property at Brook House, the proposals are not considered to impact the light received to this neighbouring property. Due to the design of the proposed extensions the eaves height along the south elevation would measure approximately 3.6m, and it is intended to retain the approximate 3m hedging along this boundary with the footpath. The dwelling at Brook House, has an ‘L’ shaped plan-form and projects a similar distance to the east as the rear extensions proposed at Gallants View. The north elevation of the dwelling at Brook House faces the public footpath and as a consequence the planning history indicates that the windows along the north

elevation of the dwelling either serve bathrooms or secondary windows to habitable rooms. The distance retained between the two dwellings at Brook House and Gallants View would exceed 6m. The proposals are therefore not considered to appear unduly prominent or obtrusive when viewed from this neighbouring property.

Two small windows are proposed in the south elevation of the two-storey rear extension which would serve as secondary windows to the kitchen. These windows would be partially screened by the retention of existing hedging, however, even if the hedging were to be lost, as these windows directly face onto the public footpath it is not considered reasonable to resist the application on the basis of overlooking. A significant degree of glazing is proposed along the north elevation of the rear extensions to serve the new kitchen and dining room at ground floor level, however, as these windows would be located in excess of 7m from the mutual boundary with Hollytree Cottage, and a good degree of soft landscaping is present along this mutual boundary, they are not considered to result in any unacceptable overlooking or loss of privacy to Hollytree Cottage. At first floor level the bathroom would be served by a roof-light in the north roof-slope and the bedroom would have a one-and-a-half pane window in the east elevation. The public footpath curves along the rear boundary of the application site, beyond which appears to be land associated with the occupation of Brook House. The first floor windows are therefore not considered to result in any unacceptable overlooking of neighbouring properties. The proposed replacement front porch and part single / part two-storey rear extensions are therefore not considered to adversely affect the residential amenities of adjacent properties in terms of over-dominance, obtrusiveness, loss of light or overlooking.

Other Matters

- 6.6 The existing dwelling occupying the application site is diminutive in scale, however, the plot is spacious and benefits from a good degree of mature soft landscaping. Paragraph 7.1 of the Heritage Statement highlights:

“These proposals are commensurate with providing a level of accommodation respectful of the existing scale of the building whilst allowing for the house to continue to function and thrive effectively as a small family home in the 21st century.”

It is recognised that in its current form Gallants View provides modest accommodation, not in keeping with modern standards. It is accepted that modernising the building will secure its future occupation. The proposals would result in a good sized family home, providing practical accommodation for modern family needs. However, given the diminutive scale of the original dwelling, it is considered that the proposals represent the upper limit of what would be considered acceptable at the application site. Consequently, to protect the open and undeveloped character of the countryside, and to ensure that the dwelling at Gallants View does not become more intrusive in the landscape, for example, through the addition of dormer windows at first floor level, a proliferation of outbuildings, or an enlarged side addition, it is considered practicable and reasonable to remove permitted development rights for the dwelling in order to control any future development at this site.

Third party representations have raised concerns with regards to the loss of a mix of housing stock within Inkpen, however, it is not considered reasonable to resist the application on this basis. The cottage at Gallants View is not included on the National Heritage List for England, but is included on the West Berkshire Environment Record. Contributions submitted with regards to this application have included requests for the cottage at Gallants View to be listed; whilst the conservation officer has not indicated that the dwelling is considered worthy of listing,

the historic and special architectural features of the building have been considered in the above observations.

The application drawings indicate that a spacious drive will be retained as a result of the proposed extensions, with adequate turning and manoeuvring space to be able to leave the site in a forward gear and accommodate at least 3 vehicles off-road. The proposals are therefore not considered to have any parking or highway implications.

Representations received in response to this application have raised concern that construction traffic must not block the highway or footpath, and that the footpath must not be obstructed during construction. The application site benefits from a spacious frontage that could comfortably accommodate construction traffic and materials storage. Given the domestic scale of the proposed extensions and the spacious nature of the application site frontage, it is not considered that a condition requiring details of the construction traffic management would be justified, however, appropriate informatives would be reasonably justified to highlight the applicant's obligations with regards to ensuring that the highway and footpath are not obstructed. However, given the rural character of the locality and in the interests of preserving the strong sense of remoteness, tranquillity and dark night skies it is considered reasonable and practicable to restrict the hours of construction as requested by third parties.

7. Planning Balance and Conclusion

- 7.1 Whilst there have been objections to this application, it is considered the proposed replacement front porch, internal alterations, and part two-storey / part single storey rear extensions are acceptable subject to the attachment of the recommended conditions.
- 7.2 Having taken into account the relevant policy considerations and material considerations referred to above, it is considered that the development is acceptable and conditional approval is justified.

8.0 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>Commencement of development The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>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).</p>
2.	<p>Approved plans The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:</p> <p>1984-100B (Site Location and Block Plan), 1984-103A (Proposed Floor and Roof Plans, Elevations and Section) and Existing Floor Plans, Elevations and Section A (Rev A) received 10th November 2020</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>

3.	<p>Samples of Materials</p> <p>No above ground level development shall take place until a schedule of all materials and finishes visible external to the building, including roof tiles, ridge and hip tiles, bricks, and timber cladding, have been submitted to and approved in writing by the Local Planning Authority. All materials incorporated in the work shall match the approved samples.</p> <p>Reason: To ensure that the materials are appropriate to the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
4	<p>New Brickwork to Match Existing</p> <p>All new facing brickwork, including works of making good, shall match the existing brickwork in terms of bricks (size, colour and texture); mortar (mix, colour and texture); joint profile; and bond.</p> <p>Reason: To ensure that the materials are appropriate to the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
5	<p>New Windows / Areas of Glazing and Doors</p> <p>No works to window/door/roof openings shall take place until detailed plans and specifications of such works have been submitted to and approved in writing by the Local Planning Authority. Such details shall include materials and finishes, at a minimum scale of 1:20 and 1:2. The windows/areas of glazing/external doors shall be installed in accordance with the approved details.</p> <p>Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
6	<p>Eaves/fascia</p> <p>No works shall take place to the roof until full details of the eaves and fascia, at a minimum scale of 1:20, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved details.</p> <p>Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>

7	<p>Rooflights</p> <p>Rooflights are to be conservation type, fitted flush with or below the roof covering. The rooflights shall be installed in accordance with the approved details.</p> <p>Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
8	<p>Tree protection scheme</p> <p>No development (including site clearance and any other preparatory works) shall commence on site until an Arboricultural Survey and Impact Assessment in addition to a scheme for the protection of trees to be retained is submitted to, and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing. All such fencing shall be erected prior to any development works taking place and at least 2 working days' notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority. Note: The protective fencing should be as specified at Chapter 6 and detailed in figure 2 of B.S.5837:2012.</p> <p>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.</p>
9	<p>Arboricultural Method Statement</p> <p>No development or other operations shall commence on site until an arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority and shall include details of the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area.</p> <p>Reason; To ensure the protection of trees identified for retention at the site in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
10	<p>Permitted development restriction (extensions/outbuildings)</p> <p>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 extensions, alterations, buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C and/or E of that Order shall be carried out, without planning permission being granted by the Local Planning Authority on an application made for that purpose.</p>

	Reason: To prevent the overdevelopment of the site and in the interests of respecting the character and appearance of the surrounding area. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Quality Design SPD (June 2006) and the Town/Village Design Statement for Inkpen.
11	<p>Hours of work (construction)</p> <p>No demolition or construction works shall take place outside the following hours:</p> <p>7:30am to 6:00pm Mondays to Fridays; 8:30am to 1:00pm Saturdays; nor at any time on Sundays or Bank Holidays.</p> <p>Reason: To safeguard the amenities of adjoining land uses and occupiers, and in the interests of preserving the strong sense of remoteness, tranquillity and dark night skies of the North Wessex Downs AONB. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), and Policies ADPP5 and CS14 of the West Berkshire Core Strategy (2006-2026).</p>

Informatives

1.	<p><u>NPPF</u></p> <p>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. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has secured and accepted what is considered to be a development which improves the economic, social and environmental conditions of the area.</p>
2.	<p><u>CIL</u></p> <p>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</p>
3.	<p><u>PROW</u></p> <p>The applicant is advised that this planning permission does not in any way allow the Public Right of Way to be obstructed at any time during the course of the development.</p>
4.	<p><u>Visitors to be made aware of PROW</u></p> <p>The applicant is advised that all visitors to the site should be made aware that they would be driving along a Public Right of Way. As a result they should drive with caution when manoeuvring into and out of the site and should give way to pedestrians, cyclists and equestrians at all times.</p>
5.	<p><u>No encroachment on PROW</u></p>

	Nothing connected with either the development or its construction must adversely affect or encroach upon the Public Right of Way (PROW), which must remain available for public use at all times. Information on the width of the PROW can be obtained from the PROW Officer.
6.	<u>PROW notification (services)</u> The applicant is advised that the Rights of Way Officer must be informed prior to the laying of any services beneath the Public Right of Way.
7.	<u>PROW levels</u> Where the ground levels adjacent to the path are to be raised above the existing ground levels, a suitable drainage system must be installed adjacent to the Public Right of Way, to a specification to be agreed with the Local Planning Authority prior to development commencing.
8.	<u>21 days notice</u> The applicant is advised to give the Local Authority 21 days notice prior to the development commencing. Before the development starts, the Local Authority must obtain from the applicant a written undertaking that they will meet any costs incurred by the Local Authority in the repair of the surface of the Public Right of Way, as a result of construction traffic using the route.
9.	<u>No alterations to PROW surface</u> No alteration of the surface of the Public Right of Way must take place without the prior written permission of the Rights of Way Officer.
10	<u>Risk Assessment</u> I would like to add that the footpath (Inkpen 14/1) appears to be heavily used and due to the tight nature of the site and only a fence panel and hedge line between the proposed building site and the footpath, please ensure that users of the footpath are included within developments' risk assessment. For example,- protection from noise, dust, fumes, impact (from debris or digger/crane arms) and objects falling from height (tiles during roofing for example). Appropriate warning and prohibition signage would also need to be present for footpath users to see.
11	<u>Site Access</u> It looks like site access will be up the drive and around the northern side of the property, but in the event access plans result in footpath use for access- Please remember footpath user safety in the risk assessment.
12	<u>Damage to footways etc.</u> 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.
13	<u>Damage to carriageway</u> The attention of the applicant is drawn to the Highways Act 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.