

Plans and drawings relevant to reports submitted to Eastern Area Planning Committee

Wednesday 17th November 2021 at 6.30pm

**At Council Chamber, Council Offices, Market Street,
Newbury, RG14 5LD**

And via Zoom

[to be read in conjunction with the main agenda]

Please note:

- *All drawings are copied at A4 and consequently are not scalable*
- *Most relevant plans have been included – however, in some cases, it may be necessary for the case officer to make a selection*
- *All drawings are available to view at www.westberks.gov.uk*



West Berkshire
C O U N C I L

21/02112/FUL
Land at
Lawrences Lane
Thatcham
West Berkshire
(nearest post code RG18 4EN)

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?

Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area? (numeric characters only)

Unit

5. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use.

5. Description of the Proposal

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

Livery (sui generis)

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

Livery (sui generis)

When did this use end
(if known)?
DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

7. Materials

Does the proposed development require any materials to be used externally?

Yes No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Please see list of plans in Planning Statement

Roof	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Please see list of plans in Planning Statement

Windows	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Please see list of plans in Planning Statement

Doors	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Please see list of plans in Planning Statement

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	n/a

7. Materials

Description of proposed materials and finishes:

Please see list of plans in Planning Statement

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

Please see list of plans in Planning Statement

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	7	7
Light goods vehicles / public carrier vehicles	0	7	7

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system

11. Assessment of Flood Risk

Existing water course

Soakaway

Main sewer

Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
 Septic Tank
 Package Treatment plant
 Cess Pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

Yes No Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units?

Yes No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other Day Rooms	0	0	224	224
Total	0	0	224	224

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes No

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

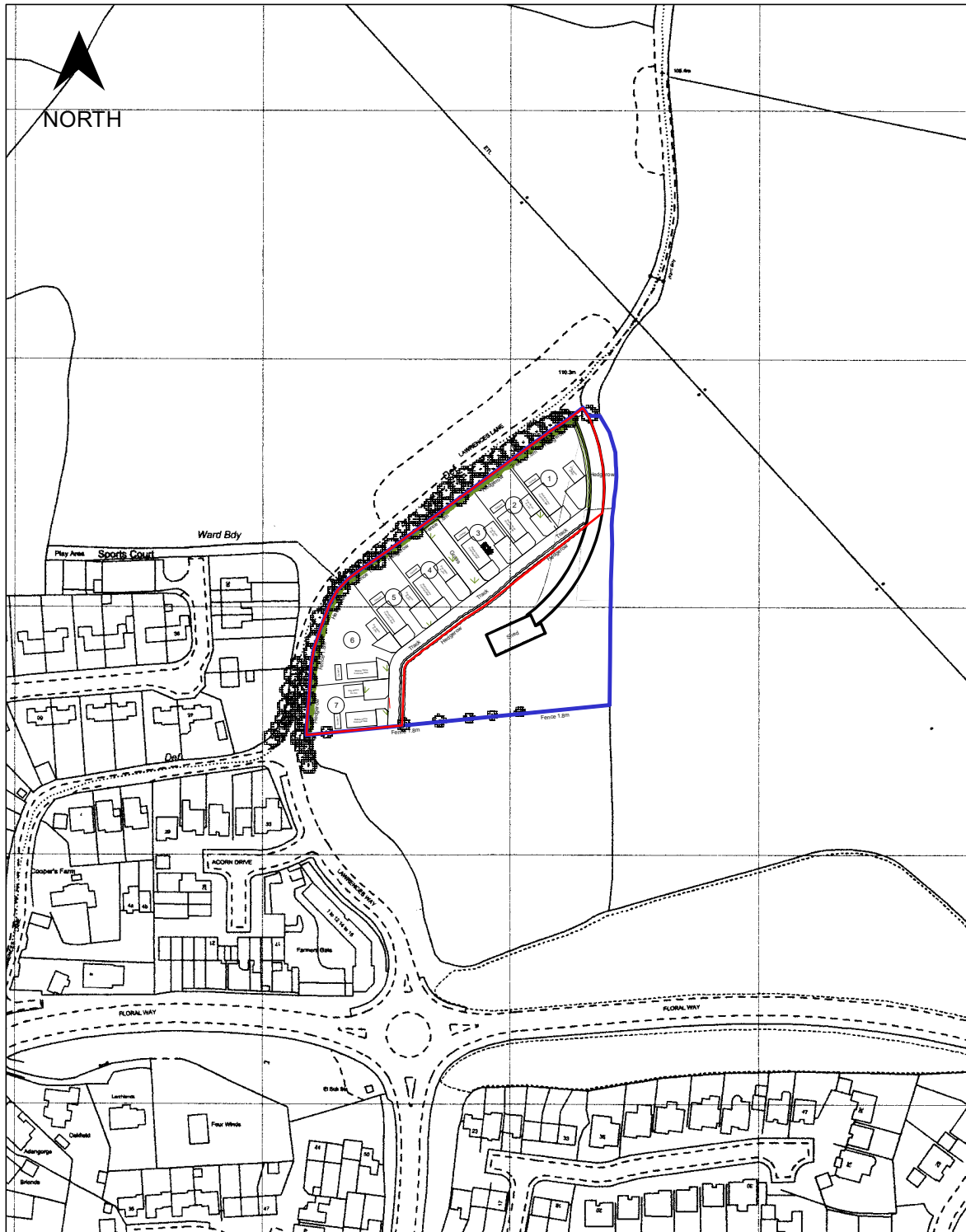
- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

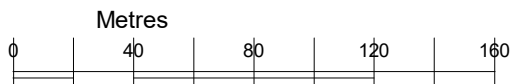
For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?




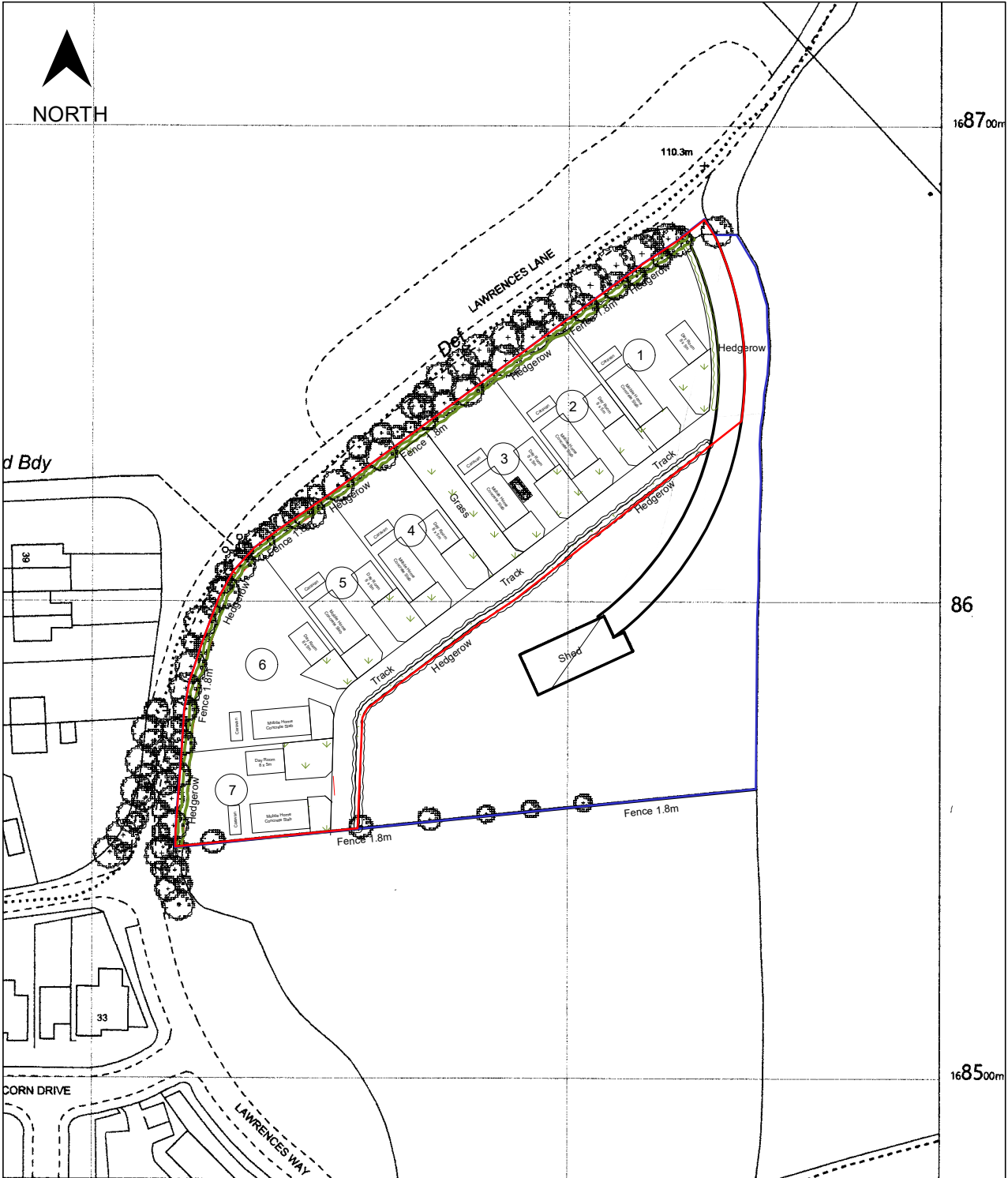
SITE PLAN SCALE 1:2500

Licence number 100019980
Grid 451791 E 168597 N



SCALE 1:2500


 FS CONSULTANCY 12 Darcey Close, Grange Park Swindon, Wiltshire SN5 6DZ TEL. 01793 420244	CLIENT Miss Chantelle Gumble.	
	TITLE Proposed Caravan Park Site Plan Lawrences Lane Thatcham, Berkshire, RG18 3LF	
SIZE A4	CAGE CODE 	DWG NO 001 09/08/2021
SCALE 1:1250/1:500/1:100/ 1:50		SHEET 1:1



SITE PLAN SCALE 1:1250

Licence number 100019980
Grid 451791 E 168597 N

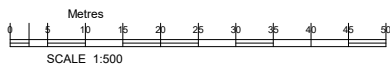


 FS CONSULTANCY 12 Darcey Close, Grange Park Swindon, Wiltshire SN5 6DZ TEL. 01793 420244	CLIENT Miss Chantelle Gumble.	
	TITLE Proposed Caravan Park Block Plan Lawrences Lane Thatcham, Berkshire, RG18 3LF	
SIZE A4	CAGE CODE 	DWG NO 001 09/08/2021
SCALE 1:1250/1:500/1:100/ 1:50		REV 1:1
SHEET 1:1		



BLOCK PLAN SCALE 1:500

Licence number 100019980
Grid 418734 E 183667 N

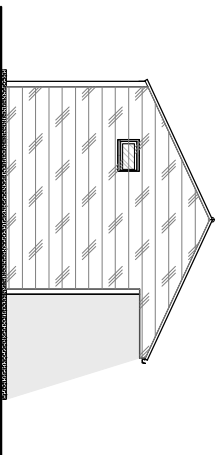


FSC
FS CONSULTANCY
12 Darcey Close,
Grange Park Swindon,
Wiltshire SN5 6DZ
TEL. 01793 420244

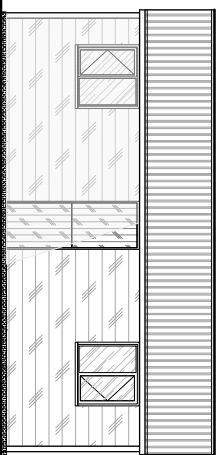
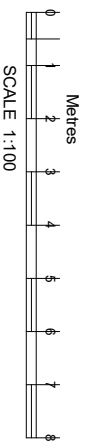
CLIENT
Miss Chantelle Gumble.

TITLE
Proposed Caravan Park Site Block Plan
Lawrences Lane
Thatcham, Berkshire,
RG18 3LF

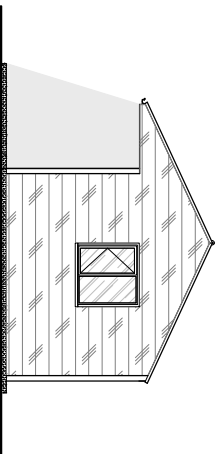
SIZE A2	CAGE CODE	DWG NO 001 09/08/2021	REV 1:1
SCALE 1:1250(1:500)/1:100(1:50)		SHEET 1:1	



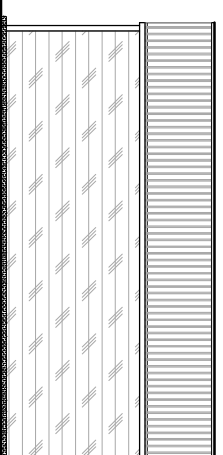
Proposed Side Elevation



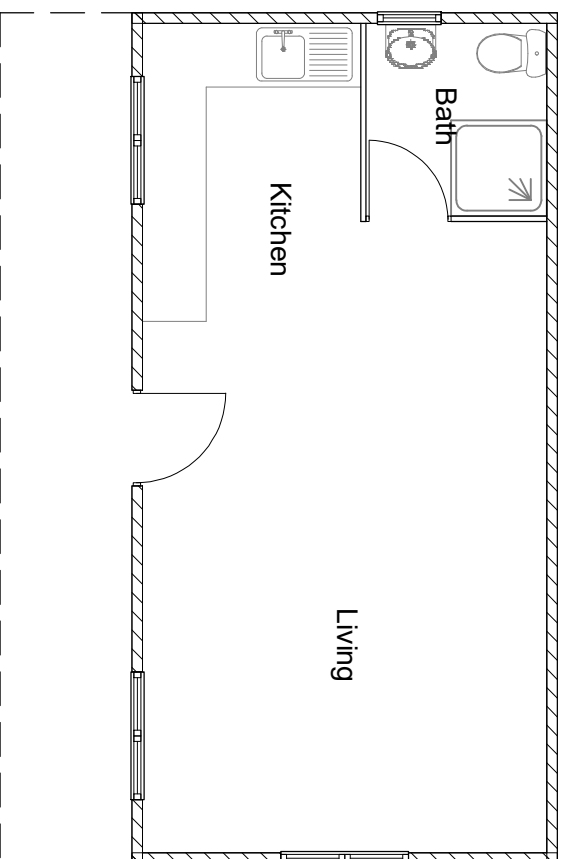
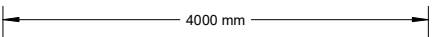
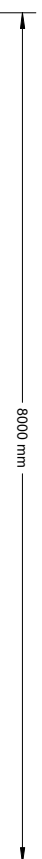
Proposed Front Elevation



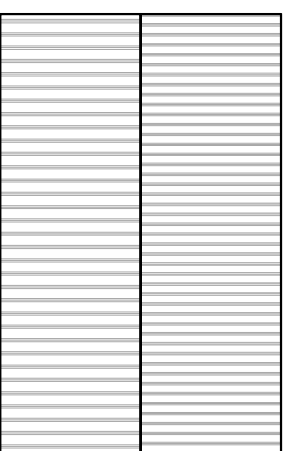
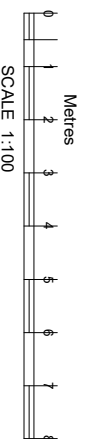
Proposed Side Elevation



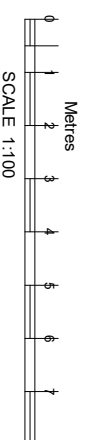
Proposed Rear Elevation




Day Room 800m x 400m
Proposed Floor Plan



Proposed Roof Plan



 FS CONSULTANCY 12 Darcey Close, Grange Park Swindon, Wiltshire SN5 6DZ TEL. 01793 420244		CLIENT Miss Chantelle Gumble.	
TITLE Proposed Day Room 800 x 400m For Caravan Park Site Lawrences Lane Thatcham, Berkshire, RG18 3LF		SCALE 1:1250/1:500/1:100/1:50	
SIZE A3	DWG CODE 001 09/08/2021	DWG NO 001 09/08/2021	REV 1:1
SCALE 1:1250/1:500/1:100/1:50		SHEET 1:1	

Friday, 13 August 21
Our Ref: JC21

Development and Planning Service
West Berkshire Council
Market Street
Newbury
RG14 5LD

**Application for the change of use to 7 no. Gypsy/Traveller pitches comprising 7 no. static caravans, 7 no. day rooms, 7 no. touring caravans, and associated works at land on the south-west side of Lawrences Lane, RG18 9HS
x: 451784 y: 168621**

Introduction

1. Please find enclosed an application on behalf of Miss C. Gumble. The purpose of this planning statement is to provide a description and justification for the application.
2. This application comprises:
 - PA01: Application Form and ownership certificates
 - PA02: Planning Statement (this document)
 - PA03: Site Location Plan (1:2500@A4)
 - PA04: Block Plan (1:500@A2)
 - PA05: Block Plan (1:1250@A4)
 - PA06: Day Room Elevations (1:100@A3)
 - PA07: CIL Form 1: Additional Information
 - PA08: CIL Self-Build Form – Part 1

Site Description

3. The application site comprises 0.6 hectare section of a 1.1 hectare parcel of land. The site is bound by mature hedgerows adjacent Lawrences Lane. An existing access is at the north-east of the site.

4. The site falls within Flood Zone 1, and is in the open countryside for planning purposes; no other relevant designations have been identified.

Planning History

5. The site's relevant planning history is as follows:
 - 06/00362/FUL *To convert existing building into commercial stables, build new pole barn type hay store and for the change of use from agricultural land to equestrian use.* Refused 19/04/2006
 - 06/01988/FUL *Change of use from agricultural to commercial equestrian.* Withdrawn 15/11/2006
 - 06/02920/FUL *Change of use from agricultural to self service livery. Convert existing building into stable block.* Approved 08/04/2007
 - 17/03522/FULMAJ *Redevelopment involving 'change of use' from self service livery stable (sui generis) to a single dwelling (C3) together with associated works.* Refused 22/03/2018.
 - Appeal APP/W0340/W/18/3207500 against refusal of 17/03522/FULMAJ dismissed 10/01/2019
 - 21/00232/FULMAJ *Conversion involving 'change of use' from self service livery stable (sui generis) to form live/work unit (C3) with ancillary Office and associated works.* Refused 24/05/2021

The application proposal

Gypsy/Traveller pitches

6. The proposal is for 7 no. Gypsy/Traveller pitches to be occupied by Gypsies and Travellers who fulfil the definition of Gypsies and Travellers in *Annex one of Planning Policy for Traveller Sites (PPTS 2015)*.
7. Each pitch comprises 1 no. static caravan, 1 no. touring caravan, 1 no. day room, and hardstanding.
8. The site layout is shown on the Block Plan - see list of plans on page 1 of this statement.

9. Elevations of the Day Rooms are included – see list of plans.
10. Please note that elevations and Floorplans for the caravans have not been included as part of the application. The standard condition is that the caravans must meet the legal definition as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968. Given that caravans are by their nature interchangeable structures, it is inappropriate to condition details of size or appearance in a more restrictive manner, except in exceptional circumstances such as significant flood risk. The site is in flood zone 1 and there are no other exceptional circumstances, therefore such a requirement is not justified in this instance.

Access

11. The proposals will utilise the existing access at the north of the site.

Landscaping

12. The site is already well screened by the existing mature hedgerows, however additional planting is proposed in order to enhance the site and improve biodiversity.

Primary considerations

13. The starting point for the legislative and policy framework from which this application should be viewed by is section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. These propositions of law are reiterated by the National Planning Policy Framework (NPPF 2019) at paragraph 2, and Planning Policy for Traveller Sites (PPTS 2015) at paragraph 22.
14. Extant policy includes the *West Berkshire Core Strategy Development Plan Document (2006 - 2026)*, adopted July 2012. Policy CS7 sets out a list of criteria against which to assess new applications for Gypsy and Traveller sites.

THE MAIN ISSUES

Introduction

15. In the following sections we discuss what we consider to be the main issues in relation to the proposal, which are as follows:
 - Accordance with the development plan
 - Approach to sustainability taken by the planning framework
16. In our view the proposed development is in accordance with the development plan and should be granted approval accordingly.
17. If the decision-maker were to disagree with us on this point, we would suggest that there are material considerations that weigh in favour of the proposals:
 - The unmet need for pitches in West Berkshire
 - The lack of a 5-year supply of sites
18. Finally, the planning balance of the proposals will be discussed.

Accordance with the development plan

19. Policy CS7 *Gypsies, Travellers and Travelling Showpeople* of the West Berkshire Core Strategy (2012) sets out criteria against which to assess proposals for new Gypsy and Traveller sites. These criteria are set out below (in italics), and annotated where relevant:

In allocating sites, and for the purpose of considering planning applications relating to sites not identified in the relevant DPD, the following criteria will need to be satisfied for sites outside settlement boundaries:

- *Safe and easy access to major roads and public transport services;*
20. The application provides safe and easy access via Lawrences Lane to the public highway network. A bus stop is within 0.4 miles (7 mins walk) from the site. In addition many services and facilities are accessible on foot from the site.
 - *Easy access to local services including a bus route, shops, schools and health services;*

21. Distances to services and facilities from the site entrance are as follows:
- St Finians Catholic Primary School 0.9 miles
 - Kennet Secondary School 1.6 miles
 - Thatcham Health Centre 1.1 miles
 - Mydentist (Thatcham) 1.4 miles
 - West Berkshire Community Hospital 2.4 miles
 - Cold Ash Post Office 1.2 miles
 - Co-op 0.9 miles
 - Bus stop is within 0.4 miles (7 mins walk)
- *Located outside areas of high flooding risk;*
22. The site is within Flood Zone 1, and therefore is at low risk of flooding.
- *Provision for adequate on site facilities for parking, storage, play and residential amenity;*
23. The site design allows for adequate provision of on-site facilities.
- *The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers;*
24. There is no reason to believe that the proposals are not consistent with this criterion.
- *Opportunities for an element of authorised mixed uses;*
25. No mixed use is proposed in this case.
- *The compatibility of the use with the surrounding land use, including potential disturbance from vehicular movements, and on site business activities;*
26. There is no reason to believe that the proposals are not consistent with this criterion.

- *Will not materially harm the physical and visual character of the area;*
27. In addition to the existing hedgerow along the northern boundary of the site, the proposals include a scheme of planting along the southern boundary.
- *Where applicable have regard for the character and policies affecting the North Wessex Downs AONB.*
28. Not applicable.
29. In summary, in our view the proposals are consistent with the criteria as set out in Policy CS7.

Approach to sustainability taken by the planning framework

30. The NPPF and PPTS both take an approach to sustainability that encompasses broader economic and social considerations. The holistic view of sustainability in para. 13 of PPTS, for instance, is intended to provide a basis from which local plan policies are devised. The policy has a number of different considerations, as set out below where we set out the criteria (in italics), annotated with regards to the application site:

13. Local planning authorities should ensure that traveller sites are sustainable economically, socially and environmentally. Local planning authorities should, therefore, ensure that their policies:

- a) promote peaceful and integrated co-existence between the site and the local community*

There is no reason as to why the site should not enjoy a peaceful co-existence with the local community.

- b) promote, in collaboration with commissioners of health services, access to appropriate health services*

The site would offer good access to health services and facilities as set out above.

- c) ensure that children can attend school on a regular basis*

The site would offer good access to education services and facilities as set out above.

- d) provide a settled base that reduces the need for long-distance travelling and possible environmental damage caused by unauthorised encampment.*

The site ensures that the occupants are not living on unauthorised encampments.

- e) provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development*

There are no anticipated significant effects on local environmental quality.

- f) avoid placing undue pressure on local infrastructure and services*

As the proposal is for a 7 pitch site it is not anticipated that there will be any significant undue pressures being placed on local infrastructure and services.

- g) do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans*

The area of the site that is being developed is subject to low flood risk (FZ1).

- h) reflect the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability.*

n/a

31. In summary, in our view the site fulfills the sustainability criteria set out in PPTS.

Material considerations

The unmet need for pitches

32. The most recent assessment of need in West Berkshire is the 2015 West Berkshire GTAA which identified an unmet need of 17 pitches between 2014-2029 broken down as follows:

Figure 8
Additional pitch provision in West Berkshire in 5 Year Periods (Financial Year 01/04-31/03)

	2014-2019	2019-2024	2024-2029	Total
West Berkshire	4	6	7	17

33. We would note that the assessment is out of date, and may therefore give an underestimate of need.
34. There was a suggestion in the Officers Report for a single Gypsy pitch application 19/01218/FUL that a revised GTAA would be published by the summer of that year (2019); however at present no update has been published on the council’s website¹.

5 year supply of sites

35. PPTS (2015) requires that local authorities “*identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of sites against their locally set targets*” (para. 10.a). Footnote 4 of PPTS defines ‘deliverable’ for the purposes of para. 25:

To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that development will be delivered on the site within five years and in particular that development of the site is viable.

36. The 2017 Housing Site Allocations Development Plan Document includes the conversion of 8 pitches at the privately-run *New Stocks Farm* from Transit to Permanent Pitches. No planning applications have been forthcoming since the site’s allocation.
37. The *2020 Annual Monitoring Report – Housing* indicates that permission for 2 pitches since the 2015 GTAA (p. 31).
38. As set out above the most-up-to-date identified need for West Berkshire is for 10 pitches between 2014-2024 (and 17 pitches between 2014-2029). Whilst 2 pitches have been granted permission since the figures were published, it is not clear that the allocated 8 permanent pitches at *New Stocks Farm* are deliverable

¹ <https://info.westberks.gov.uk/gypsiesandtravellers>, last accessed 12th August 2021

39. We would invite the LPA to confirm their position regarding the 5-year supply of Gypsy/Traveller sites.
40. If the LPA identify that they are unable to demonstrate a 5-year supply of sites then this is a material consideration that weighs in favour of the proposals.

The planning balance

41. As stated above, in our view the proposal is compliant with the development plan.
42. If however the decision maker is against us on this then we would suggest that the material considerations identified above would allow the planning balance to outweigh any identified harm, and that planning permission should be granted accordingly.

Conclusions

43. In our view the application fulfils the requirements of the development plan, and is compliant with national policy.
44. Given the need for Gypsy and Traveller sites in West Berkshire, regionally, and nationally, this application represents an opportunity for the LPA to help meet this pressing need without expense to anyone other than the applicant.

Yours faithfully,

Dr Simon Ruston MRTPI

06/02920/FUL

00792020
00792020
06792020

SITE PLAN SCALE 1:100
FOR LAND AT LAWRENCES LANE
THATCHAM FOR R.N. LIVESY.

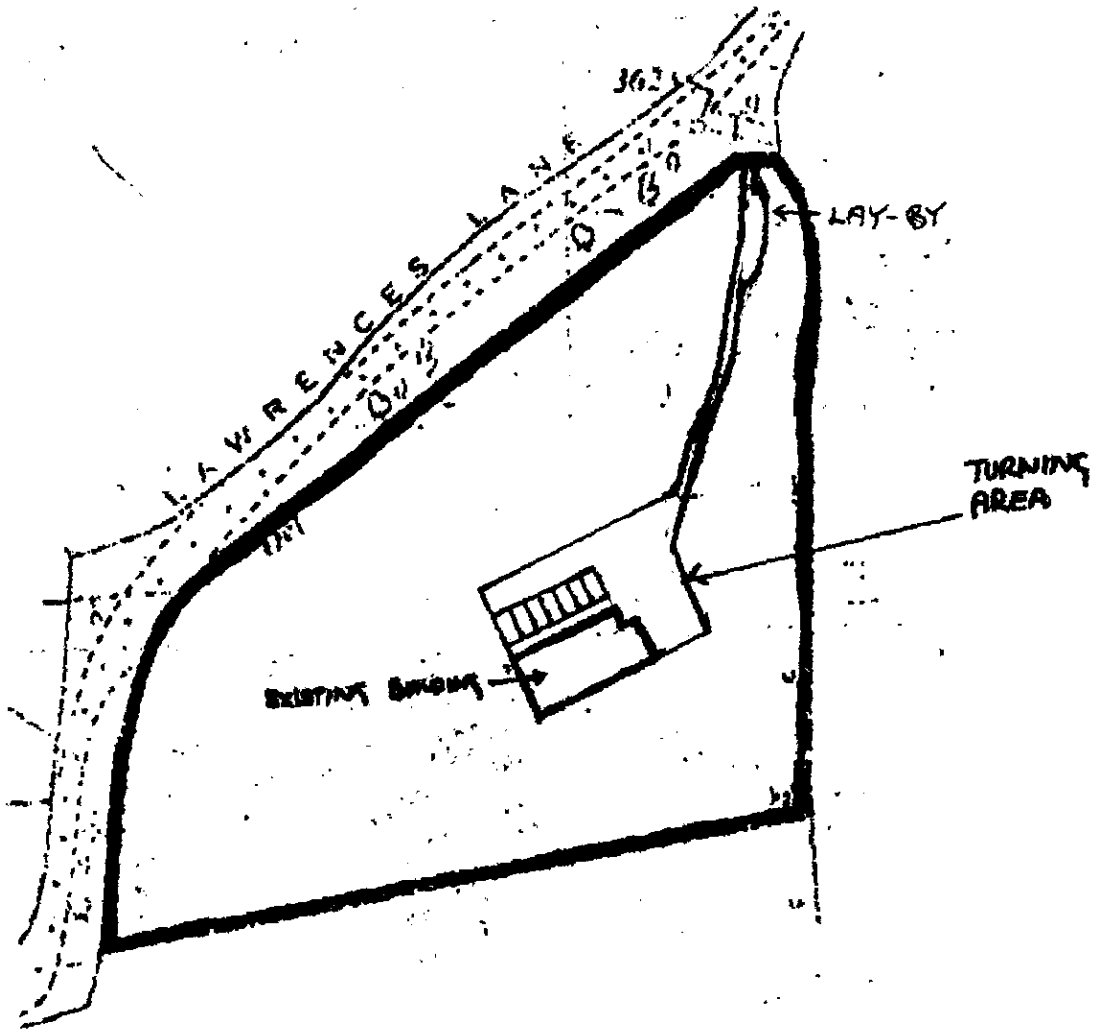
MENDEL

PROPOSED PLAN OF CAR PARKING

WEST BERKSHIRE DISTRICT
COUNCIL

15 FEB 2007

PLANNING AND TRANSPORT
STRATEGY

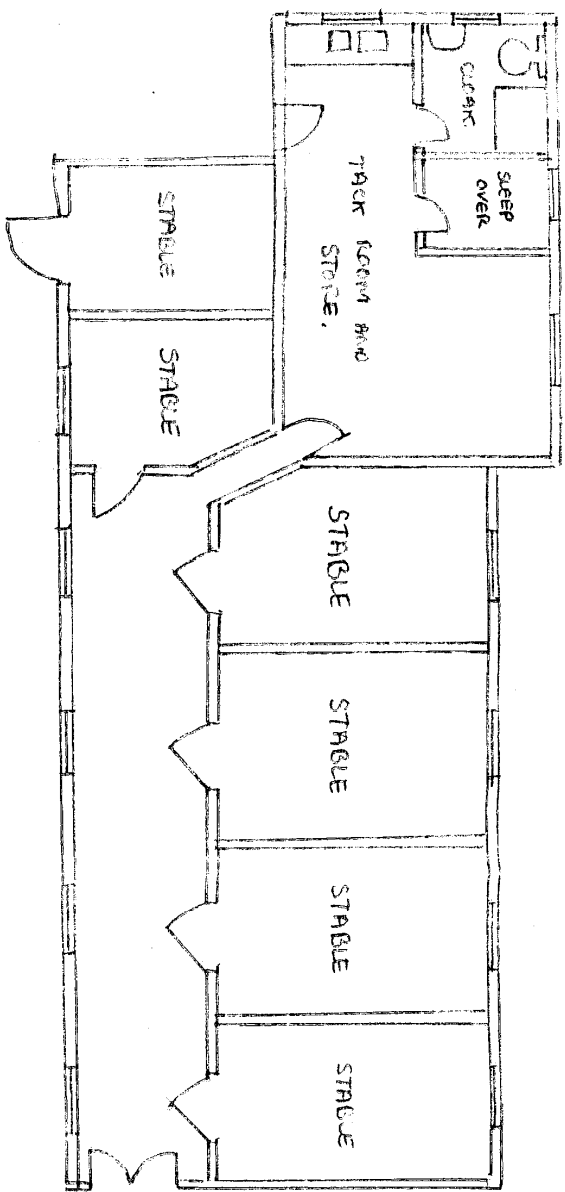


7 PARKING SPACES 4.8m x 2.4m
TURNING AREA 24m x 12m APPROX

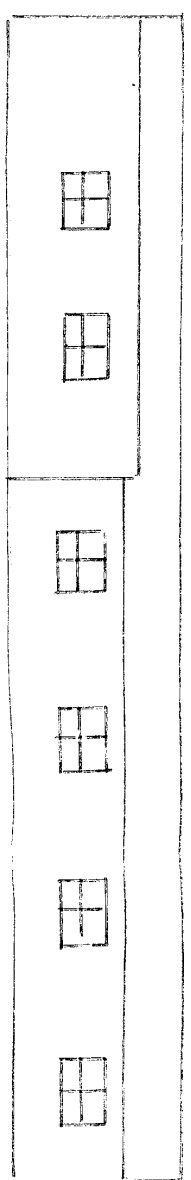
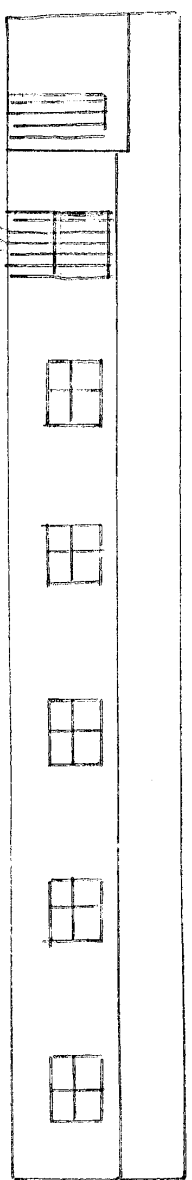
CONVERT EXISTING BUILDINGS INTO STABLE BUILD AT LA 06/029210

FOR MR R LIVESY, WESTWAY ALLINGTON PARK

BUILDING DTB SDD



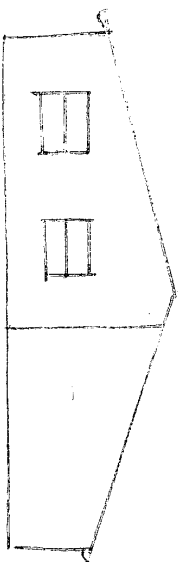
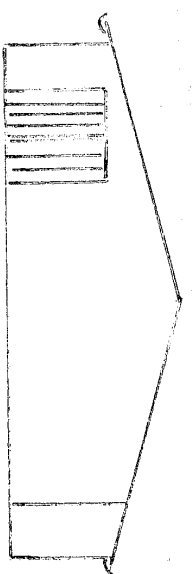
CONVERTED TIN ROOF
WOOD AND WALLS



SCALE: 1:100

MAKE NEW WINDOW OPENINGS AND RE-POSITION EXISTING DOOR.
BUILD INTERNAL NEW CORRIDOR AND W.C., SHOWER & BATH. CONNECT TO NEW SERVICES.
ALL SURFACE WATER TO NEW GUTTERWAY.
BUILD INTERNAL SLEEP-OVER ROOM FOR WHEN HAYES AND SICK OR NEW BIRTH ETC

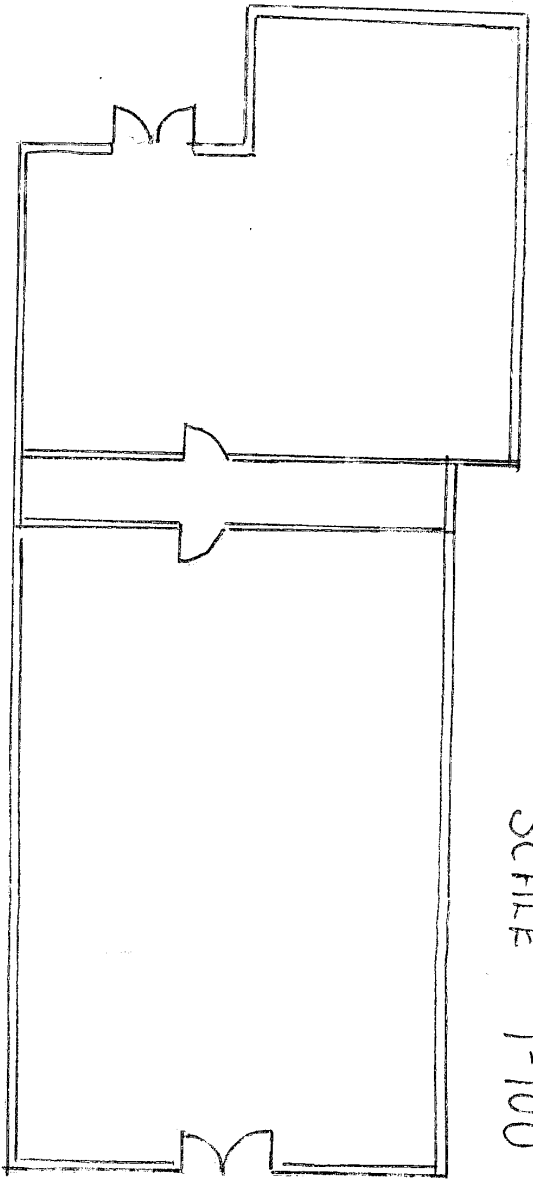
WEST BERKSHIRE DISTRICT COUNCIL
22 DEC 2006
PLANNING AND TRANSPORT STRATEGY



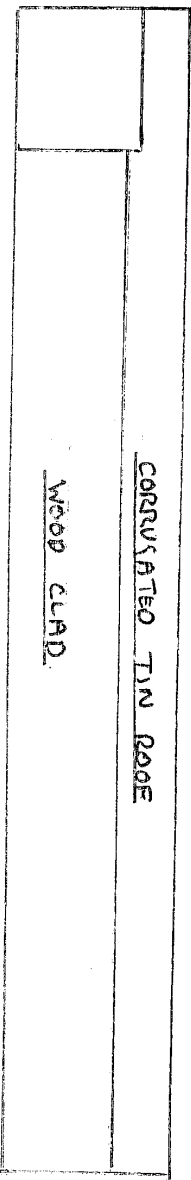
SCALE 1-100

EXISTING

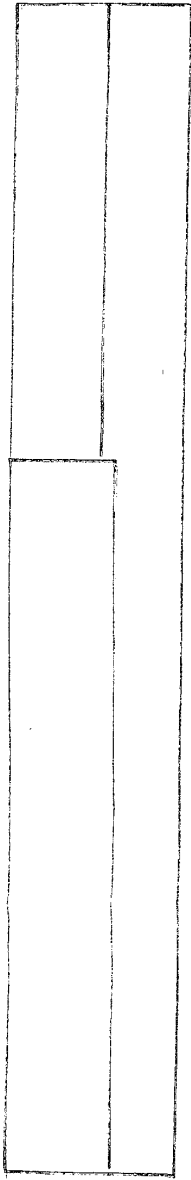
06/02920



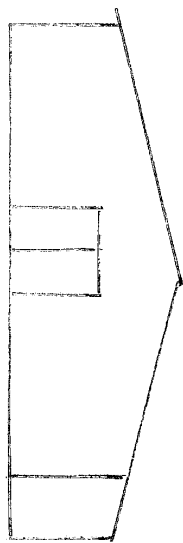
PLAN



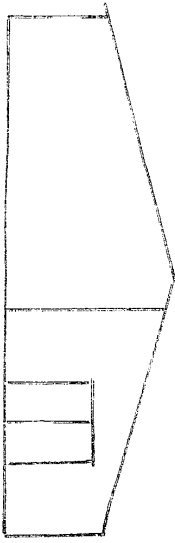
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

WEST BERKSHIRE DISTRICT
COUNCIL
18/11/07
PLANNING AND TRANSPORT
STRATEGY

WEST BERKSHIRE DISTRICT
COUNCIL
22 DEC 2005
PLANNING AND TRANSPORT
STRATEGY



TOWN AND COUNTRY PLANNING ACT 1990

Roger Livesey
Westway
Arlington Park
Bridport
Dorset
DT6 5DD

Applicant:
Roger Livesey

PART I - DETAILS OF APPLICATION

Date of Application

22nd December 2006

Application No.

06/02920/FUL

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Change of use from agricultural to self service livery. Convert existing building into stable block.

Land At, Lawrences Lane, Thatcham, Berkshire

PART II - DECISION

In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council GRANTS planning permission for the development referred to in Part I in accordance with the submitted application form and plans, subject to the following condition(s):-

1. The development shall be started within three years from the date of this permission and implemented strictly in accordance with the approved plans.

Reason: To enable the Local Planning Authority to review the desirability of the development against Policy DP5 of the Berkshire Structure Plan 2001-2016 and Policy OVS2 of the West Berkshire District Local Plan 1991 - 2006 should it not be started within a reasonable time.

2. The gradient of private drives shall not exceed 1 in 8 or, where buildings are likely to be occupied by the mobility impaired, 1 in 12.

Reason: To ensure that adequate access to parking spaces and garages is provided in accordance with Policy T4 of the Berkshire Structure Plan 2001-2016 and Policy OVS 2 of the West Berkshire District Local Plan 1991-2006.

3. Prior to the development being brought into use the vehicle parking and/or turning space shall be provided in accordance with the approved plan(s). The parking and/or turning space 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 for adequate parking facilities in order to reduce the likelihood of roadside parking which would be a danger to other road users in accordance with Policies DP5 and T4 of the Berkshire Structure Plan 2001-2016 and Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006.

4. The development hereby approved shall be carried out in accordance with the location plan and proposed elevations and floor plans, all received on 22nd December 2006, and in accordance with the amended site layout, received on 15th February 2007, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with the submitted details assessed against Policy DP5 of the Berkshire Structure Plan 2001-2016 and Policy OVS2 of the West Berkshire District Local Plan 1991 - 2006.

5. Prior to the commencement of development, details of the surfacing arrangements for the vehicular access(es) to the highway shall be submitted to and approved in writing by the Local Planning Authority. Such details shall ensure that bonded material is used across the entire width of the access(es) for a distance of 10 metres measured back from the carriageway edge. Thereafter the surfacing arrangements shall be constructed in accordance with the approved details.

Reason: To avoid migration of loose material onto the highway in the interest of road safety in accordance with Policy T4 of the Berkshire Structure Plan 2001-2016 and Policy OVS 2 of the West Berkshire District Local Plan 1991-2006.

6. Any gates to be provided at accesses where vehicles will enter or leave the site shall open away from the adjoining highway and be set back a distance of at least 10 metres from the edge of the highway.

Reason: To ensure that vehicles can be driven off the highway before the gates are opened, in the interest of road safety in accordance with Policy T4 of the Berkshire Structure Plan 2001-2016 and Policy OVS 2 of the West Berkshire District Local Plan 1991-2006.

7. The use hereby committed shall not commence until visibility splays of 2 metres by 90 metres have been provided at the access. The visibility splays shall, thereafter, be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level.

Reason: In the interest of road safety in accordance with Policies DP5 and T4 of the Berkshire Structure Plan 2001-2016 and Policy OVS 2 of the West Berkshire District Local Plan 1991-2006.

8. The commercial equestrian use of the site shall be limited to livery use only, and no other commercial equestrian activity shall take place on the site unless planning permission has been granted in respect of an application made for that purpose.

Reason: To allow the Local Planning Authority to assess whether commercial equestrian uses of the site are acceptable in terms of highway safety and the amenities of the surrounding area in accordance with Policy OVS 2 of the West Berkshire District Local Plan 1991-2006.

The decision to grant Planning Permission has been taken having regard to the policies and proposals in the West Berkshire District Local Plan 1991-2006 (WBDLP), the Berkshire Structure Plan 2001-2016 (BSP), the Waste Local Plan for Berkshire 1998-2006, the Replacement Minerals Local Plan for Berkshire 1991-2006 (incorporating the alterations adopted in December 1997 and May 2001) and to all other relevant material considerations, including Government guidance, supplementary planning guidance notes; and in particular guidance notes and policies:

PPS7 BSPDP6 OVS2 ENV4 ENV18 ENV19 ENV29

The reasoning above is only intended as a summary. If you require further information on this decision please contact the Council via the Customer Call Centre on 01635 519111.

INFORMATIVE:

13. The applicant's attention is drawn to the fact that above conditions must be complied with in full before any work commences on site, failure to do so may result in enforcement action being instigated.
 14. The above Permission may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. For example, "*Prior to commencement of development written details of the means of enclosure will be submitted to and approved in writing by the Local Planning Authority*". This means that a lawful commencement of the approved development cannot be made until the particular requirements of the pre-condition(s) have been met.
-
- 3 The Highways (Planning) Manager, West Berkshire District Council, Highways and Engineering, Council Offices, Faraday Road, Newbury RG14 2AF, telephone 01635 519169, should be contacted to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made, allowing at least four (4) weeks notice, to obtain details of underground services on the applicants behalf.
 - 4 The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge, arising during building operations.
 - 5 The attention of the applicant is drawn to the Highways Act 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.

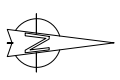
Decision Date :- 8th March 2007



Gary Lugg

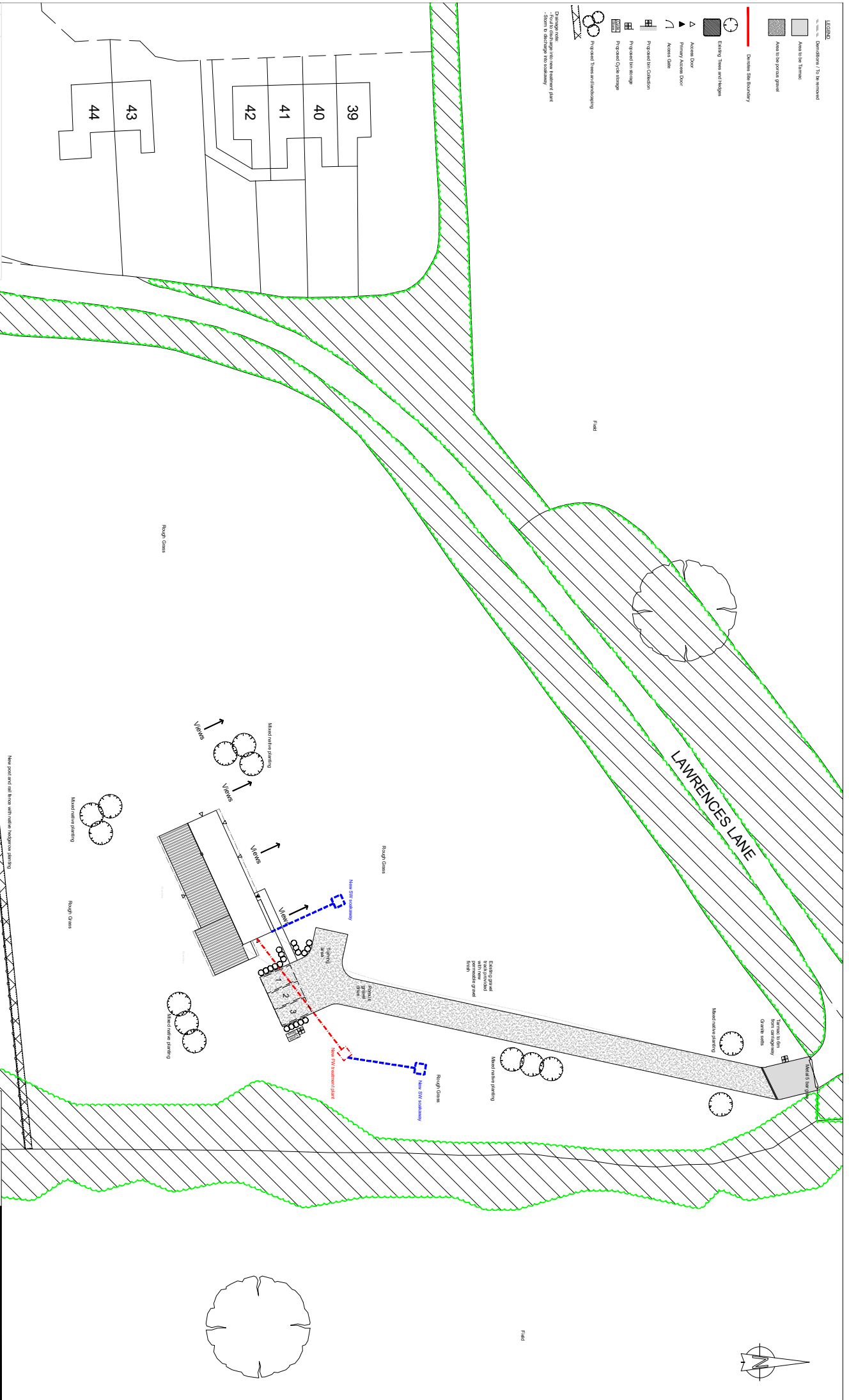
Head of Planning

17/03522/FULMAJ



- Diagonal Hatching 1 To be removed
- Area to be removed
- Area to be removed ground
- Driveway Site Boundary
- Existing Trees and Hedges
- Access Door
- Primary Access Door
- Access Gate
- Prepared for Collection
- Prepared for storage
- Prepared for storage
- Prepared for storage
- Prepared for storage
- Prepared for storage
- Prepared for storage

Changes to:
- Road boundary from new driveway
- Road boundary from existing
- Road boundary from existing



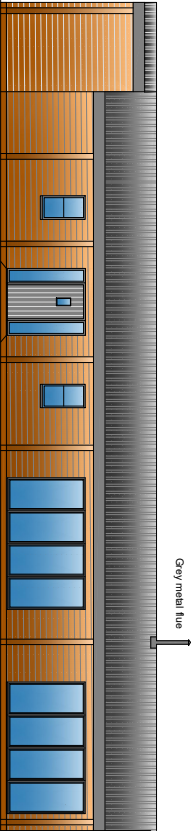
Rev	Date	Description

Ian Sullivan Architecture Ltd
101 Victoria Road, Sturton, Wiltshire SN1 3BQ.
Email: ian.sullivan@iansullivan.co.uk

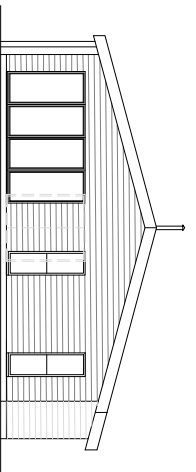
PROPOSED SITE PLAN
Drawing No: 2239
Date: 2017
Scale: 1:250 @ A1

MP ISA 10/2017

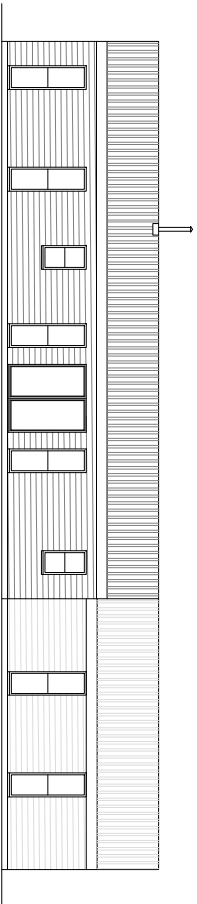
Corrugated metal roof replaced with standing seam roof
 Fascia's and windows to be grey painted timber
 Aluminium rainwater goods replaced with horizontal larch boarding



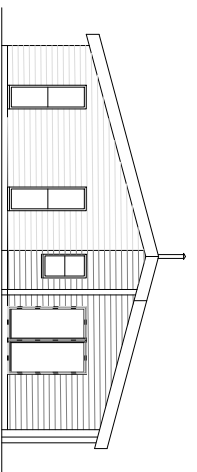
North Elevation



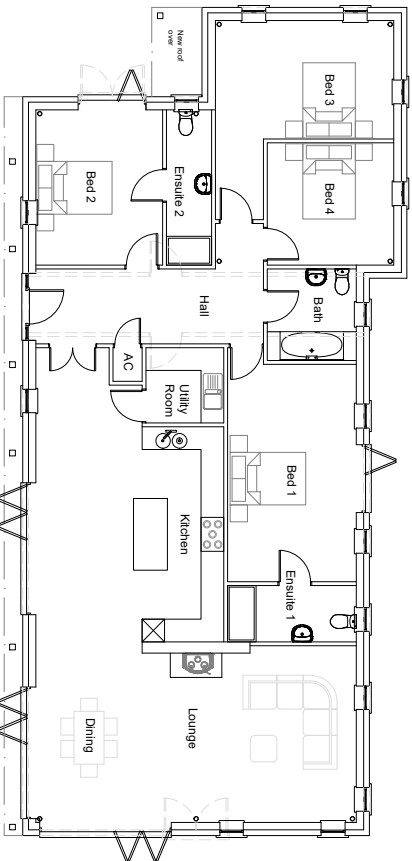
West Elevation



South Elevation



East Elevation



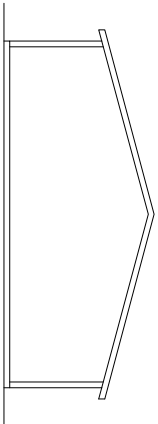
Floor Plan



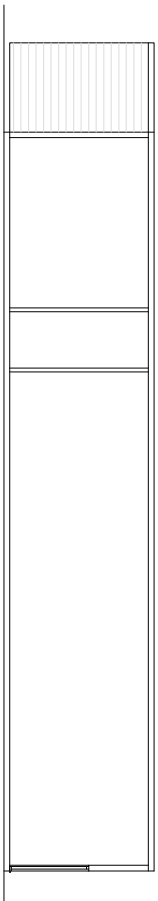
Client: Mr J Ridgely
 Project: PROPOSED BUILDING
 Location: Land at Lawrence Lane, Brackham, Berkshire, RG18 3LF

Architect: Ian Sullivan Architecture Ltd
 1st Floor, 100 Victoria Road, Windsor, SL1 3SD.
 Tel: 01753 833333
 Email: info@sullivanarchitects.com

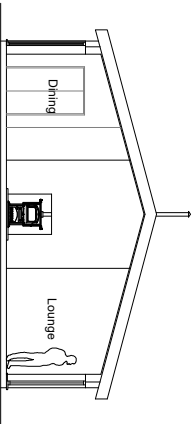
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 Date: 10/2017



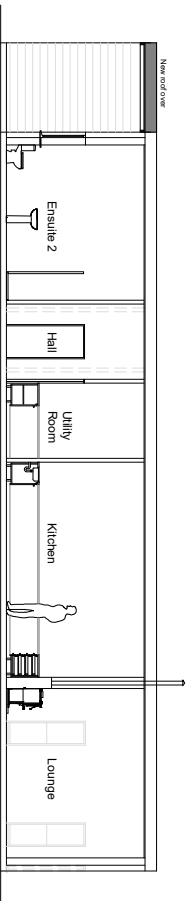
EXISTING Section AA



EXISTING Section BB



PROPOSED Section AA



PROPOSED Section BB



SCALE 1:100

Check dates against your construction program
 All drawings are the property of Ian Sullivan Architecture Ltd
 All drawings are for the use of the client only
 All drawings are for the use of the client only

Land at Lawrence Lane
 Brackham
 Berkshire
 RG18 3LF

Ian Sullivan Architecture Ltd
 1st Floor, 100% Office, 100% Office, 100% Office
 100% Office, 100% Office, 100% Office
 100% Office, 100% Office, 100% Office
 100% Office, 100% Office, 100% Office

PROPOSED & EXISTING SECTIONS
 2239 | 204

1: 100 @ A2
 MP | ISA | 10 / 2017

Mr J Ridgey

10 / 2017

Ian Sullivan Architecture Ltd
101 Victoria Road
Old Town
SWINDON
SN1 3BD

Applicant:
James Ridgley

PART I - DETAILS OF APPLICATION

Date of Application

21st December 2017

Application No.

17/03522/FULMAJ

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Redevelopment involving 'change of use' from self service livery stable (sui generis) to a single dwelling (C3) together with associated works.

Land at, Lawrences Lane, Thatcham, Berkshire

PART II - DECISION

In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council REFUSES planning permission for the development referred to in Part I in accordance with the submitted application form and plans, for the following reason(s):-

1. The Housing Site Allocations Development Plan Document's Policy C4 provides guidance for the conversion of existing redundant buildings in the countryside to residential use. The policy indicates that the conversion of existing redundant buildings to residential use will be permitted subject to certain criteria. The Council has no Policy for the "replacement of buildings in the countryside by dwellings. The relevant Policy C4 only allows for the conversion of structurally sound buildings.

The proposed redevelopment consists of a derelict building which is not structurally sound for conversion without requiring extensive redevelopment as outlined in the structural report. The structural report assumes "that the existing roof covering, cladding will be removed and replaced with more robust materials and that this will result in applied load to the structure." The report goes further to recommend strengthening of the building's structure with a "series of internal steel frames" and that these will "prop the roof". In addition it is stated that the existing ground floor slab will be replaced as the new steel frames will require new foundations. This amounts to extensive redevelopment beyond the scope of Policy C4.

Case law appears to be consistent with West Berkshire Council's policies in terms of what constitutes a conversion and when alterations are considered substantial, with emphasis being placed on retaining the original character and appearance of the buildings subject to conversion.

The comprehensive internal and external alterations of the building proposed, will amount to an extensive and unacceptable level of alterations and rebuilding of the existing stable block which runs contrary to the criteria Policies C1;C3 and C4 of the Housing Site Allocations Development Plan Document (HSA DPD).

2. The stable block is unattractive, of poor construction and in an advanced state of disrepair, when taking into account that the stable block would be significantly altered to include new windows, walls and structural reinforcement the resulting design would be noticeably different from the existing unobtrusive, rural building and more visually prominent on the site. The proposal is not of high quality design and would not sit well in the surrounding area or respect the local building styles and materials. The proposed development is contrary to the NPPF, Policy CS14 of the West Berkshire Core Strategy (2012) and Policy C3 of the Housing Site Allocations Development Plan Document

3. The NPPF identifies three dimensions to sustainable development: economic, social and environmental. The policies of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system and emphasises that a presumption in favour of sustainable development should be the basis for every plan, and every decision.

Economic dimension: It is considered that the proposal makes no significant contribution to the wider economic dimensions of sustainable development.

Environmental dimension: With regard to the environmental role of fundamentally contributing to protecting and enhancing our natural, built and historic environment the impact on the character and appearance of the surrounding area has been assessed as part of this application and the proposed development has been found to have an unacceptable detrimental impact on the character and appearance of the area, through extensive alterations and development which will alter the structure and appearance of the existing building.

Social dimension: The development makes no significant contribution to social aspects of sustainability.

For the above reasons it is considered that the proposed development is not sustainable development as defined within the NPPF.

If you require further information on this decision please contact the Council via the Customer Call Centre on 01635 519111.

INFORMATIVE:

1 In attempting to determine the application in a way that can foster the delivery of sustainable development, the local planning authority has approached this decision in a positive way having regard to Development Plan policies and available guidance to try to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has also been unable to find an acceptable solution to the problems with the development so that the development can be said to improve the economic, social and environmental conditions of the area.

Decision Date :- 22nd March 2018

A handwritten signature in black ink, appearing to read 'Gary Lugg', written in a cursive style.

Gary Lugg
Head of Development and Planning



Appeal Decision

Site visit made on 4 December 2018

by Baljit K Muston BA(Hons) PGDip MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 January 2019

Appeal Ref: APP/W0340/W/18/3207500

Land at Lawrences Lane, Thatcham, Berkshire RG18 3LF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr James Ridgley against the decision of West Berkshire Council.
 - The application Ref 17/03522/FULMAJ, dated 15 December 2017, was refused by notice dated 22 March 2018.
 - The development proposed is redevelopment, involving a change of use from self service livery stable (sui generis) to a single dwelling (C3), together with associated works.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The revised National Planning Policy Framework (the Framework) has been published since the appeal was lodged. Both main parties were given the opportunity to comment on any relevant implications for the appeal. I have had regard to any responses and the Framework in reaching my decision.

Main Issues

3. I consider the main issues in this case to be:-
 - whether the proposed change of use to a dwelling is acceptable on this site, taking into account the relevant policies of the West Berkshire Housing Site Allocations Development Plan Document 2006-2026 (adopted 2017) (HSADPD), and
 - the effect of the proposal on the character and appearance of the area.

Reasons

Whether the proposal is acceptable on this site

4. Policy C1 of the HSADPD says that "*there will be a presumption against new residential development outside of the settlement boundaries*" and that exceptions to this include the conversion of redundant buildings. Both main parties agree that the dwelling is outside the settlement boundary of Thatcham and that no exception to Policy C1, other than the conversion of rural buildings, is relevant to this appeal.

5. Policy C4 of the HSADPD deals with the conversion of existing redundant buildings to residential use, saying that these will be permitted, providing that a number of criteria are complied with. One of these is that *"the proposal involves a building that is structurally sound and capable of conversion without substantial rebuilding, extension or alteration"*. The appeal proposal does not include extensions. The disagreement between the main parties on this main issue essentially comes down to whether the building is structurally sound and whether it is capable of conversion without substantial rebuilding and/or alteration.
6. The appellant commissioned a Structural Inspection Report (SIR), which was produced following a site visit in June 2017. This suggests that the existing building is probably structurally sound and that it could be converted into a dwelling, stating in this respect that *"the existing structure could remain"*, although *"strengthening would be required"*. However, the SIR also suggests that a new roof covering would be required, which would *"result in a significant increase in applied load to the structure"*, that the most likely strengthening would be *"in the form of a series of internal steel frames"*, which would *"prop the roof structure and enable removal of the existing internal posts"*. It also suggests that the new steel frame would require foundations and that it seems likely that the existing ground floor slab would need to be *"excavated and replaced with a new slab."*
7. Based on the conclusions of the SIR, which the Council does not dispute, I consider it likely that the building is structurally sound. On my site visit, I noted that the building is in need of repair, although to me it did not appear to be derelict. However, the scale of works acknowledged to be necessary in the SIR, including new internal steel frames, the removal of the existing internal posts, a new roof covering, a new ground floor slab and new foundations, seems to me to amount to a conversion that would involve substantial alterations.
8. The appellant argues that, were the proposal to benefit from permitted development rights under Schedule 2, Part 3, Class Q of the General Permitted Development Order 2005 (as amended), then extensive alterations to a building are allowed. However, as he acknowledges, this building does not benefit from those rights. It must instead be judged against the policies in the development plan. In my view, the level of alterations required makes the proposal contrary to Policy C4 of the HSADPD. It follows that the proposal would also conflict with Policy C1 of the HSADPD and that, in this respect, the proposed change of use to a dwelling is not acceptable on this site.

Character and appearance of the area

9. The appeal site is outside, but close to, the built up area of Thatcham. The long boundary to Lawrences Lane is marked by a thick hedge of indigenous species. On my site visit, I noted that the building is difficult to see from public viewpoints outside the site and that the hedge along Lawrences Lane prevents clear views into the site, even in winter.
10. Were the proposal to go ahead, some works would need to take place to the access onto the lane, a gravel drive across the field would need to be laid and the alterations necessary to convert the existing building would result in a more obviously domestic appearance. However, in this location, close to the edge of Thatcham, I do not consider that these changes would amount to harm. I conclude that the proposal would not have an unacceptably adverse

effect on the character or appearance of the area, and would comply with Policy C3 of the HSADPD and Policy CS14 of the West Berkshire Core Strategy (2006-2026). These policies seek, amongst other things, development that is designed having regard to and which respects the character of the area.

Other Matters

11. Local residents have raised other issues in relation to the appeal proposal, notably the impact of the proposal on the highway. Lawrences Lane is a narrow lane, for much of its length being single track with very limited passing places. However, the proposed dwelling would not generate any more traffic than the lawful use of the site as a self service livery stable. It would not therefore be appropriate to resist the appeal proposal on highway safety grounds.
12. The references to other development plan policies have been noted. However, the development plan policies to which I have referred are considered the most relevant to this appeal.

Conclusion

13. I appreciate that the appeal proposal would add to the District's housing supply in a location close to the facilities of a built up area, would provide economic benefits by providing work during the construction phase and additional customers for local services. The site could also be classed as previously developed land. I afford each of these benefits limited weight. I have concluded that the proposal would not have an unacceptably adverse effect on the character or appearance of the area. I also note that the Council did not object to the proposal in relation to its impact on the living conditions of neighbouring occupiers, the living conditions of future occupants, highways, green infrastructure or biodiversity. However, a lack of harm in these respects is a neutral consideration that does not weigh for or against the proposal.
14. I have found that the proposal would conflict with Policies C1 and C4 of the HSADPD. These policies were adopted prior to the publication of the Framework. However, paragraph 213 of the Framework makes it clear that existing policies should not be considered out-of-date simply for that reason. I consider that in respect of this paragraph these policies are broadly consistent with the Framework. Consequently, the conflict with these policies carries substantial weight.
15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 says that "*if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise*". The proposal would conflict with the development plan as a whole and whilst there would be limited benefits associated with the proposal, I consider that there are no material considerations of such weight to lead me to the conclusion that the proposal should be determined other than in accordance with the development plan. For the reasons given above, I conclude that the appeal should be dismissed.

Baljit K Muston

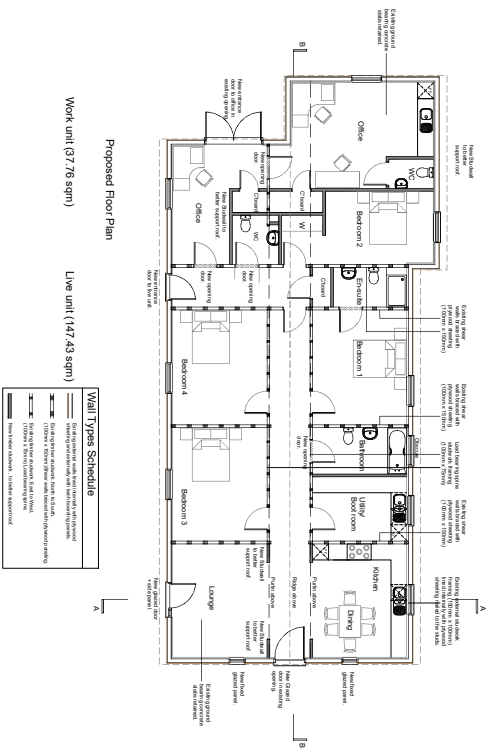
INSPECTOR

21/00232/FULMAJ



Note
Dark aluminum rainwater goods

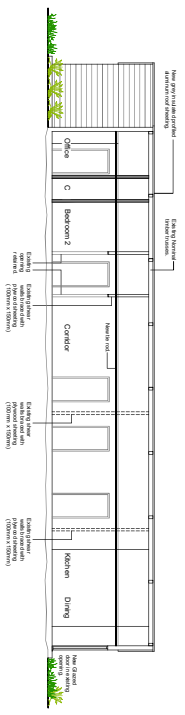
Proposed Floor Plan



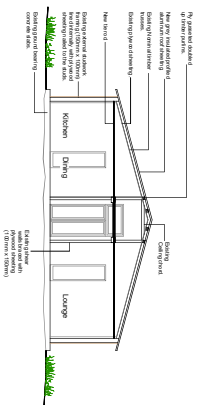
Wall Types Schedule

External ground to external ground	External ground to external ground
External ground to external ground	External ground to external ground
External ground to external ground	External ground to external ground
External ground to external ground	External ground to external ground
External ground to external ground	External ground to external ground

Proposed Section BB



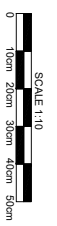
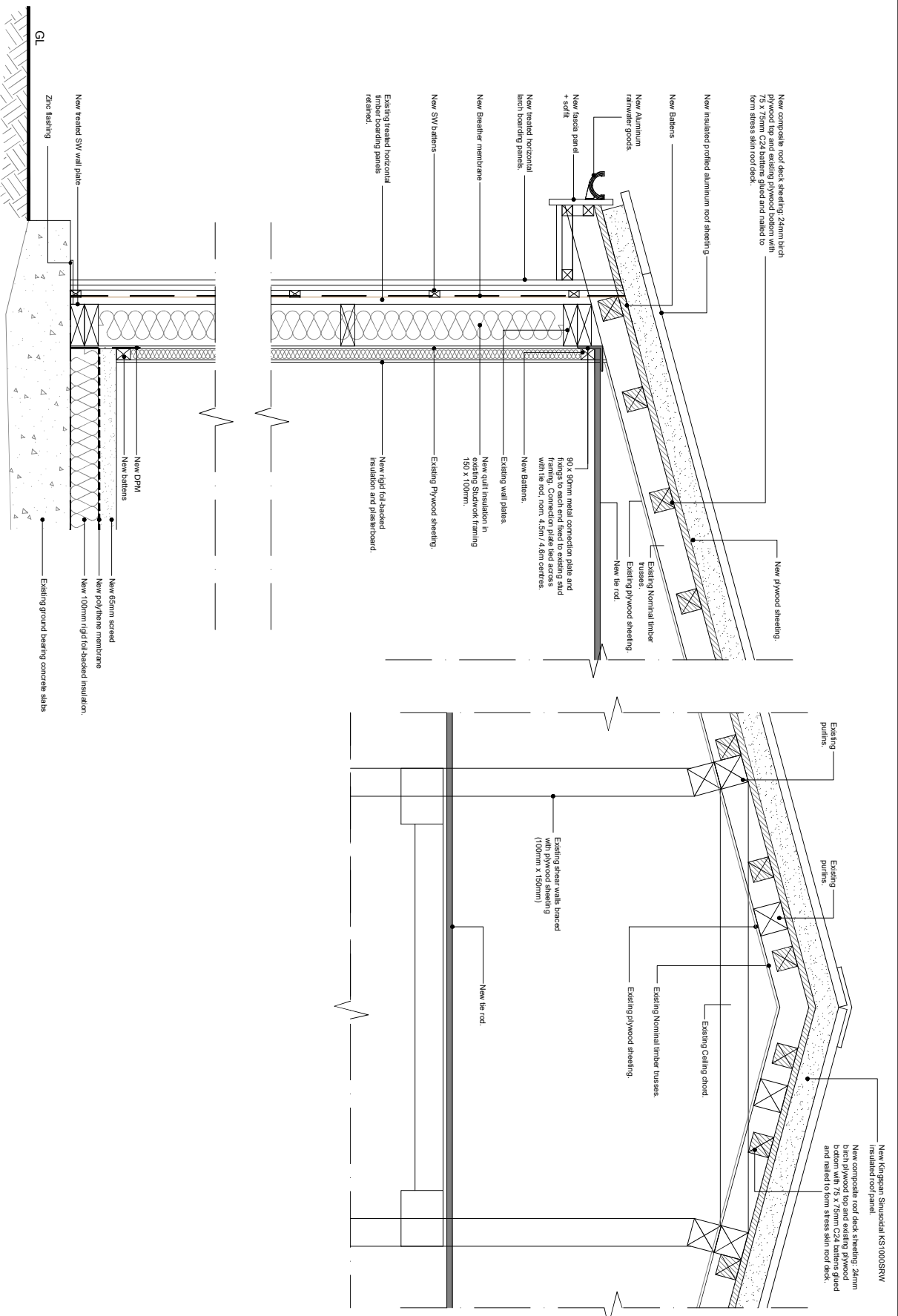
Proposed Section AA



Floor Areas (Finished):
Work unit 37.76 m²
Live unit 147.43 m²
185.19m² Total



<p>Client: Ian Sullivan Architects Project: PROPOSED ELEVATIONS - FLOOR PLANS Site: R018 3U</p>		<p>Client: Ian Sullivan Architects Project: PROPOSED ELEVATIONS - FLOOR PLANS Site: R018 3U</p>	
<p>Architect: Ian Sullivan Architects 101 Victoria Road, Sharnbrook, Wetherby, WF10 1SD Tel: +44 (0)1937 545100 - Email: info@sullivianarchitects.co.uk</p>		<p>Architect: Ian Sullivan Architects 101 Victoria Road, Sharnbrook, Wetherby, WF10 1SD Tel: +44 (0)1937 545100 - Email: info@sullivianarchitects.co.uk</p>	
<p>Scale: 1:100 @ A1</p>	<p>Date: MC</p>	<p>Scale: 1:100 @ A1</p>	<p>Date: Jan 2021</p>



Client	Mr J Riddley	Scale	1 : 10 @ A2	Date	Jan' 2021
Project	PROPOSED ROOF WALL DETAIL / SECTION	Drawn	MC	Checked	ISA
Reference	2239	Sheet	120		
Location	Thatcham Berkshire RG18 9LF	Client Ref	MC	Client Ref	ISA
Site	Land at Lawrences Lane Thatcham Berkshire RG18 9LF	Client Ref	MC	Client Ref	ISA
Architect	Ian Sullivan Architecture Ltd	Client Ref	MC	Client Ref	ISA
Address	101 Victoria Road, Sandown, Wiltshire SN1 1SD	Client Ref	MC	Client Ref	ISA
Phone	01753 610200	Client Ref	MC	Client Ref	ISA
Website	www.iansullivan.co.uk	Client Ref	MC	Client Ref	ISA
Notes	Check details against the contractor proposal. All dimensions to be checked on site. All drawings are COPYRIGHT.	Client Ref	MC	Client Ref	ISA

Ian Sullivan Architecture Ltd
Ian Sullivan
101 Victoria Road, Old Town
SWINDON
SN1 3BD

Applicant:
James Ridgley

PART I - DETAILS OF APPLICATION

Date of Application

1st February 2021

Application No.

21/00232/FULMAJ

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Conversion involving 'change of use' from self service livery stable (sui generis) to form live/work unit (C3) with ancillary Office and associated works.

Land at, Lawrences Lane, Thatcham,

PART II - DECISION

In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council REFUSES planning permission for the development referred to in Part I in accordance with the submitted application form and plans, for the following reason(s):-

1. According to Policy C1, there is a presumption against new residential development outside of the settlement boundaries. Exceptions to this are limited to some forms of development listed in the policy. One of these listed exceptions is the conversion of certain redundant buildings. Policy C4 sets out criteria for conversions that qualify as exceptions in Policy C1. The proposed development conflicts with Policy C4 for the following reasons:
 - a) The Council is not satisfied that the building can be converted without substantial alterations and therefore the development is not considered to be an appropriate building for conversion. The policy only allows for the conversion and adaption of sound permanent structures not the redevelopment of derelict buildings, which would be classed as new residential development in the countryside and assessed against Policy C1. The Make Structures Report indicates to the Council that new support structures at critical points would be needed, the previous inspector found new internal frames were needed also and constitute substantial alterations. The Make Structure Report also outlines that further investigation works need to be undertaken for example to the foundation works. There are sufficient areas that are questioned within the report and are caveated by the need for further

investigation that through doubt over whether the development can be converted as proposed.

- b) It is proposed to use a lightweight aluminium roof sheet. Residential dwellings in the nearby settlement all have roof tiled roofs. The proposed metal sheeting of a roof would not be in keeping with the character of the area.
- c) A domestic curtilage of this size is inappropriate in the countryside. The size would be inconsistent with nearby dwellings gardens and inappropriate in terms of the rural setting.

Accordingly, the presumption against new residential development in Policy C1 applies, and the development is contrary to the Council's strategy for new housing as set out in Policies ADPP1, ADPP3 and CS1 of the West Berkshire Core Strategy 2006-2026, and Policies C1 and C4 of the Housing Site Allocations Development Plan Document 2006-2026.

2. According to Policy CS14, new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area. Considerations of design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality. Development shall contribute positively to local distinctiveness and sense of place. Policy CS19 states that particular regard will be given to, amongst others, (a) the sensitivity of the area to change, and (b) ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character. Policy C4 seeks to ensure that a conversion has no adverse impacts on / does not affect rural character, and that the creation of the residential curtilage would not be visually intrusive.

The use a lightweight aluminum roof sheet is proposed, whereas residential dwellings in the nearby settlement all have roof tiled roofs. The proposed metal sheeting of a roof would not be in keeping with the character of the area and would give the building an agricultural appearance rather than a residential appearance.

A domestic curtilage of the size proposed is inappropriate in this location and would be intrusive given its size, elevation and local topography. The size would be inconsistent with nearby dwellings gardens and inappropriate in terms of the rural setting.

The proposal is not of high quality design and would not sit well in the surrounding area or respect the local building styles and materials. The proposed development is contrary to the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, Policies C3 and C4 of the Housing Site Allocations Development Plan Document 2006-2026, and Part 2 of the Council's Quality Design SPD.

If you require further information on this decision please contact the Council via the Customer Call Centre on 01635 519111.

INFORMATIVE:

- 1 In attempting to determine the application in a way that can foster the delivery of sustainable development, the local planning authority has approached this decision in a

positive way having regard to Development Plan policies and available guidance to try to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has also been unable to find an acceptable solution to the problems with the development so that the development can be said to improve the economic, social and environmental conditions of the area.

- 2 This application has been considered by West Berkshire Council, and REFUSED. Should the application be granted on appeal there will be a liability to pay Community Infrastructure Levy to West Berkshire Council on commencement of the development. This charge would be levied in accordance with the West Berkshire Council CIL Charging Schedule and Section 211 of the Planning Act 2008.

Decision Date :- 24th May 2021



Gary Lugg
Head of Development and Planning