

Notice of Meeting

Eastern Area Planning Committee

Wednesday, 21 March, 2012 at 6.30pm

in Calcot Centre, Highview (off Royal Avenue), Calcot

Members Interests

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Tuesday, 13 March 2012

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Calcot Centre between 5.30pm and 6.30pm on the day of the meeting.

No new information may be produced to Committee on the night (this does not prevent applicants or objectors raising new points verbally). If objectors or applicants wish to introduce new additional material they must provide such material to planning officers at least 5 clear working days before the meeting (in line with the Local Authorities (Access to Meetings and Documents) (Period of Notice) (England) Order 2002).

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact Stephen Chard - Tel: (01635) 519462 - Email: schard@westberks.gov.uk or .

Further information, Planning Applications and Minutes are also available on the Council's website at www.westberks.gov.uk



Agenda - Eastern Area Planning Committee to be held on Wednesday, 21 March 2012
(continued)

To: Councillors Peter Argyle, Pamela Bale, Brian Bedwell (Vice-Chairman), Richard Crumly, Alan Law, Royce Longton, Alan Macro, Geoff Mayes, Tim Metcalfe, Irene Neill, Graham Pask (Chairman) and Quentin Webb

Substitutes: Councillors Jeff Brooks, Roger Croft, Sheila Ellison, Manohar Gopal, Tony Linden, Mollie Lock, David Rendel and Keith Woodhams

Agenda

Part I

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1. **Apologies**
To receive apologies for inability to attend the meeting.
 2. **Minutes** 1 - 16
To approve as a correct record the Minutes of the meeting of this Committee held on 29 February 2012.
 3. **Declarations of Interest**
To receive any Declarations of Interest from Members.
 4. **Schedule of Planning Applications**
(Note: The Chairman, with the consent of the Committee, reserves the right to alter the order of business on this agenda based on public interest and participation in individual applications.)
- (1) **Application No. & Parish: 11/01345/FULMAJ - Springwood Engineering, Bunces Lane, Burghfield Common** 17 - 34
- Proposal:** Demolition of existing buildings and erection of 14 residential dwellings.
- Location:** Springwood Engineering, Bunces Lane, Burghfield Common, Reading
- Applicant:** Bewley Homes
- Recommendation:** To delegate to the Head of Planning and Countryside to grant Planning Permission subject to conditions and the completion of a Legal Agreement to secure developer contributions no later than 21st April 2012.
Or, if the Legal Agreement to secure developer contributions is not completed by 21st April 2012 to delegate to the Head of Planning and Countryside to refuse Planning Permission.



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- (2) **Application Nos. 11/02395/HOUSE & 11/02396/LBC2 - Bryar Cottage, North Street, Theale** 35 - 54
Proposal: (a) Application No. 11/02395/HOUSE
(b) Application No. 11/02396/LBC2
New detached garage and office to the rear alongside house.
Location: Bryar Cottage, North Street, Theale, Reading
Applicant: Mr Simon Hynes
Recommendation: (a) To delegate to the Head of Planning and Countryside to grant Planning Permission.
(b) To delegate to the Head of Planning and Countryside to grant Listed Building Consent
- (3) **Application No. & Parish: 11/02739/HOUSE - The Chestnuts, Flowers Hill, Pangbourne** 55 - 64
Proposal: Two front elevation dormers, entrance door porch, single storey rear bay window extension and construction of front boundary wall with entrance gates.
Location: The Chestnuts, Flowers Hill, Pangbourne, Reading
Applicant: Mr Said Marie
Recommendation: That the Head of Planning and Countryside be authorised to grant Planning Permission.
- (4) **Application No. & Parish: 11/02602/FULD - Former Applecroft, Bethesda Street, Upper Basildon** 65 - 100
Proposal: Erection of a detached house on plot 1.
Location: Former Applecroft, Bethesda Street, Upper Basildon, Reading
Applicant: Mr and Mrs S Munson
Recommendation: To delegate to the Head of Planning and Countryside to grant Planning Permission subject to conditions and completion of a Legal Agreement no later than the 30th March 2012.

OR in the absence of a completed Legal Agreement by the 30th March 2012 to delegate to the Head of Planning and Countryside to refuse Planning Permission for the failure of the applicant to mitigate the impact of the development.

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(continued)

Items for Information

5. **Appeal Decisions relating to Eastern Area Planning** 101 - 108
Purpose: To inform Members of the results of recent appeal decisions relating to the Eastern Area Planning Committee.
6. **Plans and Drawings** 109 - 134
The plans and drawings relating to the planning applications submitted to this meeting.

Background Papers

- (a) The West Berkshire District Local Plan (Saved Policies September 2007), the Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and relevant Supplementary Planning Guidance and Documents.
- (b) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (c) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (d) The Human Rights Act.

Andy Day
Head of Policy and Communication

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EASTERN AREA PLANNING COMMITTEE**MINUTES OF THE MEETING HELD ON
WEDNESDAY, 29 FEBRUARY 2012**

Councillors Present: Peter Argyle, Pamela Bale, Brian Bedwell (Vice-Chairman), Richard Crumly, Alan Law, Royce Longton, Alan Macro, Geoff Mayes, Tim Metcalfe, Irene Neill, Graham Pask (Chairman) and Quentin Webb

Also Present: Sharon Armour (Solicitor), Gareth Dowding (Senior Engineer), David Pearson (Team Leader - Development Control), Cheryl Willett (Senior Planning Officer) and Stephen Chard (Policy Officer)

PART I**57. Minutes**

The Minutes of the meeting held on 8 February 2012 were approved as a true and correct record and signed by the Chairman.

58. Declarations of Interest

There were no declarations of interest received.

59. Schedule of Planning Applications**59(1) Application No. & Parish: 11/02373/OUTD - Police Station, 20
Chapel Street, Thatcham**

The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 11/02373/OUTD in respect of a residential redevelopment of existing Police Station site to provide up to 6 no dwellings.

As part of her introduction to the report, Cheryl Willett advised Members of an additional proposed condition of approval for a Construction Management Plan that would seek to mitigate the traffic concerns on the A4.

This application did not attract any public speakers.

Councillor Quentin Webb referred to the existing keep clear marking on the road and asked whether this could be changed to a yellow hatched box. Gareth Dowding advised that this would not be possible for a junction into a housing estate, but confirmed that the keep clear markings would be retained.

Councillor Richard Crumly questioned why the applicant was only seeking outline planning permission at this stage and approval of the relatively minor issue of access. Cheryl Willett explained that the applicant, Thames Valley Police, only wanted to establish the principle of development at this stage together with gaining approval of the amended access. She clarified that Committee would only be granting outline permission and access, with a more detailed application expected to follow for the proposed six dwellings. Councillor Crumly, who was Ward Member of an adjacent Ward, advised that he had no objections to granting outline planning permission.

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Councillor Geoff Mayes pointed out that access onto the A4 took motorists directly into a traffic light which he felt was a potential hazard. Gareth Dowding commented on this by advising that an access already existed and the proposed (slight) movement of the access would improve sight lines and be of benefit. In addition, the current traffic movements from the police station were higher than would be the case for the six dwellings.

Councillor Pamela Bale was concerned with the impact that the siting of this development would have on 30 Chapel Street due to its close proximity. Cheryl Willett advised that once the full detailed application came forward, issues such as whether light of neighbouring properties would be impeded or whether there was an overbearing impact would be considered as part of reserved matters.

Councillor Brian Bedwell commented that the right turn into the site was difficult to undertake due to the level of oncoming traffic, the result of which was that traffic was held up. He therefore questioned whether a no right turn could be implemented, as the junction was not wide enough to incorporate a bay that would hold motorist wanting to turn right. Gareth Dowding advised that this could be requested, but voiced difficulty in its enforcement based on the experience of other no right turns in the area. He reiterated that the level of traffic movement would be reduced and also there had been no reports of delayed traffic at this junction. Gareth Dowding also advised that the junction might not satisfy the requirements for a no right turn and it could also prove costly to the applicant. However, the consultation process for the full planning application might provide some justification for such a request.

Councillor Webb was reluctant to support a requirement for a no right turn as he did not feel it would work from a logistical point of view and, having taken into account that there were no highways objections, he proposed acceptance of Officers' recommendation to grant planning permission. This was seconded by Councillor Bale.

Councillor Alan Law questioned the proposed condition to restrict the ridge height of the dwellings to 8.5 metres. Cheryl Willett explained that there were certain aspects over which Officers wanted some control, such as ridge height, and it was sensible to include these at this stage of the process. This was an area which could be returned to under reserved matters.

Councillor Tim Metcalfe asked whether giving outline permission for six dwellings gave some expectation that they would be built, as he was not in favour of the proposed layout and would be reluctant to give his support to a full application based on what was currently proposed. Cheryl Willett clarified that this application only proposed an indicative layout and the actual layout could be determined by Committee as part of the full application. David Pearson added that Members' comments on the indicative plans were noted and these would be raised as part of the reserved matters negotiations.

Councillor Webb asked whether a full application for this site would automatically return to Committee for determination. David Pearson explained that while this would not be a reasonable condition if outline permission were approved, Officers would recommend that it be brought to Committee for a decision and this would also be the case if a similar number of objections were raised (i.e. more than 10).

RESOLVED that the Head of Planning and Countryside be authorised to grant outline planning permission subject to the following conditions and completion of a S106 legal agreement by 29th April 2012:

Conditions

1. The development hereby permitted shall be begun on or before whichever is the later of the following dates:

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- (a) three years from the date of this decision, or
- (b) the expiration of two years from the final approval of the Reserved Matters or, the case of approval on different dates, the final approval of the last such matter approved.

Reason: To enable the Local Planning Authority to review the desirability of the development to comply with Section 91 of the Town and Country Planning Act (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) should it not be started within a reasonable time.

- 2 Full details of the appearance, layout and scale of the dwellings and the landscaping of the site (the 'Reserved Matters') shall be submitted to the Local Planning Authority not later than the expiration of three years beginning with the date of this permission, and no building or other operations shall start on site until the Reserved Matters have been approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in strict accordance with the approved details and with the requirements of any conditions attached to an approved Reserved Matters application. This condition shall apply irrespective of any indications as to the Reserved Matters which have been given in the application hereby approved.

Reason: The application is not accompanied by sufficient details of the reserved matters to enable the Local Planning Authority to give proper consideration to those matters and such consideration is required to ensure that the development is in accordance with the development plan.

- 3. The vehicular, pedestrian/ cycle access into the site and associated engineering operations shall be constructed in accordance with drawing number JNY7263-04 Rev A received on 31st January 2012. The dwellings will not be first brought into use until the access has been constructed in accordance with this approved plan.

Reason: To ensure that the development is carried out in accordance with the submitted details assessed against Policies CC6 and BE1 of the South East Plan Regional Spatial Strategy 2009 and Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

- 4. No development shall commence on site until details of all fencing and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to the details that may have been submitted with the application, and shall where necessary include a schedule of materials and drawings demonstrating the layout of the means of enclosure. The dwellings hereby approved shall not be first brought into use until the fencing and other means of enclosure have been erected in accordance with the approved details.

Reason: The fencing and other means of enclosure are essential elements in the detailed design of this development and the application is not accompanied by sufficient details to enable the Local Planning Authority to give proper consideration to these matters in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

- 5. No development shall take place until details of the external hard surfaced areas of the development have been submitted to and approved in writing by the Local

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Planning Authority. Such details shall include a schedule of materials, means of treatment, and drawings demonstrating the layout of the hard surfaced areas. None of the dwellings hereby permitted shall be occupied until the hard surfaced areas have been constructed in accordance with the approved details.

Reason: In the interests of visual amenity and surface water drainage, in accordance with Policies CC6 and BE1 of the South East Plan (Regional Spatial Strategy for the South East of England 2009); and Policy OVS2 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

6. No development shall commence until details of the provision for the storage of refuse has been submitted to and approved in writing by the Local Planning Authority. Thereafter, refuse shall be stored in accordance with these approved details.

Reason: In the interests of amenity in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991 – 2006 Saved Policies 2007.

7. The detailed layout of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design and vehicle parking and turning provision. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.

Reason: In the interest of road safety and flow of traffic in accordance with Policies OVS.2 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

8. The existing vehicular/pedestrian access at the site shall be stopped up and abandoned immediately after the new access hereby approved has been brought into use. The footway/cycleway and verges shall, at the same time as the stopping-up and abandonment, be reinstated to the satisfaction of the Local Planning Authority.

Reason: In the interest of road safety and highway maintenance and in accordance with Policy OVS 2 of the West Berkshire District Local Plan 1991-2006.

9. No development of the site shall be brought into use until visibility splays of 2.4 metres by 43 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 Policy OVS 2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

10. No development shall commence until details of the vehicle parking and turning space/areas have been submitted to and approved in writing by the Local Planning Authority. The vehicle parking and turning spaces (areas) shall subsequently be provided in accordance with the approved details prior to the development being brought into use.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking which would adversely affect

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road safety and the flow of traffic in accordance with Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

11. No development shall commence until details of the cycle parking and storage space to be provided within the site have been submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking and storage space shall be provided prior to the development being brought into use in accordance with the approved details and retained for this purpose at all times.

Reason: To ensure that there is adequate and safe cycle storage space within the site in accordance with Policy OVS3 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

12. No development shall commence until details to show a temporary parking area and turning space to be provided and maintained concurrently with the development of the site have been submitted to and approved in writing by the Local Planning Authority. Such approved parking area and turning space shall, at the commencement of development, be provided and thereafter retained in accordance with the approved details until the development has been completed and shall during that time be used for parking by all employees, contractors and operatives or other visitors during all periods that they are working at or visiting the site.

Reason: In accordance with Policy OVS 2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 to ensure the development is provided with adequate parking facilities during the construction period, in order to minimise the incidence of off site parking in the locality which could cause danger to other road users or long term inconvenience to local residents.

13. No development shall commence on site (including site clearance and any other preparatory works) until a detailed scheme of landscaping for the site has been submitted to and approved in writing by the Local Planning Authority. The details shall include schedules of plants, noting species, plant sizes and proposed numbers/densities, an implementation programme and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure:

- a) completion of the approved landscaping within the first planting season following the completion of the development, and
- b) any trees, shrubs or plants that die or become seriously damaged within five years of the completion of the development shall be replaced in the following year by plants of the same size and species.

Thereafter the approved scheme shall be implemented in accordance with the approved details.

Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the objectives of Policies CC6 and C3 of the South East Plan Regional Spatial Strategy 2009 and Policies OVS2 (a, b) and OVS3 (b) of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

14. No demolition/ site works/ development shall take place within the application area until the applicant has secured the implementation of a programme of

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archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority

Reason: To ensure that an adequate record is made of these buildings of historic interest in accordance with PPS5.

15. The hours of work for all contractors for the duration of the site development shall unless otherwise agreed by the Local Planning Authority in writing be limited to:

7.30 am to 6.00 p.m. on Mondays to Fridays 8.30 am to 1.00 p.m. on Saturdays and NO work shall be carried out on Sundays or Bank Holidays.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

16. No development shall commence until an Air Quality Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment will be required to demonstrate any likely changes in air quality exposure to air pollutants as a result of the proposed development and the exposure of receptors to the existing air pollution. The assessment is to compare the air quality following completion of the development with that expected at the time without the development. The assessment will need to include:

- 1) assess the existing air quality in the study area (existing baseline)
- 2) predict the future air quality without the development in place (future baseline)
- 3) predict the future air quality with the development in place (with development)
- 4) details of mitigation.

Should mitigation measures be necessary the development shall not be first brought into use until the approved mitigation measures have been implemented.

Reason: The site is within part of the Thatcham Air Quality Management Area, and further information is required to assess the exposure of future receptors and the effect of development on the air quality. This is in accordance with Policies OVS2 and OVS5 and the guidance contained within PPS23.

17. No development shall commence until the applicants have submitted to the Local Planning Authority a scheme of works, or other steps as may be necessary to minimise the effects of dust from the development. Development shall not commence until written approval has been given by the Local planning Authority to any such scheme of works. Thereafter, the development shall be implemented in accordance with the approved details.

Reason: In the interests of amenities of neighbouring occupiers in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

18. No development shall commence until proposals for the ecological enhancements (as outlined in Section 6.2 of the Bat Survey Report dated June 2011 by RPS)

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have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be first brought into use until those ecological enhancements have been implemented in accordance with the approved details.

Reason: In the interests of promoting biodiversity measures, in accordance with Policy ENV9 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and guidance contained with PPS9.

19. Notwithstanding the matters reserved until later determination the ridge height of the dwellings shall not exceed 8.5 metres.

Reason: The application is made in outline with all matters reserved, including appearance. In the interests of integrating with and protecting the character and appearance of the local character of the area the height should be limited to 8.5 metres. This is in accordance with Policy OVS.2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and Policy CC6 of the South East Plan Regional Spatial Strategy for the South East 2009.

20. Irrespective of the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any subsequent revisions), no additions or extensions to the dwellings shall be built or ancillary buildings or structures erected within the curtilages, unless permission in writing has been granted by the Local Planning Authority in respect of a planning application made for the purpose.

Reason: To prevent the overdevelopment of the site and to safeguard the amenities of neighbouring properties in accordance with Policy CC6 of the South East Plan 2009 and Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

21. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in complete accordance with the approved details. The statement shall provide for:

- (a) The parking of vehicles of site operatives and visitors.
- (b) Loading and unloading of plant and materials.
- (c) Storage of plant and materials used in constructing the development.
- (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing.
- (e) Wheel washing facilities and measures to reduce the amount of mud and dust generated.
- (f) A scheme for recycling/disposing of waste resulting from demolition and construction works.
- (g) The hours of operation and the timing of deliveries.
- (h) Measures to minimise the amount of noise generated.

Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

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Informatives

The Highways (Planning) Manager, West Berkshire District Council, Highways and Transport, Council Offices, Market Street, Newbury RG14 5LD, 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.

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.

The attention of the applicant is drawn to the Highways Act 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.

Any temporary signing required as part of this development is to be agreed in writing with the Highway Authority, West Berkshire Council, Highways and Transport, Council Offices, Market Street, Newbury, RG14 5LD.

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

This Decision Notice must be read in conjunction with the terms of the Legal Agreement dated (to be determined). You are advised to ensure that you have all the necessary documents before development starts on site.

The developers are required to enter into a Section 38 Agreement. Heads of terms are to be agreed with the Highway Authority, West Berkshire Council, Highways and Transport, Council Offices, Market Street, Newbury, RG14 5LD.

Or

Should the legal agreement not be completed by 29th April 2012 to DELEGATE to the Head of Planning & Countryside to **REFUSE PLANNING PERMISSION** for the following reason:

The development fails to provide an appropriate scheme of works or off site mitigation measures to accommodate the impact of development on local infrastructure, services or amenities or provide an appropriate mitigation measure such as a planning obligation. The proposal is therefore contrary to government advice, Policy CC7 of the South East Plan, The Regional Spatial Strategy for South East England 2006-2026 May 2009 and Policy OVS.3 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 as well as West Berkshire District Council's adopted SPG4/04 – Delivering Investment from Sustainable Development.

59(2) Application No. & Parish: 11/01788/FUL - Admoor Bungalow, Admoor Lane, Bradfield Southend

The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 11/01788/FUL in respect of the demolition of existing bungalow and garage and replacement with new house and garage.

In accordance with the Council's Constitution, Ian Norman, agent, addressed the Committee on this application.

Mr Norman in addressing the Committee raised the following points:

- His client grew up in the area and was able to purchase Admoor Bungalow relatively recently. His purpose in acquiring the surrounding woodland was to help ensure its protection and, in addition, he wanted to live in a woodland setting.
- The aim of the development was to create an ecologically sustainable home that would be unique and of a high quality design. A green roof was proposed for some aspects of the development.
- A tree specification, ecology report and bat survey had all been conducted.
- The replacement house would be built into and adapted to the slope of the land, and would be unobtrusive. The design would allow for views of the surrounding woodland.

Councillor Tim Metcalfe was concerned at the dampness of the ground where the house was proposed to be built and questioned how the underground rooms would be protected. Mr Norman advised that he was confident that this would be controlled by a combination of traditional tanking methods and the fact that water flowed into a nearby stream.

Councillor Brian Bedwell commented on the difficulty Members had in parking at the site visit due to the lack of space and queried whether there was adequate turning space at the front of the site. Mr Norman responded by saying that the area in front of the new garage would allow for additional turning space.

Councillor Quentin Webb, speaking as Ward Member, made the following points:

- The Parish Council had raised concern that the design would be out of keeping with the area. However, Councillor Webb did not support this view as he felt the new dwelling would merge with its setting.

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- A concern had also been raised with regard to the view afforded to this property from a neighbouring property once vegetation had been cleared. Councillor Webb did not feel this impact would be significant.
- This proposal did constitute a significant increase in floor area, but he was convinced by the points made by Officers that this was acceptable in this instance.
- The intention of the applicant to construct the dwelling to the Level 5 standard of the Code for Sustainable Homes should be welcomed.
- He did not feel that the proposal to install solar panels was an issue as these could be installed for any property.
- Councillor Webb then proposed acceptance of Officers' recommendation to grant planning permission. This was seconded by Councillor Royce Longton.

Councillor Alan Law questioned whether construction of the dwelling to Level 5 of the Code for Sustainable Homes, which was listed as a condition of approval, could be conditioned or whether this was a voluntary option. Cheryl Willett advised that while the applicant had volunteered to meet this level, Officers were of the view that this could be conditioned in line with a recent ruling made by a Planning Inspector. Any change from this requirement would require a new permission.

Councillor Law then referred to the points made in the update report by Planning Policy Officers with regard to the increase in built form and how this would be mitigated. He pointed out that although the overall floor space was proposed to increase by 333% over the original dwelling (an increase of around 4.5 times the size of the original), the increase above ground was only twice the size of the original. He was in support of the proposal to grant planning permission.

Councillor Metcalfe questioned the requirement for a reed bed filtration system. Cheryl Willett advised that while this was a condition of approval, it would need to be licensed regardless of planning permission.

Councillor Pamela Bale asked Gareth Dowding to comment on whether the proposed turning space would be adequate when taking into account cars being parked at the property. In response, Gareth Dowding advised that this was a large site and as such the turning space was felt to be adequate. There were no highway issues.

Councillor Bale then asked whether access for construction vehicles would be controlled. Gareth Dowding confirmed that a route would need to be agreed from the Bradfield Southend side for the delivery of construction materials. Cheryl Willett confirmed that this was conditioned as part of the Construction Management Plan.

Councillor Bedwell commented that the reason for a Committee determination was due to the proposed increase in size and floor space. However, Committee Members normally gave more of a consideration to the increase in footprint. The increase in footprint was not a concern with this application and approval was not likely to set any kind of precedent due to the unique nature of the proposal.

RESOLVED that the Head of Planning and Countryside be authorised to grant planning permission subject to the following conditions:

Conditions

1. The development hereby permitted shall be started within three years from the date of this permission.

Reason: To enable the Local Planning Authority to review the desirability of the development to comply with Section 91 of the Town and Country Planning Act (as

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amended by Section 51 of the Planning and Compulsory Purchase Act 2004) should it not be started within a reasonable time.

2. The development hereby approved shall be carried out in accordance with drawing numbers 003 and 006 received on 16th August 2011, 002A, 004B, and 005B received on 10th February 2012, and Arboricultural Report by Arbortrack Systems Ltd submitted on 14th September 2011.

Reason: To ensure that the development is carried out in accordance with the submitted details assessed against Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

3. No development shall commence on site until samples of materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to these matters which have been detailed in the current application and shall include where necessary, a schedule of glass, plastic, or mortar type materials. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and character of the North Wessex Downs and Chiltern Areas of Outstanding Natural Beauty, in accordance with Policy CC6 of the South East Plan and Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

4. The garage hereby approved shall be used solely for purposes incidental to the use of the existing dwellings. No trade, business or commercial enterprise of any kind whatsoever shall be carried on, in or from the garages.

Reason: To ensure that the garages is kept for vehicle parking in the interests of road safety and to accord with Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

5. Protective fencing shall be implemented and retained intact for the duration of the development in accordance with the tree protection plan identified as Appendix A Rev A and dated August 2011 and supported by Arboricultural Report by James Bell Of Arbortrack Systems Ltd (jwmb/rpt1/admorr/PI August 2011) received on 14th September 2011. Within the fenced areas, there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of Policy OVS2(b) of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

6. Further to the Arboricultural Report of Arbortrack Systems Ltd, no site works/ demolition/ development shall commence until the applicant has secured the implementation of an arboricultural watching brief in accordance with a written scheme of site monitoring, which has been submitted and approved by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved arboricultural watching brief.

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of Policy CC6 of the South East Plan 2009

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Regional Spatial Strategy and Policy OVS2(b) of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

7. No development shall commence on site (including site clearance and any other preparatory works) until details of the proposed access, hard surfacing, drainage and services providing for the protection of the root zones of trees to be retained has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of Policy CC6 of the South East Plan 2009 Regional Spatial Strategy and Policy OVS2(b) of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

8. No construction of the dwelling shall commence on site until a Design Stage assessment appropriate to the Code for Sustainable Homes or an equivalent assessment methodology demonstrating that the development will attain a minimum Code 5 rating, or the relevant equivalent, has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out and fully completed in accordance with the approved assessment. The dwelling hereby approved shall not be occupied until a post construction review, carried out by a licensed assessor, confirming appropriate compliance have been submitted to and approved in writing by the Local Planning Authority.

Reason: The application has been assessed on the basis that Code Level 5 of the Code for Sustainable Homes would be achieved, a material consideration that weighs heavily in favour of the development. The compliance with the Code Level 5 is in accordance Policy OVS10 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and the guidance contained within the Council's adopted Supplementary Planning Document: Quality Design - West Berkshire, Part 4, 'Sustainable Design Techniques'.

9. No development shall commence on site until details of hard landscaping have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and character of the North Wessex Downs and Chiltern Areas of Outstanding Natural Beauty, in accordance with Policy CC6 of the South East Plan and Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

10. No development shall commence on site until details of the floor levels in relation to existing and proposed ground levels have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with these approved details.

Reason: To ensure a satisfactory relationship between the proposed building and the adjacent land, and to ensure the development will conserve and enhance the vegetation on site, in accordance with Policy CC6 of the South East Plan 2009 and Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

11. Should any external lighting be proposed for the dwelling and garage no development shall commence until details of the lighting have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with these approved details.

Reason: Lighting can have a significant impact upon the rural character of the site, and details have not been submitted with the application to make a full assessment. This is in accordance with Policies OVS2 and ENV1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and the West Berkshire Supplementary Planning Document Quality Design Part 5 – External Lighting.

12. No development shall commence until proposals for the ecological enhancements (as outlined in Section 5.2.2 of the Code for Sustainable Homes Ecological Assessment by Middlemarch Environmental Ltd dated August 2011, and the Proport Eco-Services report submitted on 10th February 2012) have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be first brought into use until those ecological enhancements have been implemented in accordance with the approved details.

Reason: In the interests of promoting biodiversity measures, in accordance with Policy ENV9 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and guidance contained with PPS9.

13. No development shall commence until full details of planting species, ground cover mixes and seed mixes for the ‘turf’ above the bedroom wing have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any details shown on the approved plans. Thereafter, the development shall be carried out in accordance with these approved details in the spring or autumn following the implementation of development.

Reason: In the interests of visual amenity and in the interest of biodiversity in accordance with Policy NRM5 of the South East Plan 2009, Policies OVS2 and ENV9 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007, and the guidance contained with PPS9.

14. No development shall commence until details of the location and sizes of underground rainwater harvesting storage tank, new septic tank and reed bed have been submitted to and approved by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with these details.

Reason: The final components of these measures have not been provided and are essential elements to the acceptability of the scheme. This is in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991 – 2006 Saved Policies 2007.

15. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include measures during the construction process to minimise the amount of dust generated, minimise the amount of noise generated, identify the hours of operation and timing of deliveries, phasing of construction, specify construction

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traffic haul routes and potential numbers and travel and parking arrangements for construction workers. The approved Construction Management Plan shall be implemented in full for the full duration of the construction activity relating to this permission at the site.

Reason: In the interests of the amenities of neighbours of this site in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

16. Irrespective of the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any subsequent revision), no additions or extensions to the dwelling shall be built or ancillary buildings or structures erected within the curtilage, unless permission in writing has been granted by the Local Planning Authority on an application made for the purpose.

Reason: To prevent the overdevelopment of the site and to safeguard the amenities of neighbouring properties in accordance with Policy CC6 of the South East Plan 2009 and Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

Informatives

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on demolition and construction sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

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.

The attention of the applicant is drawn to the Highways Act 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.

59(3) Application No. & Parish: 11/02728/FULD - Green Gates, The Street, Mortimer Common

Agenda Item 4(3) concerning Planning Application 11/02728/FULD in respect of the construction of new chalet bungalow and garage, demolition of outbuilding and formation of new vehicular access to the rear of the existing house was deferred. The item was therefore not discussed and would be rescheduled.

59(4) Application No. & Parish: 11/02602/FULD - Former Applecroft, Bethesda Street, Upper Basildon

Agenda Item 4(4) concerning Planning Application 11/02602/FULD in respect of the erection of a detached house on plot 1 was deferred. The item was therefore not discussed and would be rescheduled.

60. Appeal Decisions relating to Eastern Area Planning

Members noted the outcome of appeal decisions relating to the Eastern Area.

Councillor Royce Longton queried whether the approval of two no blocks of 30 affordable residential flats in Padworth would contribute to the housing allocation for the area. David Pearson agreed to forward this question to the Planning Policy Team for a response.

61. Emergency Item for Decision - 11/00985/FUL, Whitchurch Bridge, Whitchurch Road, Pangbourne

The Committee considered an emergency item for decision concerning Planning Application 11/00985/FUL, Whitchurch Bridge, Whitchurch Road, Pangbourne, Reading. This application was granted planning permission at the Eastern Area Planning Committee on 7 December 2011.

David Pearson reminded Members that permission was granted with an expectation that the Section 106 Agreement would be signed by 7 March 2012. The agreement was being progressed, however completion was expected to be delayed and an extension was therefore requested until 28 March 2012. Should the agreement fail to be completed by that date, then that would be the sole responsibility of the applicant and the application could be refused. Sharon Armour explained that while it was possible that the agreement could be completed by 7 March 2012, a delay would reduce the level of risk.

Councillor Richard Crumly asked for some clarity on the reasons behind the delay and Sharon Armour was of the understanding that this related to ongoing discussions between Highways and the applicant, which had led to a delay before Legal Officers were instructed. Gareth Dowding added that this involved the undertaking of a traffic count.

Councillor Royce Longton proposed to accept the extension recommended by Officers. This was seconded by Councillor Alan Macro.

RESOLVED that an extension of the deadline be agreed for the completion of the S106 agreement in respect of application 11/00985/FUL until Wednesday 28 March 2012 and that should the S106 agreement fail to be completed by this date the alternative resolution to refuse the application would be implemented.

62. Site Visits

A date of 15 March 2012 at 9.30am was agreed for site visits if necessary. These visits would cover planning applications for both the next Committee on 21 March 2012 and the special meeting on 4 April 2012 which would consider the IKEA application. The IKEA site visit would be scheduled last, to allow for additional time on the site.

Councillor Brian Bedwell suggested, to those Members not familiar with the IKEA site, that it would be useful, if possible, to arrange a further visit between 5-5.30pm on a weekday evening or on a Saturday afternoon to experience the site during a busy period.

It was added for Members information that an alternative venue would be sought for the meeting on 4 April 2012.

(The meeting commenced at 6.30pm and closed at 7.15pm)

CHAIRMAN

Date of Signature

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Agenda Item 4.(1)

Item No	Application No. and Parish	Proposal, Location and Applicant
(1)	11/01345/FULMAJ Burghfield Parish	Demolition of existing buildings and erection of 14 residential dwellings. Springwood Engineering, Bunces Lane, Burghfield Common, Reading Bewley Homes

Recommendation Summary:	To DELEGATE to the Head of Planning and Countryside to GRANT Planning Permission subject to conditions and the completion of a Legal Agreement to secure developer contributions no later than 21 st April 2012. Or, if the Legal Agreement to secure developer contributions is not completed by 21 st April 2012 to DELEGATE to the Head of Planning and Countryside to REFUSE Planning Permission.
Ward Member(s):	Councillor Carol Jackson-Doerge Councillor Dr R E Longton
Reason for Committee determination:	Called in by Councillor Royce Longton due to local interest and over 20 letters of objection received
Committee Site Visit:	Visited prior to committee on 21 st December 2011

Contact Officer Details

Name:	Hazel Evans
Job Title:	Principal Planning Officer
Tel No:	(01635) 519111
E-mail Address:	hevans@westberks.gov.uk

1. Site History

No relevant planning history

2. Publicity of Application

Press notice expired 18/8/2011

Neighbour notifications expired: 12/8/2011

Site notice expired: 13/10/2011

3. Consultations and Representations

Parish Council:

Object

While the residents and Burghfield parish council are not opposed to any development, this proposal is considered as having a higher density of dwellings for the location. The main points of the objection are:

1. The relocation of the electricity sub station and the hum this will generate
2. The layout is considered inappropriate
3. No developer contributions
4. Does not fit with the current mix of housing in the surrounding area and is contrary to Burghfield VDS which encourages the provision of front gardens and open spaces with vegetation between dwellings both of which are missing from this development
5. Does not encourage the reduction of travel or promote sustainable travel choice
6. Considered to be overdevelopment of the site. Does not demonstrate high quality, sustainable design or respect the character of the immediate and wider area.

Burghfield PC are of the view that a smaller development would be able to meet the points raised above and would be more sustainable in the long run than this proposal.

Highways:

A Section 38 Agreement should be entered into for the adoption of the road.

No objections subject to conditions and informatives

Amended plans -No objections conditions as before.

Rights of Way:

Concerns about the number of additional vehicle movements which would take place between Reading Road and the site entrance and would wish to see a safe way for pedestrians to cross the site entrance if they were walking between the northern end of the footpath and the Reading Road.

The existing fencing between the proposed Plot 1 and the footpath is in poor condition and this would be a good opportunity to replace this but care would need to be taken to ensure any new fencing was correctly positioned so the legal width of the footpath is not compromised. As the footpath is quite narrow the fencing may add to the "tunnel effect" on the footpath and consideration should be given to street lighting. The developer should contact the rights of way team for advice.

Amended plans: The additional width of footpath is welcomed

Tree Officer

Overall the application is acceptable, the trees to be lost are of limited value and can be mitigated with new landscaping. The trees to be retained can be protected subject to agreement along with additional tree works on the trees in the rear gardens of plots 3-6. No objections subject to conditions.

Amended plans comments:

The minor changes in terms of the impact to trees has improved the layout at the site with the loss of plot 14 and thus the potential impact to trees, the additional landscaping for the boundary with Three Trees is welcomed, but the other changes in terms of the impact to trees are much the same as the previous layout and are covered in previous comments. No objections and conditions as previously.

Environmental Health

No objections subject to a full contaminated land condition, conditions on hours of work and dust.

Amended plans – No objections

Disabled Access

Level thresholds to all entrances to all units.
Designate unit suitable under HSG8

Environment Agency

No objections subject to conditions re contaminated land and drainage.

Amended plans -No objections.

TV Police

Changes suggested which have been incorporated into the amended plans

Developer

Education: £35,517.64 (amended plans)

Contributions

Health £2308 (amended plans)

Adult Social Care: £8980

Requested

Libraries:£3414 (amended plans)

Open Space: £22,756 (amended plans)

Correspondence: 16 letters of objection and 2 further letter of comment from local residents citing:

- Overdevelopment and excessive density
- Traffic at Reading Road junction
- Access on right angle bend
- Inadequate car parking
- Out of character with area
- Inappropriate design
- Health issue of sub-station resiting
- Concerns re flooding and state of footpath alongside site
- Loss of trees
- Concerns re TPOd trees
- Loss of privacy
- Impact on wildlife
- Dust and issues during construction

**No further comments
on amended plans.**

4. Policy Considerations

West Berkshire District Local Plan Policies:
OVS1; OVS2; OVS3; OVS11; HSG1; HSG8; TRANS.1
Supplementary Planning Document 'Quality Design'

South – East Plan Policies: SP3, CC6, CC7, H1

National Policies PPS1; PPS3
Burghfield Village Design Statement

5. Description of Development

5.1 The proposal is for the demolition of the existing buildings at Springwood Engineering including the commercial premises and an existing bungalow at the site. It was originally proposed to replace these with 14 dwellings comprising 6 x 2bed dwellings, 4 x 3 bedroomed dwellings and 4 x 4 bedroomed dwellings. Following discussions at the Eastern Area Planning Committee on 21st December 2011, the application has been amended so that it is reduced to 13 dwellings with an amended mix of 4x 2 bed, 5 x 3 bed and 4 x 4 bed. There is no change to the relocation of the electricity sub-station.

5.2 The site is accessed off Bunces Lane which leads off the Reading Road in Burghfield Common. There is a public footpath which borders the western boundary of the site whilst the other boundaries of the site back onto properties in Auclum Lane and Auclum Close.

5.3 There are a number of trees in the gardens of dwellings in those two roads some of which are subject to Tree Preservation Orders. Whilst not within the red line boundary of the site some of these are close to the boundaries of the site.

5.4 Amended plans : Following this application being discussed at Committee as described above the following changes have been made to the application:

- As described above plot 14 has been omitted from the scheme. Plot 13 is moved further from the bungalow Three Trees to allow planting on the boundary. The garage for plot 13 has a flat roof to minimise impact on Three Trees.
- The footpath along the south side of Bunces lane has been clearly shown on the plans. (This was already on the original proposal)
- The rumble strip at the access has been removed as requested by Committee Members
- A 0.5 strip of land has been added to the public footpath alongside plot 1.

6. Consideration of the Proposal

6.1 The main issues raised by the proposal are:

The principle of the development

The impact of the proposal on the character of the area

The impact of the proposal on neighbouring properties

Highways safety and parking issues

Developer contributions

6.2 The Principle of the development

6.2.1 The site lies within the identified settlement boundary of Burghfield Common and within an area which is principally in residential use. The last known use of the site was for an employment generating use but the works has been closed for at least four years and the site is currently unused.

6.2.2. Policy HSG1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 (WBDLP) states that new housing development will normally be permitted within settlement boundaries subject to a number of criteria. These relate to the existing residential nature of the surrounding area and any issues with the general amenity of the area such as access and on-street parking difficulties. These issues will be covered in the following sections.

6.3. The impact on the character of the area

6.3.1 The immediate area is very varied in character with a range of dwellings from bungalows, and small cottages to larger semi-detached and detached dwellings. Gardens are varied in size with some very small plots and others with generous sized gardens. The area is identified in the Council's SPD Quality Design as being semi-rural in character whilst the area immediately to the south is late 20th century suburban.

6.3.2 The proposed development is now for 13 dwellings of varying sizes on a plot of 0.47 hectares. This gives a density of approximately 27.6 dwellings per hectare. This is slightly below the minimum overall density of 30 dph which was previously sought by the Government. Guidance in PPS3, however, no longer specifies a minimum limit of density but it does state that,

"the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the environment" (paragraph 50 PPS3) .

6.3.3. There have been many consultation responses regarding density but a density of 27.6 dwellings per hectare is not a high density and is considered acceptable in this residential area which forms part of the core of Burghfield Common.

6.3.4 The style of the proposed dwellings is traditional with detached and semi-detached houses featuring in the development. The garden sizes are adequate although those for plots 10 and 11 (two bedroomed houses) are, at 63sq m, slightly below the recommended minimum size of 70 sq metres.

6.3.5 The site is partly hidden from views from Bunces Lane and it is the larger detached houses which would be visible from the lane. It is considered that the proposal makes efficient use of this area of land and that the proposed development would not have an adverse impact on the character of the existing area.

6.3.6 The amended plans remove one dwelling from the proposal and a single detached house is proposed for the plot adjacent to the adjoining bungalow, Three Trees instead of two semi-detached dwellings. Although the proposed house would be partly hidden by the trees at the front of the site, a single dwelling is an improvement to the appearance of the entrance to the site.

6.4 The impact of the proposal on neighbouring properties

6.4.1 The site borders other residential properties on all sides. Immediately to the north of the site is the bungalow, Three Trees which is the closest dwelling to the site. The bungalow lies less than a metre from the boundary with the site. The amended plans which have now been received remove plot 14 which was closest to the bungalow. Plot 13 has been moved further to the south away from the boundary. Although a garage has been added, this has a flat roof and therefore will not be visible from Three Trees and will help separate the site from the bungalow. The addition of a garage and driveway for plot 13 also reduces the amount of car parking within the turning area to the east of plot 13 and means that there is likely to be less temptation to park in the highway instead of the parking spaces which were originally at the end of the gardens of plots 13 and 14. Additional planting is also proposed along the boundary with Three Trees.

6.4.2 The electricity sub-station is still re-located to a position at the end of the garden of Plot 13 and well away from any residential properties. Environmental Health have no objections to this location.

6.4.3. There are no changes to the remainder of the plots in the latest amended plans. Plot 12 is 29 metres from the rear of the dwellings in Reading Road. There are only bathroom windows in the first floor side elevation of this dwelling and therefore no issues with overlooking are likely to occur. This is considered an acceptable distance and unlikely to be overbearing on those properties. There is in addition screening along this boundary and additional planting proposed.

6.4.4. The distances to dwellings to the south of the site are in the region of 30 metres and there is considerable tree screening between these properties and the site. Some of these trees are subject to tree preservation orders and are therefore protected.

6.4.5 The impact of the amended plans on neighbouring properties is therefore considered acceptable and it is not considered that the development is likely to result in any overlooking or loss of privacy. The proposal is in line with Policy OVS.2 of the WBDLP.

6.5 Highways issues and parking

6.5.1 Following the Committee meeting of 21 December 2011, the rumble strip across the entrance has been removed as requested. The new footpath proposed to link the public right of way with the existing footpath in Bunces Lane has been made clearer on the plans. In addition the applicants have included a 0.5m strip of land to be made part of the public right of way on the west side of Plot 1. This should improve the appearance of the footpath and when the fences are replaced it should be less 'tunnel' like. The Rights of Way Officer welcomes this proposal. Any lighting would be subject to a condition requiring details to be submitted and approved.

6.5.2 Previous amendments included moving some of the garages (plots 4 -7) back slightly to allow for two cars to be parked on the driveway. This is in excess of normal requirements as these properties also have garages. Cycle storage has been added to plots 9-12 as these properties do not have garages. The provision for parking is therefore well within the Council's requirements and the Council's Highways officer has no objections to the scheme.

6.5.3 Although the access to the site is on a bend in the road, visibility is good from the new access and those exiting the site would be able to see clearly in both directions. Poor visibility on the bend is an existing problem and it is not considered that the proposal will exacerbate this issue.

6.6. Developer contributions

Developer contributions will be required to mitigate against the development and a s106 will need to be signed in this respect. The requested amounts are listed at the start of this report.

Conclusion

The proposal is considered acceptable for the reasons discussed above and it is considered to be fully in line with policies OVS.1, OVS2 and HSG1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and in line with the guidance contained within PPS1 and PPS3. The amended plans requested following the Committee meeting on 21st December 2011 address the concerns raised by members at that meeting. Given the clear reasons to support the application it is recommended that condition permission is granted.

Full Recommendation

To DELEGATE to the Head of Planning and Countryside to GRANT Planning Permission subject to conditions and the completion of a Legal Agreement to secure developer contributions no later than 21st April 2012.

Or, if the Legal Agreement to secure developer contributions is not completed by 21st April 2012 to **DELEGATE to the Head of Planning and Countryside to REFUSE Planning Permission.**

'The development fails to provide an appropriate scheme of works or on and off-site mitigation measures to accommodate the impact of the development on local

infrastructure, services, or amenities or provide an appropriate mitigation measure such as a planning obligation. The proposal is therefore contrary to government advice, Policy OVS3 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007 as well as the West Berkshire District Council's adopted SPG4/04 'Delivering Investment from Sustainable Development'.

Conditions

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 OVS2 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007 should it not be started within a reasonable time.

2. The development hereby approved shall be carried out in accordance with drawing title numbers:

10-P643-01 Rev D received on 22nd February 2012;

10-P643-08 Rev B; and

10-P643-09 Rev B both received on 17th February 2012;

10-P643-05 Rev A received on 10th November 2011 and

10-P643-07; 10-P643-06 and

10-P643-02 both received on 14th July 2011,

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 National, Regional and Local Planning Policy.

3. No development shall commence on site until samples of the materials to be used in the development hereby permitted have been approved in writing by the Local Planning Authority. Samples shall be made available to be *viewed at the site*. This condition shall apply irrespective of any indications as to the details that may have been submitted with the application. Thereafter the materials used in the development shall be in accordance with the approved samples.

Reason: In the interests of visual amenity in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007.

4. No development or other operations shall commence on site until a scheme of fencing and other means of enclosure to be erected on the site is submitted to and approved in writing by the Local Planning Authority and no buildings shall be occupied before the fencing and other means of enclosure have been erected to the satisfaction of the Local Planning Authority.

Reason: The fencing and other means of enclosure are essential elements in the detailed design of this development and the application is not accompanied by sufficient details to enable the Local Planning Authority to give proper consideration to these matters in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991 – 2006 Saved Policies 2007.

5. No development shall commence on site until a scheme for the means of treatment of the hard surfaced areas of the site is submitted to and approved in writing by the Local

Planning Authority. No building shall be occupied before the hard surfaced areas have been constructed in full in accordance with the approved scheme.

Reason: In the interests of visual amenity, in accordance with Policy OVS.2 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007.

6. Irrespective of the provisions of the current Town and Country Planning (General Permitted Development) Order 1995 (or any subsequent revision), no gates shall be permitted across the access road to the site unless planning permission has been granted on an application made to the Local Planning Authority for that purpose.

Reason: A gated development would be considered inappropriate in this semi-rural location and contrary to the guidance in Supplementary Planning Document 'Quality Design'.

7. No development or other operations shall commence on site until a detailed scheme of landscaping for the site is submitted to and approved in writing by the Local Planning Authority. The details shall include schedules of plants noting species, plant sizes and proposed numbers/densities, an implementation programme and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure;

a) Completion of the approved landscape scheme within the first planting season following completion of development.

b) Any trees shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species.

Reason; To ensure the implementation of a satisfactory scheme of landscaping in accordance with the objectives of Policies OVS2 (a & b) and OVS 3 (b) of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

8. No development (including site clearance and any other preparatory works) shall commence on site until 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 in accordance with B.S.5837:2005. 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 9 and detailed in figure 2 of B.S.5837:2005.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Policy OVS 2b of West Berkshire Local Plan 1991 – 2006 Saved Policies 2007.

9. No site works, demolition or development shall take place within the application area until the applicant has secured the implementation of an arboricultural watching brief in accordance with a written scheme of site monitoring, which has been submitted by the applicant and approved by the Planning Authority.

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of Policy OVS 2 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007.

10. No development or other operations on site shall commence until a detailed schedule of tree works including timing and phasing of operations has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved schedule.

Reason; To ensure the retention of selected trees at the site in accordance with the objectives of policy OVS2 (b) of the West Berkshire District Local Plan 1991 – 2006 Saved Policies 2007.

11. No development or other operations on site shall commence until details of the proposed access, hard surfacing, drainage and services providing for the protection of the root zones of trees to be retained has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full in accordance with the approved details.

Reason; To ensure the protection of trees identified for retention at the site in accordance with the objectives of policy OVS2 (b) of the West Berkshire District Local Plan 1991 – 2006 Saved Policies 2007

12. No development or other operations on site shall commence until an Arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority which 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. Thereafter the development shall incorporate and be undertaken in full in accordance with the approved statement.

Reason; To ensure the protection of trees identified for retention at the site in accordance with the objectives of policy OVS2 (b) of the West Berkshire District Local Plan 1991 – 2006 Saved Policies 2007.

13. The detailed layout of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design and vehicle parking and turning provision. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.

Reason: In the interest of road safety and flow of traffic in accordance with Policies OVS.2 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

14. No building or other operations on site shall commence until the vehicular, pedestrian, cycle access and associated engineering operations have been constructed in accordance with the approved drawing.

Reason: In the interest of highway safety and to accord with Policy OVS 2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and in the interest of highway safety.

15. The development shall not be brought into use until the visibility splays at the access; have been provided in accordance with the approved drawings. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

Reason: In the interest of road safety in accordance with Policy OVS 2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

16. The development shall not be brought into use until the vehicle parking and turning space has been provided in accordance with the approved plans. The parking and 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 Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

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

Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles in accordance with Policy OVS3 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

18. No development shall commence *on site* until details to show a temporary parking area and turning space to be provided and maintained concurrently with the development of the site, have been submitted to and approved in writing by the Local Planning Authority. Such approved parking area and turning space shall at the commencement of development be provided and thereafter retained in accordance with the approved details until the development has been completed and shall during that time be used for parking by all employees, contractors and operatives or other visitors during all periods that they are working at or visiting the site.

Reason: In accordance with Policy OVS 2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 to ensure the development is provided with adequate parking facilities during the construction period, in order to minimise the incidence of off site parking in the locality which could cause danger to other road users or long term inconvenience to local residents.

19. The hours of work for all contractors for the duration of the site development shall unless otherwise agreed by the Local Planning Authority in writing be limited to:

7.30 am to 6.00 p.m. on Mondays to Fridays 8.30 am to 1.00 p.m. on Saturdays and NO work shall be carried out on Sundays or Bank Holidays.

Reason: In the interests of amenities of neighbouring occupiers in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

20. No development shall commence until the applicants have submitted to the Local Planning Authority a scheme of works, or other steps as may be necessary to minimise the effects of dust from the development. Development shall not commence until written approval has been given by the Local planning Authority to any such scheme of works.

Reason: In the interests of amenities of neighbouring occupiers in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

21. Contaminated Land

No development shall commence until an investigation and risk assessment, in addition to any assessment provided with the planning application, have been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

22. Remediation scheme

Should contamination exist on the site no development shall commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

23. Implementation of remediation scheme

No development, other than that required to carry out remediation, shall commence until the approved remediation scheme has been carried out in accordance with its terms unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

24. Reporting of unexpected contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 21, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 22, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 23.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

25. No infiltration of surface water drainage into the ground is permitted other than with the

express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: Infiltration drainage would not be acceptable in areas of contaminated soils.

26. The windows at first floor level in the north facing elevations of plot 12 shall be fitted with obscure glass before the dwelling is occupied and the obscure glazing shall thereafter be retained in position to the satisfaction of the Local Planning Authority. Irrespective of the provisions of the Town and Planning (General Permitted Development) Order 1995 (or any subsequent revision), no additional openings shall be inserted in the first floor north facing elevation of plots 12 without a formal planning application made to the Local Planning Authority for that purpose.

Reason: In the interests of the amenity of neighboring properties in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007.

27. During construction the wheels of all vehicles leaving the site shall be in a clean condition and adequate provision shall be made for wheel cleaning at the site exit in order to prevent the deposition of loose gravel, mud or any other material on the public highway.

Reason: In the interest of road safety in accordance with Policy OVS 2 of the West Berkshire District Local Plan 1991 – 2006, Saved Policies 2007.

28. The proposed development shall not be taken into use until the footpath fronting the site has been constructed in accordance with plans to be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interest of pedestrian safety in accordance with Policies OVS.2 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

29. No development shall commence until details of any external lighting have been submitted to and agreed in writing by the Local Planning Authority. No dwelling shall be occupied until any agreed external lighting has been provided.

Reason: In the interests of visual amenity and pedestrian safety in accordance with Policy OVS.2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

Informatives

1. The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

2. The Highways (Planning) Manager, West Berkshire District Council, Highways and Engineering, Council Offices, Market Street Newbury RG14 5LD, 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.

3. 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.

4. The attention of the applicant is drawn to the Highways Act 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.

5. In order to protect the stability of the highway it is advised that no excavation is carried out within 15 metres of a public highway without the written approval of the Highway Authority.

6. Any temporary signing required as part of this development is to be agreed in writing with the Highway Authority, West Berkshire Council, Highways and Engineering, Council Offices, Market Street Newbury RG14 5LD.

7. This Decision Notice must be read in conjunction with the terms of a Legal Agreement of the ****. You are advised to ensure that you have all the necessary documents before development starts on site.

8. The decision to grant planning permission has been taken because the development is in accordance with the development plan and would have no significant impact on the character and appearance of the area or the residential amenities of the occupants of the adjacent dwellings. This informative is only intended as a summary of the reason for the grant of planning permission. For further details on the decision please see the application report which is available from the Planning Service or the Council website.

9. It is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that your SWMP should contain depends on the estimated build cost, from land clearance to fitting-out, excluding VAT. Responsibility for producing the SWMP lies with the client and the principal contractor.

For projects estimated at between £300,000 and £500,000 the SWMP should contain details of:

- i. the types of waste removed from the site
- ii. the identity of the person who removed the waste
- iii. the site that the waste is taken to.

For projects estimated at over £500,000 the SWMP should also contain details of:

- iv. the waste carrier registration number of the person who removed the waste
- v. a description of the waste
- vi. the environmental permit or exemption held by the site where the waste is taken.

At the end of the project, you must review the plan and record the reasons for any differences between the plan and what actually happened.

You must still comply with the duty of care for waste. Having a SWMP will help you to ensure you comply with the duty of care because you will need to record all waste movements in the SWMP.

Further information can be found at www.netregs-swmp.co.uk

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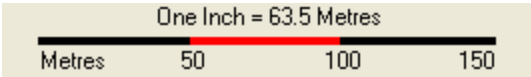


Map Centre Coordinates : 465499.83 , 166809.07

Scale : 1:2500

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Organisation	West Berkshire Council
Department	Environment
Comments	
Date	08 March 2012
SLA Number	100015913

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Agenda Item 4.(2)

Item No	Application No. and Parish	Proposal, Location and Applicant
(2 A)	11/02395/HOUSE Englefield	New detached garage and office to the rear alongside house Bryar Cottage, North Street, Theale, Reading. Mr Simon Hynes

Recommendation Summary: To **DELEGATE** to the Head of Planning and Countryside to **GRANT PLANNING PERMISSION**.

Ward Members: Councillor Keith Chopping

Reason for Committee determination: More than 10 letters of objection received.

Committee Site Visit: 15th March 2012

Contact Officer Details

Name: Cheryl Willett
Job Title: Senior Planning Officer
Tel No: (01635) 519111
E-mail Address: cwillett@westberks.gov.uk

1. Site History

05/00255/HOUSE: Retrospective application for front fence and gates. Approved 22.03.2005.

05/00987/HOUSE: Retrospective application for fences to listed building. Approved 17.06.2005.

05/01428/LBC: General repairs and minor alterations. Approved 12.08.2005.

06/00655/LBC: Reconstructing thatched roof on new timbers (pitched roof) and ancillary repairs. Approved 12.05.2006.

06/00659/HOUSE: Structural repairs and re-roofing following damage by fire. Approved 12.05.2006.

09/02439/HOUSE: Proposed linked oak framed building. Withdrawn 05.02.2010.

09/02597/LBC: Proposed linked oak framed building. Withdrawn 05.02.2010.

10/01296/HOUSE: Proposed linked oak framed outbuilding. Refused 31.08.2010.

10/01297/LBC2: Proposed linked oak framed outbuilding. Refused 31.08.2010.

11/00845/LBC2: Retrospective alterations to windows. Approved 21.09.2011.

11/02396/LBC2: New detached garage and office to rear alongside house. Pending consideration.

2. Publicity of Application

Site Notice Expired: 27th December 2011

3. Consultations and Representations

Parish Council	No comments received.
Highways	No objections. No alteration to existing access or gates. The parking area to the front of the proposed garage is acceptable. Informatives recommended.
Conservation Officer	<p>The reduction on height and mass over and above the previous schemes, coupled with the set back from the front of the site, reduces the impact of the new building on the setting of the listed building, and street scene. Therefore, the proposals are considered, on balance, to address previously raised concerns in physical building terms of impact on the listed building, its setting, and the street scene generally.</p> <p>The Statement of Significance is considered acceptable since the direct impact of the proposed building on the significance of the listed building itself is limited.</p> <p>Comments on amended plans: The set back of the garage/office building is noted. No other comments raised.</p>

10 letters of objection received to the original consultation, with a further 9 letters of objection received to the amended plans.

- Discrepancy in plans, resulting in misleading view of overall size;
- Require section plan to determine if second floor is proposed;
- Current proposal is of greater depth and closer to road than previously refused scheme;
- Lower in height, though the appearance has changed very little from previously refused scheme;
- Lack of Statement of Significance;
- Outbuilding of such a size would lead to less separation between buildings and result in harm to the street scene;
- Concern that outbuilding represents a disproportionate addition, which emphasises that the size is inappropriate in this rural setting. No material considerations which render such a size acceptable;
- Urbanising effect on area. Building taller than the eaves of the host property;
- Fundamentally the current proposal has not overcome the previous reasons for refusal;
- Design does not relate well to host dwelling, particularly the half-hip, as was discussed in the previous refusal;
- Adverse impact upon setting of Listed Building due to its size, and filling of gap;
- Considered to reduce the significance of the Listed Building through damaging the setting;
- Does little to enhance local distinctiveness as it is a standard design;
- Adverse impact on neighbour to north (Sheldon), through loss of light, loss of outlook and outbuilding would have a severe overbearing impact;
- Windows and doors in side elevation of Sheldon provide only source of light, and already does not receive a great amount of light;
- Overbearing and overshadowing to rear garden of Sheldon;
- Case law supports refusal due to loss of light and loss of outlook;
- Proposal would mean greater reliance on artificial light;
- Concern that the block plan incorrectly shows neighbouring Sheldon;
- Size tantamount to new dwelling.

- In terms of the amendments no new issues to the above comments have been raised;
- The objectors realise that the amendments aid in reducing impact though concerns are still raised with loss of light, overbearing, impact on listed building and impact upon street scene;
- Specifically, by moving the outbuilding back a further two metres would still harm the rear most windows and well-used garden area directly outside the kitchen of Sheldon;
- The extent to which the shadow of Bryar Cottage would give is minimal due to the distance;
- Setting back does not reduce the massing. To grant permission would be inconsistent with the previous decision;
- Floor space of 56sqm compared to floor area of Sheldon of 52sqm, which demonstrates the large size of the building when considering the street scene;
- History of extensions of Sheldon resulting in their side windows is irrelevant.

4. Policy Considerations

Planning Policy Statement 1 – Delivering Sustainable Development

Planning Policy Statement 3 – Housing

Planning Policy Statement 5 – Planning and the Historic Environment

Planning Policy Statement 7 – Sustainable Development in Rural Areas

South East Plan Regional Spatial Strategy for South East England 2009 – Policies SP3, CC1, CC6, BE5, BE6, T4, C4

West Berkshire District Local Plan 1991-2006 Saved Policies 2007 – OVS1, OVS2, ENV1, ENV18, ENV24, TRANS1

West Berkshire Council Supplementary Planning Guidance – House Extensions

West Berkshire Council Supplementary Planning Guidance – Replacement Dwellings and Extensions to Dwellings in the Countryside

5. Description of Development

- 5.1 This application seeks planning permission for the erection of a detached double garage with the office to the rear, located to the side of the host dwelling, Bryar Cottage, a Grade II Listed Building. The garage section of the outbuilding would be 4.4m to the ridge and 1.7m to the eaves, 6m in width and 6m in depth. The office to the rear will be connected to the garage, and would be 3.7m to the ridge and 1.7m to the eaves, 4.6m in width and 4.3m in depth. The entire length of the outbuilding would be 10.3m. The position of the outbuilding has been amended and is now set back from the front boundary by 12m. The scheme as originally presented included a set back of 10m.

6. Consideration of the Proposal

The main considerations of the proposal are;

- 6.1. The Principle of Development
- 6.2. The Impact on the Character of the Area
- 6.3. Impact upon setting of Listed Building
- 6.4. Impact on Neighbouring Amenity
- 6.5. Impact on Highway Safety

6.1 Principle of development

- 6.1.1. The application site is located outside of any defined settlement boundaries, and therefore in the countryside in planning policy terms. The principle of extending dwellings in the countryside is acceptable, subject to compliance with Policies OVS2, ENV1 and ENV24 of the West Berkshire District Local Plan (WBDLP).

6.2 The Impact on the Character of the Area

- 6.2.1. PPS1 and Local Plan policy OVS2 advocate high quality design which respects the character and appearance of the area. Indeed, it is the variance in the built style which characterises North Street. The gap between the side of the dwelling and the boundary contributes positively to the street scene and rural character. It was considered in the previously refused scheme that filling this gap with a building more than half the width of the existing house would be considered detrimental to the street scene, and therefore rural character. The width has not altered since the previous refusal, though the height and massing has been reduced. The design of the outbuilding is considered to be more appropriate to the host dwelling, and is now considered as a subordinate addition. The views of objectors are appreciated when comparing the floor area of the outbuilding to the footprint of neighbouring Sheldon. As stated above there is a variance in built style and also varying sizes of dwellings. Bryar Cottage is quite a substantial building in the street scene. As explained below it is not considered that the outbuilding would be out of scale with the rural area and street scene.
- 6.2.2. The outbuilding is now a single storey structure, and although no section plan has been provided the height and angle of the roof pitch is not considered to lend itself to habitable use of a first floor. The rear of the outbuilding in particular, although not necessarily visible from the street scene, has been reduced in scale from the previously refused scheme.
- 6.2.3. The set back from the road edge aids in maintaining some space between Bryar Cottage and the side boundary. Officers have carefully considered the contribution of the gap makes to the street scene. Although it is recognised that this gap would be taken up with a building, which was an area of concern as part of the previous application, the design and reduction in height and massing, coupled with the set back, means that the outbuilding is not considered to result in harm to the street scene or damage to the rural qualities of the area.

- 6.2.4. In terms of whether the outbuilding would have a materially greater impact upon the rural area than the original house, the increase in floor area has been calculated at 35%. The increase in volume has been calculated at approximately 48% over the original. On the floor area and volume the outbuilding would not lead to a disproportionate dwelling over the original. As explained above the design is not considered to result in significant harm to the character of the rural area.

6.3 Impact upon Listed Building

- 6.3.1 The proposed outbuilding would be located to the side of Bryar Cottage, which is Grade II Listed. PPS5 aims to conserve the historic environment and its heritage assets.
- 6.3.2 In terms of the setting of the Listed Building, Policy HE10 of PPS5 encourages local planning authorities to treat favourably applications that preserve those elements of the setting that make a positive contribution to the asset. As highlighted in the case officer's report for the previously refused applications (10/01296/HOUSE and 10/01297/LBC2) the gap at the side of Bryar Cottage does make a positive contribution to setting of the Listed Building.
- 6.3.3 The main and fundamental difference between the previously refused scheme and the current scheme is the overall size and bulk. The link between the outbuilding and house has been removed since the previous application. Although the outbuilding is longer than the previous scheme, the overall height has been reduced, and building has been staggered so that the office section is reduced in height and width. It is no longer a two storey building. The Conservation Officer, in assessing the current proposal considers that, on balance, the separation of the outbuilding from Bryar Cottage, the reduction in height and mass, and set back into the site reduces the impact of the building on the setting of the Listed Building.

6.4 The Impact upon Neighbouring Amenity

- 6.4.1 The property which would be most impacted by the development is the property directly to the north 'Sheldon'. The previous reason for refusal noted the following: "The outbuilding would have a significantly adverse impact upon neighbouring amenity. 'Sheldon' has small side windows, already providing limited light into the property. As the site is located south of 'Sheldon' the outbuilding would impede upon the level of light entering 'Sheldon' to a significant extent. Furthermore, due to the height and close proximity to the boundary, the outbuilding would have an overbearing impact on 'Sheldon'". The issue of light and overbearing has been assessed quite thoroughly, and for the reasons below, on balance, the scheme is now considered to be acceptable.
- 6.4.2 The agents claim that the past extensions at Sheldon have meant that an unreasonable number of windows now face Bryar Cottage. The agent considers this now has enabled such windows to 'acquire rights'. The history of the extensions at Sheldon is not relevant to the assessment of the current scheme, as the windows are present and therefore the impact upon light

entering them and outlook from them now requires consideration as it is a material planning consideration.

- 6.4.3 When considering the impact on light due to the path of the sun the outbuilding could impact upon light in the morning period. The host dwelling Bryar Cottage already restricts a level of light due to its position and height. Light will still be able to enter into the side windows of Sheldon in the afternoon/early evening, and the position of the outbuilding will not affect this existing situation. Although the block plan does not show the full extent of the extension at Sheldon, the floor plan does. Therefore, an accurate assessment has been made.
- 6.4.4 The previous case officer's report considered that the 45° light splay as advocated in the SPG House Extensions was significantly impeded on. However, upon further investigation such a splay is used to measure impact upon a rear window rather than a side window. The House Extensions SPG is silent on this matter. The Council's Building Control department has been approached to assess the impact of light entering the side windows of Sheldon using British Standards and the BRE publication 'Site Layout and Planning for Daylight and Sunlight' (1991). It is important to note that such documents are material considerations as they do not form part of the development plan. However, Local Plan OVS2 does consider impact upon neighbour amenity, and so light is an important issue to consider.
- 6.4.5 The garage would mostly be located within the shadow of Bryar Cottage. Furthermore, the pitch of the roof also enables light to flow into the side windows. The height of the fence should also be considered when assessing the existing situation and the proposed outbuilding. The height of the eaves corresponds to the height of the fence, and therefore the light entering Sheldon over and above this height should be examined.
- 6.4.6 The office section of the building would enable at least a 25° light splay to be achieved to the side windows of Sheldon. In reviewing the proposal Building Control officers consider that there would be limited to no detrimental impact from March to October, and there would be no loss of direct sunshine between 9am and 10am from November to February. The Building Control officer also notes that the angle of sky available to the side windows of Sheldon is slightly reduced, but will not reduce the available day light factor by more than 20%. The BRE publication shows that an 80% factor would be unacceptable.
- 6.4.7 The issue of light being able to enter into the side windows of Sheldon has been very carefully considered. Evidence such as site photographs taken at intervals throughout the morning (in winter when the sun is at its lowest), and Google Sketch-Up models tracking the angle of the sun, as well as the British Standards and BRE guidance have been examined carefully. The garage element would mainly stay within the existing shadow created by the main house, and the height and pitch angle of the office element is such that adequate light would still be available to enter into the side windows of Sheldon. It is acknowledged that the gap between Bryar Cottage and Sheldon aids in maintaining a distance where light can enter, though photographs submitted for the winter times demonstrate that the existing house does cast shadow over Sheldon to some extent. In summer the sun would be at a higher angle and

light would still be directed through the gap. In the case of the outbuilding the pitch enables light to be mainly unobstructed to the side windows of Sheldon. It is not considered that the outbuilding would have a significant impact upon light entering the section of the garden nearest the house. The office section is of limited height with a roof pitch allows light to enter into this space. This issue has been considered in greater detail than the previously refused scheme, and on balance, it is not considered that a reason for refusal based on adverse impact on light could be sustained on the proposed scheme as amended, in view of technical guidance and advice.

- 6.4.8 The issue of outlook is still a valid concern. There is no doubt that the outbuilding would be visible over and above the existing fence compared to the current view. Due to the height of the fence the roof section would be visible. Visual presence does not necessarily amount to material harm sufficient to justify refusal of a planning application. The angle of the roof pitch is such that the residents of Sheldon would not be confronted with a flank wall elevation. The roof slopes away to the ridge. The massing of the office section is less than the garage section, and is not as wide as the garage section. Furthermore, Sheldon is a 'L' shape, where there is greater distance between the rear section of the property and the side of the outbuilding, aiding in increasing separation between the property and proposed outbuilding. The front section of Sheldon would be 2.5m from the nearest wall of the proposed outbuilding, and the rear section of Sheldon would be 3.6m from the nearest wall of the proposed outbuilding.
- 6.4.9 Amended plans have been received during the course of the application to move the outbuilding 2 metres further into the site than the current position. It is accepted that the main bulk of the outbuilding would still be visible when looking out to the south-east from Sheldon. However, by moving the outbuilding back this improves the outlook from the front side windows over and above what was originally proposed. It is realised that objections are still raised to the outbuilding as a result of the amendments, though for reasons explained above, on balance, the proposal is considered acceptable.
- 6.4.10 On balance, because of the roof pitch and limited height, coupled with the set back, it is not considered that the outbuilding would have such an adverse overbearing impact upon Sheldon or result in such a loss of light as to sustain a reason for refusal.

- 6.4.11 There are no other neighbours which the outbuilding could have an impact on.

6.5 Impact upon Highway Safety

- 6.5.1 There are no alterations to the access arrangements and Highways have raised no objections. Two spaces would be provided within the garage, and the space to the front is capable of accommodating a further three cars if necessary. Such spaces would be clear

7. Conclusion

- 7.1 Having taken account of all the relevant policy considerations and the other material considerations referred to above, although the issues are finely

balanced, the development proposed is considered to be acceptable and a conditional approval is justifiable for the following reasons: The outbuilding is not considered to result in harm to the street scene, rural character of the area and, on balance, to the setting to the Listed Building (Bryar Cottage) due to the limited height and reduced massing over the previously refused scheme. Although longer in length than the previously refused scheme the two sections of the building with staggered heights and widths would limit the overall massing. On balance, the outbuilding is not considered to have a sufficient overbearing impact or result in a sufficient loss of light to the property to the north, 'Sheldon' to justify refusal on these grounds. The height, angle of the pitch of the roof, and set back into the site, as well as the location in the shadow of Bryar Cottage, aids in reducing impact upon the amenity of the residents of Sheldon. The proposal would not have an adverse impact upon highway safety and there is space for vehicles to park within the site.

8. Full Recommendation

To **DELEGATE** to the Head of Planning and Countryside to **APPROVE PLANNING PERMISSION** subject to the following conditions:

1. The development hereby permitted shall be started within three years from the date of this permission.

Reason: To enable the Local Planning Authority to review the desirability of the development to comply with Section 91 of the Town and Country Planning Act (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) should it not be started within a reasonable time.

2. The development hereby approved shall be carried out in accordance with drawing numbers 21645-01A and 21645-02A received on 20th February 2012.

Reason: To ensure that the development is carried out in accordance with the submitted details assessed against Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

3. The materials to be used in the development hereby approved shall be as specified on the plans or on the application forms.

Reason: In the interests of amenity in accordance with Policy CC6 of the South East Plan and Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

4. The garage and office hereby approved shall be used solely for purposes incidental to the use of the existing dwelling. No trade, business or commercial enterprise of any kind whatsoever shall be carried on, in or from the garage and office, nor shall they be used for additional bedroom accommodation or for any form of human habitation.

Reason: To ensure that the garage is kept for vehicle parking in the interests of road safety, to ensure that the outbuilding retains an incidental use and to protect the amenity of the residents of the adjoining property, in accordance with Policies OVS2 and TRANS1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

5. Irrespective of the provisions of the current Town and Country Planning (General Permitted Development) Order 1995 (or any subsequent revision of the Order), no openings shall be inserted in the roof slope of the northern elevation of the outbuilding hereby approved

Reason: To prevent the overlooking of adjoining properties and in the interests of the amenity of neighbouring properties in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and Policy CC6 of the South East Plan 2009 Regional Spatial Strategy.

Informatives

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.

The attention of the applicant is drawn to the Highways Act 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.

11/02395/HOUSE

Bryar Cottage, North Street, Theale

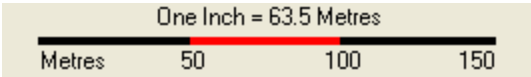


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Organisation	West Berkshire Council
Department	Environment
Comments	
Date	08 March 2012
SLA Number	100015913

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Item No	Application No. and Parish	Proposal, Location and Applicant
(2B)	11/02396/LBC2 Englefield	New detached garage and office to the rear alongside house Bryar Cottage, North Street, Theale, Reading. Mr Simon Hynes

Recommendation Summary:

To **DELEGATE** to the Head of Planning and Countryside to **GRANT LISTED BUILDING CONSENT**.

Ward Members:

Councillor Keith Chopping

Reason for Committee determination:

As associated application 11/02395/HOUSE received more than 10 letters of objection, in the interest of consistency the application for Listed Building Consent should also be heard at committee.

Committee Site Visit:

15th March 2012

Contact Officer Details	
Name:	Cheryl Willett
Job Title:	Senior Planning Officer
Tel No:	(01635) 519111
E-mail Address:	cwillett@westberks.gov.uk

1. Site History

05/00255/HOUSE: Retrospective application for front fence and gates. Approved 22.03.2005.

05/00987/HOUSE: Retrospective application for fences to listed building. Approved 17.06.2005.

05/01428/LBC: General repairs and minor alterations. Approved 12.08.2005.

06/00655/LBC: Reconstructing thatched roof on new timbers (pitched roof) and ancillary repairs. Approved 12.05.2006.

06/00659/HOUSE: Structural repairs and re-roofing following damage by fire. Approved 12.05.2006.

09/02439/HOUSE: Proposed linked oak framed building. Withdrawn 05.02.2010.

09/02597/LBC: Proposed linked oak framed building. Withdrawn 05.02.2010.

10/01296/HOUSE: Proposed linked oak framed outbuilding. Refused 31.08.2010.

10/01297/LBC2: Proposed linked oak framed outbuilding. Refused 31.08.2010.

11/00845/LBC2: Retrospective alterations to windows. Approved 21.09.2011.

11/02395/HOUSE: New detached garage and office to rear alongside house. Pending consideration.

2. Publicity of Application

Site Notice Expired: 27th December 2011

3. Consultations and Representations

Parish Council

No comments received.

Conservation Officer

On balance, the reduction on height and mass over and above the previous schemes, coupled with the set back from the front of the site, reduces the impact of the new building on the setting of the listed building, and street scene. Therefore, the proposals are considered, on balance, to address previously raised concerns in physical building terms of impact on the listed building, its setting, and the street scene generally.

The Statement of Significance is considered acceptable since the direct impact of the proposed building on the significance of the listed building itself is limited.

Comments on amended plans: The set back of the garage/office building is noted. No other comments raised.

3 letters of objection received to the original consultation, with a further 9 letters of objection received to the amended plans.

Many of these objections relate to issues dealt with under associated planning application 11/02395/HOUSE and are not material considerations in respect of this application for listed building consent.

- Discrepancy in plans, resulting in misleading view of overall size;
- Require section plan to determine if second floor is proposed;
- Current proposal is of greater depth and closer to road than previously refused scheme;
- Lower in height, though the appearance has changed very little from previously refused scheme;
- Lack of Statement of Significance;
- Outbuilding of such a size would lead to less separation between buildings and result in harm to the street scene;
- Concern that outbuilding represents a disproportionate addition, which emphasises that the size is inappropriate in this rural setting. No material considerations which render such a size acceptable;
- Urbanising effect on area. Building taller than the eaves of the host property;
- Fundamentally the current proposal has not overcome the previous reasons for refusal;
- Design does not relate well to host dwelling, particularly the half-hip, as was discussed in the previous refusal;
- Adverse impact upon setting of Listed Building due to its size, and filling of gap;
- Considered to reduce the significance of the Listed Building through damaging the setting;
- Does little to enhance local distinctiveness as it is a standard design;
- Adverse impact on neighbour to north (Sheldon), through loss of light, loss of outlook and outbuilding would have a severe overbearing impact;
- Windows and doors in side elevation of Sheldon provide only source of light, and already does not receive a great amount of light;
- Overbearing and overshadowing to rear garden of Sheldon;
- Case law supports refusal due to loss of light and loss of outlook;
- Proposal would mean greater reliance on artificial light;
- Concern that the block plan incorrectly shows neighbouring Sheldon;
- Size tantamount to new dwelling.

- In terms of the amendments no new issues to the above comments have been raised;
- The objectors realise that the amendments aid in reducing impact though concerns are still raised with loss of light, overbearing, impact on listed building and impact upon street scene;
- Specifically, by moving the outbuilding back a further two metres would still harm the rear most windows and well-used garden area directly outside the kitchen of Sheldon;
- The extent to which the shadow of Bryar Cottage would give is minimal due to the distance;
- Setting back does not reduce the massing. To grant permission would be inconsistent with the previous decision;
- Floor space of 56sqm compared to floor area of Sheldon of 52sqm, which demonstrates the large size of the building when considering the street scene;
- History of extensions of Sheldon resulting in their side windows is irrelevant.

4. Policy Considerations

Planning Policy Statement 1 – Delivering Sustainable Development

Planning Policy Statement 5 – Planning and the Historic Environment

South East Plan Regional Spatial Strategy for South East England 2009 – Policy BE6

West Berkshire District Local Plan 1991-2006 Saved Policies 2007 – Policies OVS2, ENV24

West Berkshire Council Supplementary Planning Guidance – House Extensions

West Berkshire Council Supplementary Planning Guidance – Replacement Dwellings and Extensions to Dwellings in the Countryside

5. Description of Development

- 5.1 This application seeks planning permission for the erection of a detached double garage with the office to the rear, located to the side of the host dwelling, Bryar Cottage, a Grade II Listed Building. The garage section of the outbuilding would be 4.4m to the ridge and 1.7m to the eaves, 6m in width and 6m in depth. The office to the rear will be connected to the garage, and would be 3.7m to the ridge and 1.7m to the eaves, 4.6m in width and 4.3m in depth. The entire length of the outbuilding would be 10.3m. The position of the outbuilding has been amended and is now set back from the front boundary by 12m. The scheme as originally submitted included a set back of 10m.

6. Consideration of the Proposal

The main considerations of the proposal is;

6.1. Impact upon setting of Listed Building

6.1. Impact upon Listed Building

- 6.1.1 The proposed outbuilding would be located to the side of Bryar Cottage, which is Grade II Listed. PPS5 aims to conserve the historic environment and its heritage assets.
- 6.1.2 In accordance with PPS5 a Statement of Historical Significance has been submitted. As the outbuilding would impact upon the setting and not the fabric of the Listed Building the statement is only required to be proportionate to the scheme and sufficient to understand the potential impact of a proposal on the significance of the heritage asset. Although short, the statement provided does indicate that the proposed garage will be separate from the listed building and will not therefore have a direct impact on it. The Conservation Officer is satisfied with the level of detail in this Statement.
- 6.1.3 In terms of the setting of the Listed Building, policies HE7 and HE10 of PPS5 encourages local planning authorities to treat favourably applications that preserve those elements of the setting that make a positive contribution to the asset. As highlighted in the case officer's report for the previously refused applications (10/01296/HOUSE and 10/01297/LBC2) the gap at the side of Bryar Cottage does make a positive contribution to setting of the Listed Building.
- 6.1.4 The main and fundamental difference between the previously refused scheme and the current scheme is the overall size and bulk. The link between the outbuilding and house has been removed since the previous application. Although the outbuilding is longer than the previous scheme, the overall height has been reduced, and building has been staggered so that the office section is reduced in height and width. It is no longer a two storey building. The Conservation Officer, in assessing the current proposal considers that, on balance, the separation of the outbuilding from Bryar Cottage, the reduction in height and mass, and set back into the site reduces the impact of the building on the setting of the Listed Building. The outbuilding is no longer a dominating feature, which was raised as a concern in the previous refusal. The additional set back of two metres from the originally submitted scheme provides for a further separation distance.
- 6.1.5 The materials are also considered suitable in the context of the host dwelling. It is not felt that a direct replication of materials of the host dwelling would be appropriate in the case, though reclaimed bricks and a clay tile roof would complement the materials of Bryar Cottage.
- 6.1.6 Overall, the setting of the Listed Building is considered to be sustained. The outbuilding has been designed to respect the setting by virtue of the height, scale, massing and appropriate use of materials.

7. Conclusion

- 7.1 Having taken account of all the relevant policy considerations and the other material considerations referred to above, the development proposed is considered, on balance, to be acceptable and a conditional approval is justifiable for the following reasons: The outbuilding is not considered to adversely impact upon the setting of the Listed Building (Bryar Cottage) due to the limited height and reduced massing over the previously refused scheme to a sufficient extent to justify refusal. Although longer in length than the previously refused scheme the two sections of the building with staggered heights and widths would limit the overall massing.

8. Full Recommendation

To **DELEGATE** to the Head of Planning and Countryside to **GRANT LISTED BUILDING CONSENT** subject to the following conditions:

1. The development hereby permitted shall be started within three years from the date of this permission.

Reason: To enable the Local Planning Authority to review the desirability of the development to comply with Section 91 of the Town and Country Planning Act (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) should it not be started within a reasonable time.

2. The development hereby approved shall be carried out in accordance with drawing numbers 21645-01A and 21645-02A received on 20th February 2012.

Reason: To ensure that the development is carried out in accordance with the submitted details assessed against Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and the guidance contained in PPS5.

3. The materials to be used in the development hereby approved shall be as specified on the plans or on the application forms.

Reason: In the interests of the character of the listed building in accordance with Policy BE6 of the South East Plan, Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and the guidance contained in PPS5.

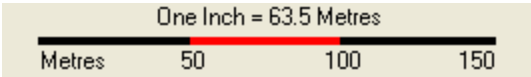


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Organisation	West Berkshire Council
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Comments	
Date	08 March 2012
SLA Number	100015913

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Agenda Item 4.(3)

Item No	Application No. and Parish	8/13 Week Date	Proposal, Location and Applicant
(3)	11/02739/HOUSE Pangbourne Parish Council	16 February 2012	Two front elevation dormers, entrance door porch, single storey rear bay window extension and construction of front boundary wall with entrance gates. The Chestnuts, Flowers Hill, Pangbourne, Reading Mr Said Marie

Recommendation Summary: That the Head of Planning and Countryside be authorised to **GRANT** planning permission.

Ward Member: Cllr. Pamela Bale

Reason for Committee determination: Called in by Cllr. Pamela Bale for Members to visit the site and review the impact of the application.

Committee Site Visit:

Contact Officer Details

Name: Simon Till
Job Title: Planning Officer
Tel No: (01635) 519 111
E-mail Address: still@westberks.gov.uk

1. Site History

00/00152/FUL: Demolition of bungalow and erection of new house. Approved 20/12/2001.

02/01701/OUT: Replacement of dwellinghouse with two dwellings. Refused 27/11/2001.

2. Publicity of Application

Site Notice expired on 22 February 2012.

3. Consultations and Representations

Pangbourne Parish Council: The Parish Council has no objections to the proposed alterations to the main dwelling. However, it has raised objections regarding the proposed wall: That the wall is out of keeping with the houses in Flowers Hill; that it may interfere with a soakaway constructed during recent works to resurface Flowers Hill, and that covenants may exist to prevent the erection of forward boundary treatments. The Parish goes on to request that the Council's Tree Officer must ensure the protection of the trees subject to a Tree Preservation Order in the vicinity of the wall.

Highways: The location of the new wall follows the same line as the existing wall on the property boundary. Therefore the Highways Officer has raised no objection to the proposed works subject to conditions requiring that the proposed gates are to open inwards away from Flowers Hill. The Council's Drainage Team have been consulted regarding the potential impact of the proposed wall on the soakaway on Flowers Hill, but have not issued a response as at 06 March 2012.

Tree Officer: The Council's Tree Officer considers the impact on trees to be a major constraint to the proposed works in respect of the erection of a wall to the front of The Chestnuts. However, having reviewed the tree report submitted with the application he is satisfied that subject to conditions requiring the provision of tree protection and an arboricultural watching brief prior to the commencement of all works on site that a sufficient level of protection can be achieved in order to prevent damage to the existing trees, and has therefore not raised an objection.

Conservation Officer:	The Council's Conservation Officer has noted that a listed milestone lies adjacent to the site and the highway, but raises no objections to any of the proposed works.
Correspondence:	Six letters of objection have been received as at 06 March 2012. These raise matters of objection to the proposed brick wall, including that the wall is out of keeping with the character of the area, that it is in a visually prominent location on the corner of Flowers Hill, that it does not match the means of enclosure used for other properties in this part of Flowers Hill, that it may interfere with the operation of a recently constructed soakaway and that a covenant may exist on the land preventing the erection of means of enclosure to the front elevation adjacent to Flowers Hill.

4. Policy Considerations

Planning Policy Statement 1: Delivering Sustainable Development (PPS.1);

Planning Policy Statement 5: Planning For the Historic Environment (PPS.5);

The South East Plan Regional Spatial Strategy for the South East of England 2009 (South East Plan) Policy C3: Areas of Outstanding Natural Beauty;

West Berkshire District Local Plan 1991-2006 (Saved Policies 2007): Policies OVS.1, OVS.2.

5. Description of development

5.1 The Chestnuts is a large detached dwelling of recent construction. The site is a sizeable residential plot located on the corner of Tidmarsh Road and Flowers Hill, an area of mixed size and character detached residential dwellings.

5.2 A listed milestone lies close to the site to the north east corner adjacent to the road.

5.3 An unattractive cement block wall has been erected to the eastern boundary of the site, which the application proposes to demolish and replace.

5.4 The application proposes the addition of dormer windows to the roof of The Chestnuts, a bay window extension to the rear, and the erection of a new brick wall to the front and side of the property with an iron gate at the access

to Flowers Hill. Works are also proposed to alter the appearance of the porch to the front and to remove an external stair to the rear of the attached garage.

5.5 In response to a request from the Planning Officer to alter the plans for the proposed wall the Agent submitted amended plans received on 20 February 2012 that reduce the wall height to 1.8 metres and alter the gate to a wrought iron gate.

Consideration of the Proposal

The main issues to consider are:

- 6.1 The principle of development;
- 6.2 Design and the impact on the character of the area;
- 6.3 Impact on neighbouring amenity;
- 6.4 Impact on the highway;
- 6.5 Impact on protected trees;
- 6.6 Impact on the listed milestone.

6.1 Principle of the development:

6.1.1 The application site lies within the defined settlement boundary of Pangbourne and within the North Wessex Downs Area of Outstanding Natural Beauty. The principle of development is therefore considered against Planning Policy Statement 1 (PPS.1), Policy C3 of the South East Plan Regional Spatial Strategy for the South East of England 2009 (South East Plan) and Policy OVS.2 of the West Berkshire District Council Local Plan 1991-2006 Saved Policies 2007 (WBDCLP).

6.1.2 A listed milestone is situated directly to the north east of the application site, adjacent to the highway. Therefore the principle of development is also considered against PPS.5, Planning for the Historic Environment.

6.2 Design and the impact on the character of the area:

6.2.1 The proposed dormer windows are characteristic of those used in many larger dwellings to create additional illumination to rooms the upper storeys. They are considered to be of a complimentary design to the roof slopes of the main dwelling. They are well separated from properties to the north and west and are not considered to cause any additional loss of privacy due to overlooking to these neighbouring properties.

6.2.2 The bay extension to the rear is a low key addition that is considered to be in keeping with the rest of the dwelling, and to have no significant impact on the surrounding properties. The removal of the adjacent external stair, which is accompanied by minor alterations to the internal floor plan, is considered to be an improvement on the scheme. Additionally the minor works to be undertaken to the porch are considered to be complimentary and therefore not problematic.

6.2.3 The proposed brick wall to be sited in a visually prominent location in the AONB has been subject of several objections. The site lies to the south, on the corner where Flowers Hill joins the Tidmarsh Road.

6.2.4 Initially the agent submitted plans for a 2.2 metre wall with wooden gates onto Flowers Hill. However, following correspondence with the Planning Officer in respect of objections to the scheme, the Agent submitted plans reducing the height of the wall to 1.8 metres and amending the proposed gate to a wrought iron gate in order to mirror the style of the iron railings used in enclosures on the northern side of Flowers Hill.

6.2.5 It is noted that the immediately surrounding area along Flowers Hill has a character of soft, green, frontages with ample plantings of shrubs and trees other properties generally do not have hard edged, solid, means of enclosure, and that the proposed wall introduces an additional element of urban character onto the site. However, as the site lies within the settlement boundary of Pangbourne, and the proposed wall is of a good quality of design, on balance it is not considered that the proposed wall would have a sufficiently visually intrusive or harmful impact on the character of the area or the surrounding AONB to merit the refusal of this application.

6.2.6. Further considerations taken into account have been recent appeal decisions relating to walls of a similar nature, particularly the appeal allowed in relation to application 11/00129/HOUSE at Avenham, Bere Court Road, and the height and nature of boundary walls and gates that could be erected as permitted development under the General Permitted Development Order.

6.3 Impact on neighbouring amenity

6.3.1 The proposed windows are situated some distance from the adjacent properties to the south and west and on elevations that already contain a number of other windows. Therefore there is not considered to be any loss of privacy entailed by these works. The erection of the wall is not considered to cause overshadowing. The minor alterations to the porch, the bay extension and the removal of the external stair to the rear are not considered to have any significant impact on neighbours to the site. Therefore the impact on the amenity of the residents of neighbouring properties is deemed to be acceptable.

6.4 Impact on the highway

6.4.1 The proposed works will not affect parking and turning arrangements at the site, and the proposed wall is located at the top of a bank with good separation from the highway, so is not considered to have any adverse effect on visibility.

6.4.2 The Highways Officer has stipulated that in respect of the proposed gates a condition should require that these are to open inwards, in order to prevent the obstruction of Flowers Hill.

6.4.3 The Council's Highways Officer has referred the Parish Council's concerns regarding the impact that the erection of the proposed wall may have on the operation of the soakaway on Flowers Hill to the Drainage Team, who have not returned any comments as at 06 March 2012.

6.5 Impact on protected trees

6.5.1 The Council's Tree Officer has raised concerns regarding the health of trees subject to a Tree Preservation Order to the north of the site

6.5.2 The Tree Officer has recommended that if approved this matter be addressed by conditions requiring implementation of a scheme of tree protection and an arboricultural watching brief to supervise works to trees on the site.

6.6 Impact on the listed milestone

6.6.1 The Council's Conservation Officer has concluded that the alterations proposed would have no significant or detrimental impact on the listed milestone adjacent to the site.

6.7 Other Matters

6.7.1 It is noted that the Parish Council and an objector have raised the matter of a covenant that may exist on the land to prevent or restrict the erection of means of enclosure to the front elevation of properties on the southern side of Flowers Hill. However, as this is a matter of law that falls outside of being a material planning consideration this does not form part of the consideration of this application.

7. **Conclusion**

The proposals for dormer windows, alterations to the porch, removal of the external stair and a bay window extension are considered to be acceptable modest alterations to the existing dwelling. It is acknowledged that the proposed wall is situated in a visually prominent location and will impact on the character of this part of Flowers Hill and that it has raised a number of adverse comments from the Parish Council and objectors. Nonetheless, on balance, taking into account all the material considerations outlined in the report, it is not considered that the visual impact of this wall would be sufficiently intrusive or detrimental to the residential character of the local area, or to the wider AONB to merit refusal of this application, particularly when considered against what could be erected as permitted development.

8. **Full Recommendation**

That the Head of Planning and Countryside be authorised to **GRANT** planning permission subject to the following conditions:

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 PPS.1, PPS.5, Policy C3 of the South East Plan and Policies OVS.1 and OVS.2 of the West Berkshire District Council Local Plan 1991-2006 Saved Policies 2007 should it not be started within a reasonable time.

2. The development hereby approved shall be carried out in accordance with drawing titles 6189:11:2, 6189:11:3, the Arboricultural Implications Report and application form received 22 December 2011 and the amended drawing number 6189:11:1 rev. A received 20 February 2012.

Reason: To ensure that the development is carried out in accordance with the submitted details assessed against PPS.1, PPS.5, Policy C3 of the South East Plan and Policies OVS.1 and OVS.2 of the West Berkshire District Council Local Plan 1991-2006 Saved Policies 2007.

3. No works shall commence, including site clearance, until the tree protective fencing has been erected on the site in accordance with the scheme identified on the approved plan number TPP01/thechestnuts and the report reference dcaiams1/e/thechestnuts dated 14 December 2011. No excavation, storage of materials or machinery, parking or fires shall take place within the fenced area. The tree protective fencing shall remain in place throughout the course of development.

Reason: To retain the character of the surrounding area and Area of Outstanding Natural Beauty and to enhance the character of the development by the retention of the existing trees and natural features during the construction phase in accordance with PPS.1, Policy C3 of the South East Plan 2009 and Policy OVS.2 of the West Berkshire District Council Local Plan 1991-2006 Saved Policies 2007.

4. No development including site clearance shall take place until the applicant has submitted and had approved by the Local Planning Authority a scheme of site monitoring in the form of a discharge of conditions application made for this purpose. This scheme shall secure the implementation of an arboricultural watching brief to monitor works throughout the course of development.

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of Policy C3 of the South East Plan 2009 and policy OVS2 of The West Berkshire District Council Local Plan 1991-2006 Saved Policies 2007.

5. No development shall commence on site until samples and a schedule of the materials to be used in the construction of the wall and extensions hereby approved have been made available for the planning officer to view on

site and approved in writing by the Local Planning Authority in the form of a Discharge of Conditions application made for this purpose. This condition shall apply irrespective of any indications as to the details of materials that may have been submitted with the application. Thereafter the materials used in the development shall be in accordance with the approved samples and schedule of materials.

Reason: In the interests of visual amenity in accordance with PPS.1, PPS.5, Policy C3 of the South East Plan 2009 and Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

6. The automated wrought iron gates hereby approved shall be fitted in such a manner as to open away from Flowers Hill and into the site at all times.

Reason: To avoid the obstruction of the private road, in the interests of the safety of road users, in accordance with the aims of Policy OVS.2 of the West Berkshire District Council Local Plan 1991-2006 Saved Policies 2007.

The Chestnuts, Flowers Hill, Pangbourne

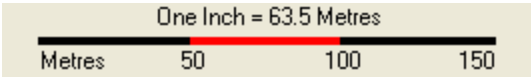


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Agenda Item 4.(4)

Item No	Application and Parish	No. Proposal, Location and Applicant
(4)	11/02602/FULD	Erection of a detached house on plot 1. Former Applecroft, Bethesda Street, Upper Basildon, Reading Mr and Mrs S Munson

Recommendation Summary: To **DELEGATE** to the Head of Planning and countryside to **GRANT PLANNING PERMISSION** subject to conditions and completion of a Legal agreement no later than the 30th March 2012

OR in the absence of a completed legal agreement by the 30th march 2012 to **DELEGATE** to the Head of Planning and countryside to **REFUSE** planning permission for the failure of the applicant to mitigate the impact of the development.

Ward Members: Alan Law

Reason for Committee Determination: Receipt of more than 10 letters of objection

Committee Site Visit: 22nd February 2012

Contact Officer Details

Name: Emma Fuller
Job Title: Principal Planning Officer
Tel No: (01635) 519111
E-mail Address: efuller@westberks.gov.uk

1. Site History

01/01978/HOUSE – First floor extension over existing double garage. Approved 19th November 2011.

07/01949/FULD - (Randars and Applecroft) Demolition of 2 houses and the erection of 5 houses with garages. Refused planning permission 2nd November 2007. Dismissed at Appeal 11th June 2008.

07/01950/FULD - (Randars and Applecroft) Demolition of 2 houses and the erection of 6 houses with garages. Refused planning permission 2nd November 2007. Dismissed at Appeal 11th June 2008.

08/00599/FULD – (Applecroft only) Demolition of existing dwelling and erection of 3 detached houses. Refused planning permission 21st May 2008.

08/02374/FULD – (Applecroft) Demolition of existing dwelling and erection of 3 detached houses. Refused planning permission 6th April 2009. Allowed on appeal 3rd August 2009.

09/01962/COND1 – Discharge of conditions, split decision. 15th December 2009.

09/02384/FUL – Demolition of Applecroft and erection of house and garage. Refused planning permission 16th April 2010.

10/01437/MDOPO - Modification of the obligation of planning application APP/W0340/A/09/2103549. 20th August 2010.

10/01689/FULD – Erection of house and garage. Demolition of existing dwelling. Invalid

10/01690/FULD - Erection of house and garage. Demolition of existing dwelling. Invalid

10/01724/MDOPO – Modification of the obligation of planning application APP/W0340/A/09/2103549, refused 27th October 2010.

10/02066/FULD – Erection of house and garage. Refused 28th October 2010. Appeal dismissed 4th April 2011.

10/02718/NONMAT – Non material amendment to application 08/02374/FULD. Approved 24th November 2010.

10/02851/FUL – Erection of detached garage. Refused 19th January 2011, allowed on appeal.

10/02853/FULD – Section 73 Removal of Condition 12 (Breeam) of planning application 08/02374/FULD, demolition of existing dwelling and erection of 3 replacement dwellings. Withdrawn

2. Publicity of Application

Press Notice Expired:	Not required
Site Notice Expired:	10 th February 2012

3. Consultations and Representations.

Basildon Parish Council

Basildon Parish Council has considered planning application 11/02602 – Applecroft and objects on the following grounds:

1. The arguments against the principle of replacing one large house set centrally in a large garden with three sizeable houses set in very much smaller gardens have been rehearsed at great length under 08/00599, 08/02374 and 10/02066 and they are not repeated here because the decision on Appeal as regards 08/02374 is the determining factor in establishing the current position and this must be accepted however much one may regard the decision as being contrary to other decisions in the immediate area and to National, District Council, AONB and Parish Council policy.
2. That Appeal approval, as the Inspector points out in paragraphs 7, 8 and 9 of the decision notice was for a very specific scheme in which the proposed building on Plot 1 was seen as having a transitional, lower level, function between Willowdene and the considerably larger and bulkier buildings on Plots Two and Three.
3. “He (the previous Inspector) found that the proposal considered under that Appeal [re 08/02374], which drew on the differences in height and massing at first floor and roof level, would respect the character of the area. He considered that the depth of the properties and the set back from the road would mean that they would appear appropriate in size and scale. In contrast I consider that the transition between the row of properties leading to Willowdene and the more substantial approved properties on Plots two and three would be compromised by the proposed enlargement of the dwelling as approved for Plot One. As a result, this would be harmful to the character and appearance of the area and, as perceived clearly from the footpath to the rear, would be imposing rather than integrated into the landscape character. It would therefore fail to preserve the natural beauty of the AONB, which national guidance identifies as having the highest status of protection”. The Inspector goes on to say, in paragraph 10, “The proposal would therefore conflict with Policy OVS.2 of the West Berkshire District Local Plan, adopted 2007, in this regard [i.e. the relationship between this property and those local to it]”.

4. This application attempts to overcome the problems identified by the Inspector in relation to PA10/02066 by making the building now proposed somewhat smaller than the one considered in that appeal but this is severely compromised by making the proposed building even higher than that which was rejected, and by placing it further forward on the site and considerably closer to Willowdene. The placing in this position of what remains a large and bulky building (with its very considerable high level roofscape) fails to achieve the transitional effect which apparently led the first Inspector to consider that 08/02374 was acceptable and therefore this should lead to refusal of this scheme on similar grounds to those set out by the Inspector as regards 10/02066.
5. The problem of viewing the building from the footpath at the rear of the site remains, even though it is now placed further forward on the site. Bearing in mind that there is no provision for a garage in this latest scheme there appears to be some doubt as to whether there is now sufficient turning space in front of the building for cars to enter and leave the site in forward gear.
6. Given the nature of Bethesda Street at this point it would be essential for storage of materials and parking of contractors' vehicles to be contained entirely within the site and this point has not been addressed in the proposals.
7. Council understands that a neighbour has raised a number of objections, including possible overlooking from a balcony on the rear elevation, and we assume that these will be taken into account before a decision is made.

Highways:

No objections subject to conditions.

Thames Water:

No objections raised. Attach informative.

**Environment
Agency:**

No comments received at time of writing. Site not within a flood zone.

**Section 106
contributions:**

Contributions for a three bedroom dwelling were secured under the appeal scheme reference 08/02374/FULD in accordance with Policy CC7 of the South East Plan Regional Spatial Strategy and Policy OVS.3 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007 and SPG 4/04. These contributions have been paid in full. As such a supplemental legal agreement is being prepared to carry forward these provisions if consent is granted under this application.

- Neighbour letters:**
- 11 letters of objection received as of the 1st March 2012. The planning matters raised relate to:
 - Reference to appeal decision. Increase in depth and height of building and set forward within the plot.
 - Impact on Willowdene
 - Removal of garage places pressure for further development in the future.
 - Increased visibility splays at entrance.
 - Impact on rural area and the Area of Outstanding Natural Beauty.
 - Overdevelopment.
 - Absence of a street scene drawing.

4. Policy Considerations

Planning Policy Statement 1 – Delivering Sustainable Development.

Planning Policy Statement 3 – Housing

Planning Policy Statement 7 – Economic Development in Rural Areas

South East Plan Regional Spatial Strategy, May 2009 – CC1, CC6, CC7, C3, BE5,
West Berkshire District Local Plan 1991-2006, Saved policies 2007 – OVS1,
OVS.2, OVS3, HSG.1, ENV1

Supplementary Planning Document ‘Quality Design’

Supplementary Planning Guidance 4/04 ‘Delivering Investment from Sustainable Development.’

Basildon Village Design Statement

Area of Outstanding Natural Beauty Management Plan

5. Description of Development

- 5.1 This application seeks full planning permission for the erection of 1 detached dwelling.
- 5.2 The site forms part of the former Applecroft site. Planning permission was granted on appeal for three detached properties, two of which have been built. A copy of this decision is attached to this report and is accompanied by a plan to show the approved dwelling for this parcel of land. The approved dwelling on plot 1, which sits adjacent to Willowdene has not been built and the site is currently vacant. This application seeks permission for the construction of a new 3 bedroom dwelling on the site.
- 5.3 Subsequent to this appeal which allowed for the redevelopment of the site planning permission was sought for the construction of a new property on plot 1 to replace the approved scheme. Application, 10/02066/FULD was refused planning permission and the appeal was dismissed. A copy of the Inspectors decision and details of the dwelling are attached to this report, please see Appendix 2.
- 5.4 As demonstrated by the inspectors decisions referred to, the design of any dwelling is fundamental to achieving an acceptable scheme on this site. The table below provides a comparison of the dimensions of the proposed building against the extant permission reference 08/02374/FULD and the design of the dwelling refused under application 10/02066/FULD.

	height	width	depth	Set back from highway
Extant	7.1m	13m	14.7m	13.2m
Refused	7m	12.8m	18.8m	9m
Proposed	7.9m	12.5m	14.8m	12.8m (measured from gable)

- 5.4 This proposal seeks to provide 3 bedrooms, the same as the extant consent. The approved dwelling provided for an integral garage, this application provides for outside parking on the drive only, there is no garage.

6. Consideration of the Proposal

The main issues raised by the proposal are:

- 6.1 The Principle of Development
- 6.2 The Impact on the Character of the Area and the North Wessex Downs Area of Outstanding Natural Beauty.
- 6.3 The Impact on Neighbouring Amenity
- 6.4 Highways Matters
- 6.5 Other Matters

6.1 Principle of development

- 6.1.1 Located within the settlement boundary of Upper Basildon the principle of development is considered acceptable subject to compliance with the policies set out within the West Berkshire District Local Plan 1991-2006, Saved Policies 2007 and other material considerations. Policy OVS.1 seeks to promote sustainable development. Policy HSG.1 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007 aims to ensure that new development is designed to be in keeping with the character of the area and is appropriate to its context. This is supported by national guidance. Planning Policy Statement 3 directs a strong focus towards the need for high quality design.
- 6.1.2 The principle of a new dwelling on this plot has been discussed and accepted by the Planning Inspector. It is evident from the complex site history that the design of the extant permission was fundamental to ensuring that the scheme was acceptable. The impact of this proposal on the character of the area is examined below.

6.2 Impact on the character of the area and the North Wessex Downs Area of Outstanding Natural Beauty.

- 6.2.1 Upper Basildon is a rural settlement with a variety of housing styles. Generally the pattern of development is linear in form, established along the main roads through the village. The existing development along Bethesda Street follows this linear form, where dwellings face onto the highway within large plots. The site lies at the north eastern end of Bethesda Street. The application site is currently vacant and is defined by existing closed board fencing and hedges around the site boundaries. To the south west of the site lies Willowdene a chalet bungalow and to the north east are two large detached dwellings, plots 2 and 3 (08/02374/FULD).

- 6.2.2 Under the appeal scheme 08/02374/FULD, the Inspector notes that the approved property on plot 1 would 'be of a similar general appearance to the adjoining properties of Willowdene and Field View, with first floor accommodation contained in the roofslope and a hipped roof.' The proposed design, by reason of the small dormers and low eaves height retains the chalet style appearance welcomed by the Inspector. It is acknowledged that the height of the building is to increase by 0.8. The width and depth of the properties are comparable.
- 6.2.3 With a ridge height of 7.9m the proposed dwelling is lower than the neighbouring property, former plot 2 (8.9m) and plot 3 (9.3m), thus the scale of development will continue to gradually increase northwards to the full two storey house on plot 3, an observation made by previous Inspectors when considering the earlier appeal schemes. This design approach has been reflected in the redesign of the property on plot 1 and accordingly is considered to respond well to the wider area.
- 6.2.4 Any dwelling on this site will contribute both to the established streetscene along Bethesda Street and to longer views from footpath BASI/6/1 within the Area of Outstanding Natural Beauty. The front and rear elevations of the proposed property retain a chalet style appearance to help integrate the scheme with the area. This statement is also true of the extant permission. Application 10/02066/FULD, however, presented a more substantial two storey form at the rear with the eaves rising to 5m and thus resulting in an imposing design which failed to integrate with the surrounding development. This was cited as a key concern by the Planning Inspector.
- 6.2.5 Previous Inspectors have acknowledged the need to ensure there is sufficient separation between properties. The table below is used to demonstrate how the proposed scheme respects the layout accepted under application 08/02374/FULD.

	Distance from shared boundary plot 2	Distance from shared boundary with Willowdene	Set back from highway
Extant property	2.1m	2.5m	13.2m
Refused property	2m	2.5m	9m
Proposed property	3.4m	1.8m	12.8m

- 6.2.6 The proposed property is closer to Willowdene than the approved, however, a gap of 1.8m is considered to be acceptable. The proposal seeks to increase the gap with plot 2 and the set back from the highway is retained.
- 6.2.7 The previous appeal decisions associated with this site draw on the importance of ensuring the scale and massing of any new development is appropriate. The attached decisions seek to ensure that any new property on this site forms a transition in scale between Willowdene and plots 2 and 3 of the Applecroft development. The proposed dwelling by reason of its chalet design, low eaves height, width and depth is considered to represent an acceptable form of infill development within the village and will sit comfortably within the frontage. It is also for these reasons that the proposal is not considered to intrude upon the landscape character of the area or to detract from the quality of the North Wessex Downs Area of Outstanding Natural Beauty when viewed from the footpath at the rear of the application site. For the above reasons it is considered that the proposal accords with the conclusions of the Planning Inspector which are a material consideration.

- 6.2.8 Concern has been raised by a number of residents for the absence of a garage serving the new property and the pressure that this may place for further development in the future. While this is acknowledged it is not a sufficient reason to refuse the application and the impact of any garage, if proposed in the future, will be assessed on its own merits. It is proposed to remove permitted development rights for extensions and ancillary buildings by a condition requiring that a planning application be made for such development.
- 6.2.9 For the reasons discussed above the proposal is considered to present a high quality design which significantly improves on the extant consent and would contribute positively to the area and thus the development would accord with the key principles set out in PPS1: Delivering Sustainable Development, PPS3: Housing and PPS7: Sustainable Development in Rural Areas and Policies HSG.1 and OVS.2 of the Local Plan and the Village Design Statement for Basildon and the Council's Supplementary Planning Document 'Quality Design.'

6.3 Impact on neighbouring amenity:

6.3.1 Impact on Willowdene:

The proposed dwelling is set back approximately 1.8m from the shared boundary with Willowdene. There is a skylight shown in the north east facing elevation (side) of this property, given the position of the window in the roof it is not considered that the proposed dwelling will result in a significant loss of light to this property. Concern has been raised for overshadowing, however, given the orientation and the height of the property, the proposal is not considered to result in a detrimental overshadowing impact.

Two windows are proposed in the side of the dwelling facing Willowdene along with two skylights. At a ground floor level the window serves a sitting room. It is considered that any overlooking from this can be mitigated by appropriate boundary treatment. The window at a first floor level serves an en-suite and as such this will be conditioned to be obscure glazed with a top hung opening fan light only. The skylights in the front projecting gable will have a minimum sill height of 1.8m and as such will prevent any overlooking from these secondary bedroom windows.

Concern has been raised for the presence of a first floor balcony at the back of the property. The balcony is recessed with brick at the sides such that any views are directed down the garden. It would not be possible to easily gain views of neighbouring properties to the side and by reason of the design it is not considered that there would be any additional overlooking from the balcony than a conventional window.

By reason of its siting and design the proposal is not considered to have a sufficient overbearing impact on the amenity of this neighbouring property to warrant a refusal. As such the proposal accords with Policy OVS.2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

Impact on Plot 2 (Former Applecroft):

There are three windows in the side elevation of Plot 2 which face onto the application site, two bathrooms at a first floor level and a study on the ground floor. Light to non-habitable rooms such as bathrooms is not protected. The study window

is positioned towards the back of plot 2 and as such, given the depth of the proposed property, this window will not be affected by the development. As such the proposal is not considered to have a detrimental loss of light or overbearing impact on the amenity of the future occupiers of this dwelling.

Two windows are proposed at a first floor level in the side of the new property serving a dressing room and stairs. These face directly onto the front garden/drive of plot 2. Given that this space currently benefits from little privacy at the front of the house it is not considered necessary to obscure glaze these windows. Any overlooking from the two windows at ground floor level will be mitigated by the existing closed board fencing along the shared boundary.

As such the proposal accords with Policy OVS.2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

6.4 Impact on Highways:

No objections have been raised subject to conditions.

6.5 Other matters:

There is currently a portacabin stored on the site. The applicants have confirmed that this is currently stationed for use as an office during the construction works. The General Permitted Development Order allows for such structures to be temporarily kept on site where planning permission has been granted for those works. In light of the recommendation for this scheme it is considered reasonable to allow the portacabin to continue to be stationed on site providing that if consent is granted the applicants demonstrate their intention to lawfully commence i.e. in the first instance to submit a discharge of conditions application. If works do not commence once the applicant is in a position to do so or if this application is refused the applicants will be asked to remove the portacabin.

7. Conclusion

- 7.1 To conclude the proposal is considered sympathetic and in keeping with the character of the area and a significant improvement in design quality over that of the extant consent. The proposed dwelling by reason of its bulk, height, width and depth is considered to represent acceptable infill development within the village. It is also for these reasons that the proposal is not considered to intrude upon the landscape character of the area or to detract from the quality of the North Wessex Downs Area of Outstanding Natural Beauty when viewed from the footpath at the rear of the application site. For the above reasons it is considered that the proposal accords with the conclusions of the Planning Inspector which are a material consideration.
- 7.2 The proposal is not considered to have an adverse impact on the amenity of neighbouring occupiers and no objections have been raised by any of the statutory consultees. It is therefore considered in light of the strong reasons to support this application, it be approved.

8. Recommendation

To **DELEGATE** to the Head of Planning and countryside to **GRANT PLANNING PERMISSION** subject to conditions and completion of a Legal agreement no later than the 30th March 2012.

OR in the absence of a completed legal agreement by the 30th March 2012 to **DELEGATE** to the Head of Planning and countryside to **REFUSE** planning permission for the failure of the applicant to mitigate the impact of the development.

1. The development hereby permitted 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 to comply with Section 91 of the Town and Country Planning Act (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) should it not be started within a reasonable time.

2. The development hereby approved shall be carried out in accordance with the approved plans:

Location Plan drawing number PL01 received 7th December 2011

Site Plan as proposed drawing number PL02 received 7th December 2011

Floor Plans as proposed drawing number PL03 received 7th December 2011

North West & North East Elevations as Proposed drawing number PL04 received 7th December 2011

South East & South East Elevations as Proposed drawing number PL05 received 7th December 2011

Reason: To ensure the development is carried out in accordance with national planning guidance and the relevant policies within the South East Plan Regional Spatial Strategy, May 2009 and the relevant Policies within the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

3. No development shall commence on site until samples of the external materials to be used in the development have been submitted to or left on site to be checked and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to the details that may have been submitted with the application. Thereafter the materials used in the development shall be in accordance with the approved samples.

Reason: In the interests of visual amenity in accordance with Policy CC6 of the South East Plan Regional Spatial Strategy, May 2009 and Policy OVS2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

4. No development shall commence on site until details of the external hard surfaced areas of the development have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to the details that may have been submitted with the application, and shall where necessary include a schedule of materials, means of treatment, and drawings demonstrating the layout of these areas. The dwelling hereby approved shall not be first occupied until the hard surfaced areas have been constructed in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policy CC6 of the South East Plan Regional Spatial Strategy, May 2009 and Policy OVS2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

5. No development shall commence on site until details of the floor levels in relation to existing and proposed ground levels have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with these approved details.

Reason: To ensure a satisfactory relationship between the proposed building and the adjacent land in accordance with Policy CC6 of the South East Plan Regional Spatial Strategy, May 2009 and Policy OVS2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

6. No development shall commence on site (including site clearance and any other preparatory works) until a detailed scheme of landscaping for the site has been submitted to and approved in writing by the Local Planning Authority. The details shall include schedules of plants, noting species, plant sizes and proposed numbers/densities, an implementation programme and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure:
 - a) completion of the approved landscaping within the first planting season following the completion of the development, and
 - b) any trees, shrubs or plants that die or become seriously damaged within five years of the completion of the development shall be replaced in the following year by plants of the same size and species.Thereafter the approved scheme shall be implemented in full.

Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the objectives of Policies CC6 of the South East Plan Regional Spatial Strategy, May 2009 and Policies OVS2 (a, b) and OVS3 (b) of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

7. No development shall commence until details of the design of the cycle storage has been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby approved shall not be brought into use until the cycle storage is provided in accordance with the approved plans and shall thereafter be retained.

Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles in accordance with Policy OVS3 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

8. The dwelling hereby approved shall not be brought into use until visibility splays of 2.0 metres by 45 metres south-westerly and 2.4m x 43m north-easterly 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 Policy OVS.2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

9. No works shall take place with the construction of the building until the vehicular access and associated engineering operations have been constructed in full in accordance with the approved drawings.

Reason: In the interest of highway safety and to accord with Policy OVS.2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

10. Any gates to be provided at the accesses shall be set back a distance of at least 5.5 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 OVS.2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

11. No development shall commence until details of the surfacing arrangements for the vehicular access to the highway have been 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 for a distance of 5 metres measured back from the carriageway edge. The dwelling hereby approved shall not be brought into use until the access has been surfaced 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 OVS.2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

12. The dwelling hereby approved shall not be brought into use until the vehicle parking and turning space has been provided in accordance with the approved plans. The parking and 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 OVS.2 and TRANS.1 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

13. Irrespective of the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any subsequent revision), no additions or extensions to the dwelling shall be built or ancillary buildings or structures erected within the curtilage, unless permission in writing has been granted by the Local Planning Authority in respect of a planning application made for the purpose.

Reason: To prevent the overdevelopment of the site which adjoins the countryside and is within an Area of Outstanding Natural Beauty in accordance with Policy CC6 of the South East Plan Regional Spatial Strategy, May 2009 and Policy OVS2 and ENV1 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

14. The dwelling hereby approved shall not be occupied until the en-suite window at first floor level in the side elevation of the dwelling has been fitted with obscure glass and a top hung opening fan light which shall thereafter be retained in position to the satisfaction of the Local Planning Authority. Irrespective of the provisions of the Town and Planning (General Permitted Development) Order 1995 (or any subsequent revision) no additional openings shall be inserted at a first floor level or

above in the side elevations of the property without a formal planning application made to the Local Planning Authority for that purpose.

Reason: In the interests of the amenity of neighbouring properties in accordance with Policy CC6 of the South East Plan Regional Spatial Strategy, May 2009 and Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

15. The dwelling hereby approved shall not be occupied until the sky lights in the side elevation have a sill height of 1.8m above internal floor which shall thereafter be retained in position to the satisfaction of the Local Planning Authority.

Reason: In the interests of the amenity of neighbouring properties in accordance with Policy CC6 of the South East Plan Regional Spatial Strategy, May 2009 and Policy OVS2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

Informatives should permission be granted:

1. 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.
2. 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.
3. The attention of the applicant is drawn to the Highways Act 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.
4. In order to protect the stability of the highway it is advised that no excavation is carried out within 15 metres of a public highway without the written approval of the Highway Authority.
5. Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from, the Highways (Planning) Manager, West Berkshire Council, Highways and Engineering, Council Offices, Market Street, Newbury, RG14 2AF, before any development is commenced
6. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
7. Legal agreement informative.

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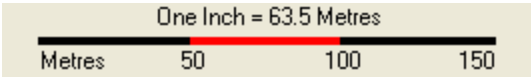


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Organisation	West Berkshire Council
Department	Environment
Comments	
Date	08 March 2012
SLA Number	100015913

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Appendix 1



Appeal Decision

Site visit made on 14 July 2009

by **C J Leigh** BSc(Hons) MPhil(Dist) MRTPI

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

☎ 0117 372 6372
email: enquiries@pins.gsi.gov.uk

Decision date:
3 August 2009

Appeal Ref: APP/W0340/A/09/2103549

Applecroft, Bethesda Street, Upper Basildon, Berkshire, RG8 8NT

- 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 Vinewest against the decision of West Berkshire District Council.
- The application Ref. 08/02374/FULD was dated 18 December 2008 and was refused by notice dated 1 April 2009.
- The development proposed is the demolition of the existing building and erection of three detached houses.

Preliminary matters

1. There is a s106 Obligation before me relating to a financial contribution towards the provision of infrastructure provision in the District arising from the proposed new dwellings.

Decision

2. I allow the appeal and grant planning permission for the demolition of the existing building and erection of three detached houses at Applecroft, Bethesda Street, Upper Basildon, Berkshire, RG8 8NT in accordance with the terms of the application (ref: 08/02374/FULD, dated 18 December 2008) and drawings 3023-17, 18, 19, 20, 21, 22, 23 & 24, subject to the conditions set out in the attached schedule.

Reasons

Character and appearance

3. The appeal site lies within a settlement boundary, as defined in the West Berkshire District Local Plan 1991-2006. Policy HSG.1 of the Local Plan permits new housing development in such areas, provided certain criteria are satisfied and that there is no conflict with other policies of the development plan. The site and wider area is also designated as lying within the North Wessex Downs Area of Outstanding Natural Beauty (AONB).
4. Two conjoined appeals were dismissed in June 2008 for the erection for 5 houses and for 6 houses on Applecroft and the adjoining property of Randars, which is in the same ownership as the current appellants (refs. APP/W0340/A/08/2067594 & 2068661). The Inspector identified no objection in principle to the proposed dwellings in both appeals, but dismissed both schemes on the basis of harm to the character and appearance of the surrounding area. I consider the conclusions of the Inspector a material consideration of substantial weight in the current appeal.

5. The submitted drawings show three dwellings of differing form and design. The southernmost dwelling would be of a similar general appearance to the adjoining properties of Willowdene and Field View, with first floor accommodation contained in the roofslope and a hipped roof. The scale of development would then gradually increase northwards to the full two storey house on plot 3. I think this design approach would result in a suitably scaled row of housing that responds well to the wider area. The differences in height and massing at first floor and roof level would result in a diversity of style and spacing that respects the wider character of the area. The depth of the proposed houses would also mean they would appear appropriate in size and scale to their plots and to the character of the wider area. The set-back from the road and the spacing between the dwellings would ensure an impression of spaciousness would remain; although less than currently exists on the site, it would be in character with the closer spacing that I saw at my site visit is part of the character of Bethesda Street.
6. I therefore think that the bulk, height, width and depth of the proposed individual dwellings proposed, and their detailed design, would represent acceptable infill development to the village. I also think that the view towards the village from the footpath to the east of the appeal site would be acceptable. Again, the height, spacing siting and design of the dwellings would mean that they appear as an appropriate continuation of the row of housing to the south. They would not intrude upon the landscape character of the area, nor detract from the landscape quality of the AONB.
7. The submitted drawings thus show a scheme that I consider would overcome the concerns of the previous Inspector. I acknowledge the view of the Parish Council and others that it is not sufficient for a development on the site to merely be better than the previous schemes, but that it should comply with the objectives of achieving good design that relates appropriately to the surrounding area. For the reasons given, I am satisfied that the submitted drawings show a scheme that would represent a high quality of design that would contribute positively to the wider area. Thus, the development would accord with the key principles set out in PPS1: Delivering Sustainable Development and PPS3: Housing, Policies HSG.1 and OVS.2 of the Local Plan, the Village Design Statement for Basildon and the Council's Supplementary Planning Document: Residential Development.

Mitigation

8. The Council seek a financial contribution towards appropriate mitigation measures upon infrastructure arising from the impact of the proposed development, in line with Policy CC7 of the South East Plan (superseding Policy DP4 of the Structure Plan) and Policy OV.3 of the Local Plan, and the Council's Supplementary Planning Guidance 4: Delivering Investment from Sustainable Development (SPG4). The appellant does not dispute the need for such a contribution. On the basis of the information before me I am satisfied that the contribution sought by the Council would meet the tests set out in paragraph B5 of Circular 05/2005.
9. I have been provided with a copy of a signed and dated unilateral undertaking that would provide the contributions sought by the Council. The Council have raised no objections to this undertaking, and I am therefore satisfied that the

submitted undertaking would provide the contributions sought by the Council, so complying with the planning policies referred to earlier, and thus overcoming the Council's third reason for refusal.

Other considerations

10. From my observations at the site visit, I am satisfied that the distance between the proposed houses and the trees shown on the submitted drawings as being retained would be sufficient to ensure no harm would be caused during construction of the dwellings, nor would there be any reasonable pressure for their removal in the longer term. I also think there is sufficient room on the site for future landscaping of the land within the site and along the highway frontage.
11. I note the concerns of local residents regarding the effect of the proposed development upon highway safety. On the basis of the information before me, I am satisfied the wider highway network has capacity to absorb the additional traffic generated by the extra houses. I also consider adequate car parking to be provided on the site, with the necessary visibility splays provided to Bethesda Street. Thus, I am satisfied there would be no harm to highway safety or the free flow of traffic in the area, and the absence of any objection to this matter from the Highways Authority reinforces my conclusions.
12. I consider the distance between the proposed and existing properties in the area, and the positioning of windows in the elevations, would ensure no material loss of privacy to existing occupants. The siting of the proposed dwellings would also ensure no harm to the outlook or levels of light to adjoining properties.
13. The previous Inspector found that information relating to flooding in the area was sketchy, but problems had arisen in the area in the past due to surface water during heavy rain. She recommended a flood risk assessment should be sought to show how surface water would be managed, but concluded that this was a matter that could be overcome by incorporating in the development any appropriate measures. I note the Environment Agency and Thames Water made no objections to the planning application. I further note the Council's Committee Report states that the properties are intended to meet Code for Sustainable Homes Level 3*, and that Level would ensure the peak rate for water run-off is no greater than the pre-developed site. On the basis of this information, I am satisfied that any issues of flooding would be resolved through the imposition of an appropriate planning condition.
14. I acknowledge that the adjoining land at Randars is in the same ownership as the appellants, and that a proposal for further housing on that land is inevitable. No objection to the principle of housing on that land was identified by the previous Inspector. I think that the development of the Applecroft site in the manner shown on the drawings in the current appeal would not prejudice nor dictate the form or design of housing on Randars. I have further considered the effect upon the character and appearance of the area arising from additional housing on the adjoining land, and it is my view that it would be possible to design a scheme for that land which would cause no visual harm to the village when seen in the context of the housing on the Applecroft land.

Conclusions and conditions

15. For the reasons given, and having regard to all other matters raised, it is my conclusion that the proposed development would be acceptable. I have allowed this appeal and granted permission accordingly.
16. The Council have suggested a number of conditions in the event of the appeal being allowed. I agree that details of the materials used in the construction of the buildings, boundaries to the site and landscaping of the site should be approved by the Council, to ensure a satisfactory appearance to the development. Several conditions are suggested relating to the protection of the retained trees and, whilst I consider it necessary to ensure adequate protection measures from development activities and to secure appropriate construction means for the works close to the trees, there is duplication in those conditions and with other suggested conditions, so I have modified them accordingly.
17. Due to the sloping nature of the site, I shall attach a condition relating to the submission of slab levels to ensure the satisfactory relationship with adjoining properties is achieved. I also agree that, in this instance, the removal of permitted development rights is justified to allow the Council control over the design and siting of any future changes to the houses on land that lies in the AONB. I shall attach the suggested condition relating to compliance with the Code for Sustainable Homes, for the reasons stated earlier.
18. I shall attach the suggested conditions relating to highway matters, to ensure safe access to and from the site, and to ensure the permanent retention of parking areas. However, I shall not attach the condition relating to the stopping up of the existing access to Applecroft, since it is apparent from the drawings that this access is largely to be re-used for plot 3; other conditions relating to landscaping will be sufficient to ensure the satisfactory appearance of this altered access. Finally, in this instance, due to the proximity of residential properties and the lack of on-street parking, I shall also attach the Council's suggested conditions relating to construction matters. I have modified a number of conditions in the interests of precision, enforceability, and conciseness.

C J Leigh
INSPECTOR

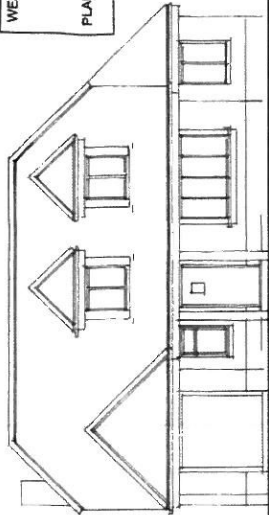
APP/W0340/A/09/2103549: Schedule of conditions

- 1) The development hereby permitted shall begin before the expiration of three years from the date of this decision.
- 2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 3) No development shall commence on site (including site clearance and any other preparatory works) until details of a scheme for the protection of the retained trees on the site has been submitted to and approved in writing by the local planning authority. Such a scheme shall include a plan showing the location and specification for the protective fencing, in accordance with BS5837:2005. Such fencing shall be erected prior to any development works taking place and at least two working days notice shall be given to the local planning authority that it has been erected. The fencing 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 activity or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the local planning authority.
- 4) No development shall commence on site (including site clearance and any other preparatory works) until an arboricultural method statement showing the method for the demolition of the existing dwelling, construction details for plots 2 and 3, and details of any construction, drainage or service works within the defined tree protection area of the retained trees has been submitted to and approved in writing by the local planning authority. Development shall be undertaken in accordance with the approved details.
- 5) No development shall commence on site until details of floor levels in relation to existing and proposed ground levels are submitted to and approved in writing by the local planning authority and the development shall be carried out in accordance with the approved levels.
- 6) No development shall commence on site until a scheme of fencing, gates and other means of enclosure to be erected on the site, including details of measures to allow badgers access through fences and gates across existing badger paths, has been submitted to and approved in writing by the local planning authority. No buildings shall be occupied before the fencing and other means of enclosure have been erected in accordance with the approved details.
- 7) No development shall commence until a scheme of landscaping for the site has been submitted to and approved in writing by the local planning authority. The landscaping scheme shall include the position and species of fruit trees to replace those lost by the development. The development shall thereafter be landscaped in accordance with the approved scheme which shall ensure: (a) the carrying out of any earth moving operations concurrently with the carrying out of the building and other works; (b) completion of the scheme during the planting season next following the completion of the buildings, or such other date as may be agreed in writing by the local planning authority; (c) The maintenance of the landscaped areas for a period of five years or until established, whichever may be longer. Any trees or shrubs removed, or which in the opinion of the local planning authority, are dying, being severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.
- 8) No development shall commence until details of the surfacing arrangements for the vehicular accesses to the highway have been 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 accesses for a distance of 5 metres measured back from the carriageway edge. Thereafter the surfacing arrangements shall be constructed in accordance with the approved details and retained as such.

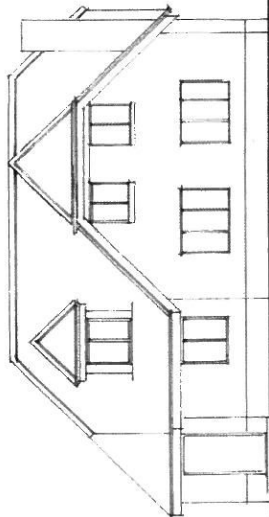
- 9) No development shall commence on site until a scheme for the means of treatment of the hard surfaced areas of the site, excluding the vehicular accesses, are submitted to and approved in writing by the local planning authority. No building shall be occupied before the hard surfaced areas have been constructed in accordance with the approved scheme.
- 10) The dwellings hereby approved shall not be occupied until the visibility splays at the accesses have been provided in accordance with the Transport Statement received by the Council 22 December 2008. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.
- 11) The dwellings hereby approved shall not be occupied until the vehicle parking, turning space and garages have been provided in accordance with the approved plans. The parking, turning space and garages shall thereafter be kept available for parking of private motor cars and/or light goods vehicles at all times.
- 12) No development shall commence on site until a full Code for Sustainable Homes or equivalent assessment demonstrating that the development will attain Level 3* rating is submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved assessment. Prior to the first occupation of the dwellings hereby approved, a post construction review, carried out by a licensed assessor, shall be submitted to and approved in writing by the local planning authority.
- 13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no additions or extensions to the dwellings shall be built or ancillary buildings or structures erected within the curtilage.
- 14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows/dormer windows other than those expressly authorised by this permission shall be constructed in the first floor south-west elevation of plot 1 or the first floor northeast elevation of plot 3.
- 15) The windows at first floor level in the north-eastern elevation of plot 1, first floor level in the south-western elevation of plot 2, and at first floor level in the north-eastern elevation of plot 2 shall be fitted with obscure glass before the dwelling is occupied and the obscure glazing shall thereafter be retained in position.
- 16) No development shall commence until details to show a temporary parking area and turning space to be provided and maintained concurrently with the development of the site, have been submitted to and approved in writing by the local planning authority. Such approved parking area and turning space shall at the commencement of development be provided and thereafter retained in accordance with the approved details until the development has been completed and shall during that time be used for parking by all employees, contractors and operatives or other visitors during all periods that they are working at or visiting the site.
- 17) The hours of work for all contractors for the duration of the site development shall, unless otherwise agreed by the local planning authority in writing, be limited to 0730 to 1800 on Mondays to Fridays, 0730 to 1300 on Saturdays and no work shall be carried out on Sundays or Bank Holidays.

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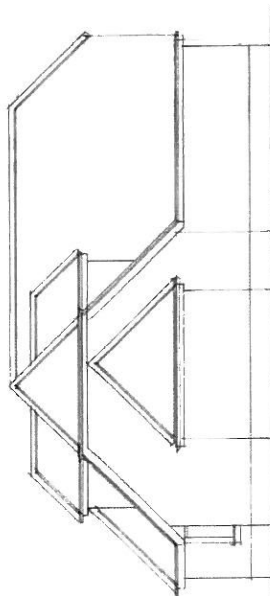
WEST BERKSHIRE DISTRICT
COUNCIL
12 JAN 2009
PLANNING AND TRANSPORT
STRATEGY



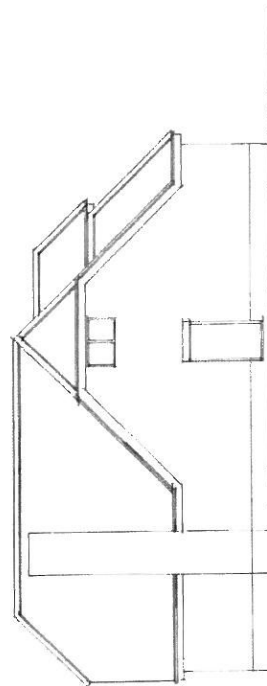
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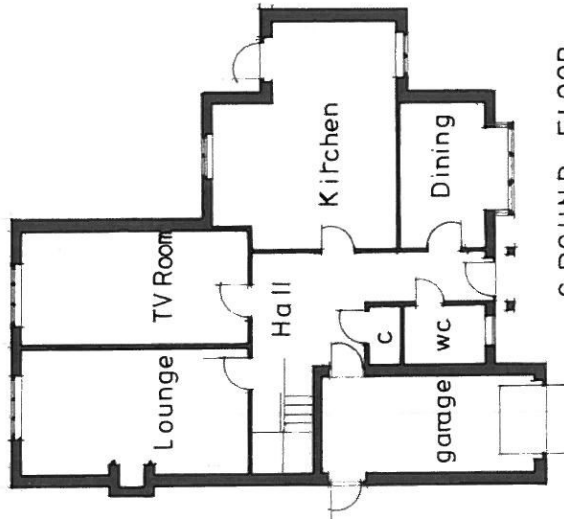
South - East



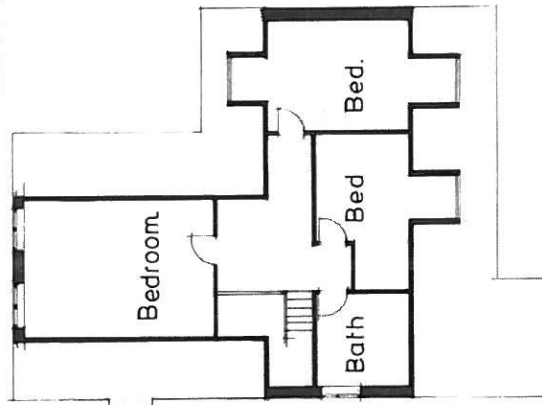
South - West



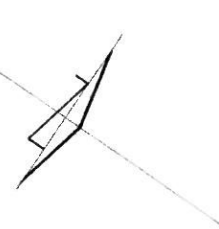
North - East



GROUND FLOOR



FIRST FLOOR



PROJECT
'Applecroft'
Bethesda St Opp. Bas.

TITLE
Plot 1

Scale	1 : 100
Drawn	S. C.
Date	NOV '08

JOB NO	3023
DRG NO	19

CHAMBERLAIN ARCHITECTURE
25 St Mary's Avenue, Purley on Thames, Reading, Berkshire, RG8 8BJ.
Tel: 0118 375 3455

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WEST BERKSHIRE DISTRICT
COUNCIL
22 DEC 2008
PLANNING AND TRANSPORT
STRATEGY

Appendix 2



Appeal Decision

Site visit made on 15 March 2011

by Mike Robins MSc BSc(Hons) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 4 April 2011

Appeal Ref: APP/W0340/A/10/2142650

Plot One 'Applecroft', Bethesda Street, Upper Basildon, Reading, Berkshire RG8 8NT

- 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 Vinewest against the decision of West Berkshire Council.
 - The application Ref 10/02066/FULD, dated 5 August 2010, was refused by notice dated 28 October 2010.
 - The development proposed is erection of a house and garage
-

Decision

1. I dismiss the appeal.

Procedural Matter

2. A Unilateral Undertaking was submitted by the appellants under the provisions of the Town and Country Planning Act 1990. Although signed, this undertaking was not dated, and therefore, while I note the appellants' preparedness to make the contributions, it carries little weight in my assessment of this case. An obligation was sought by the Council to provide contributions to services and infrastructure related to the impact of a new dwelling on the area. I consider the need for these contributions later.

Main Issue

3. The effect on the character and appearance of the surrounding area.

Reasons

4. The appeal site is located in the village of Upper Basildon, lying within the defined settlement boundary and the wider North Wessex Downs Area of Outstanding Natural Beauty, (AONB). The housing along the road is typically large detached properties of a variety of styles and age set in substantial plots. There are later infills resulting in some more closely grouped properties, such as those to the immediate south west of the appeal site. The area has a semi-rural character established by the large gardens with hedges and trees to the front boundaries, along with large gaps between many properties which allow for glimpses of woodland or open countryside to the rear.
5. The appeal site is one of three plots currently under development replacing a single large property, Applecroft. Permission for these was allowed on appeal¹, and Applecroft has been demolished and construction of the properties on Plots two and three is well advanced. This previous permission represents a material

¹ APP/W0430/A/09/2103549

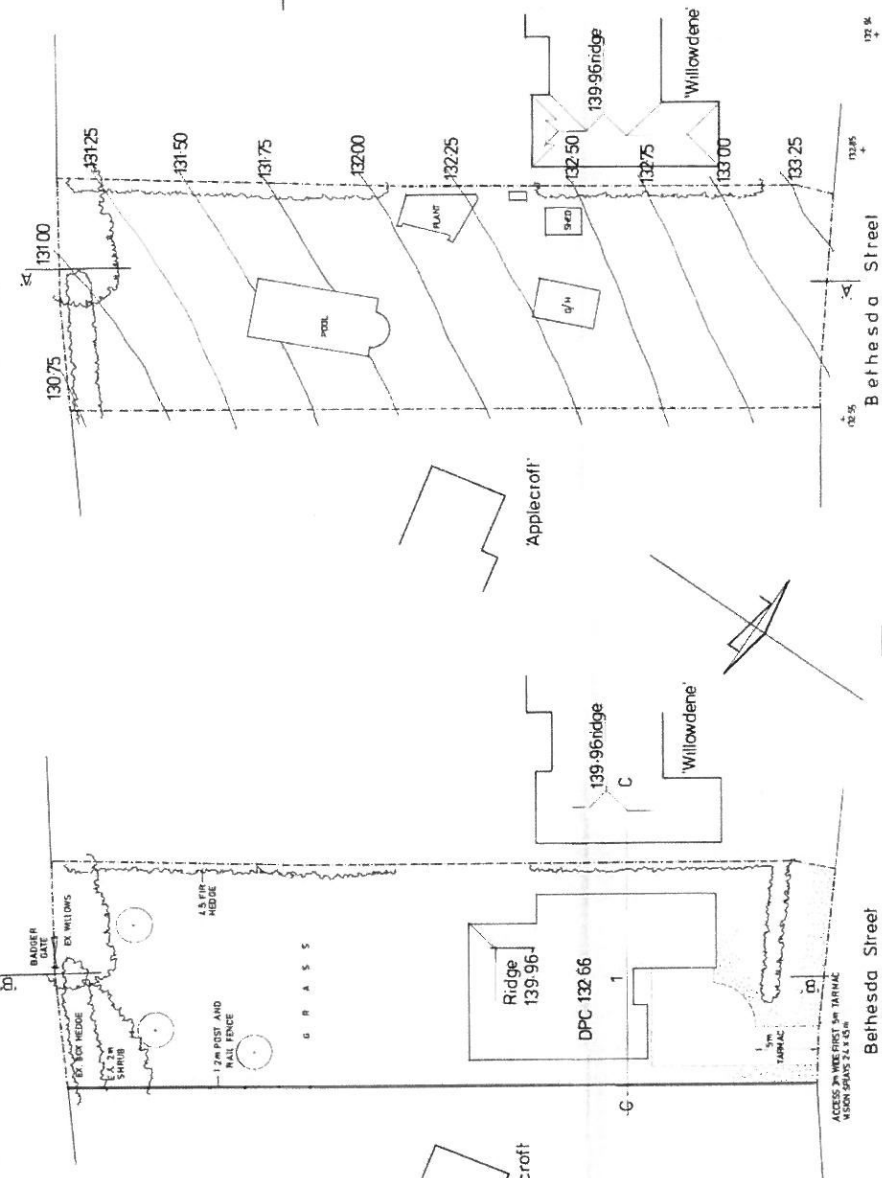
consideration of considerable weight in this case. The dwelling approved under the previous permission was a chalet style property set further back in its plot than the neighbouring Willowdene and forward of the larger two storey property proposed on Plot two.

6. The proposal subject to this appeal is of a similar form and height but includes a very large double garage extension to the front. Although retaining dormers to the front, albeit enlarged, a more substantial rear element to the house would result in a two-storey form here with raised eaves. As a result the dwelling's south west elevation would be considerably deeper and the rear, south east elevation, of greater size and bulk. In addition, I consider the property would be perceived as larger overall and set further forward in its plot.
7. The position of the garage to the front is a layout seen in other properties in the area, such as at Terlanen or the neighbouring Willowdene and Field View. However, the garages at these properties are well spaced from their neighbours whereas the proposed front extension would be set alongside that at Willowdene, separated by only approximately 4m. I consider that this would introduce a cramped relationship at odds with the character of the area.
8. Furthermore when viewed from the public footpath to the rear, the two-storey properties on Plots two and three stand out as substantial dwellings. While this is in part because they are new and have not been landscaped, they are in contrast to the much lower and more visually integrated properties nearby, including the immediate neighbours. I have no doubt that the increased bulk of the rear elevation proposed here would be similarly perceived from the footpath and would be in notable contrast to Willowdene. As a result of this and the proposed front extension, the transition anticipated in the design of the permitted scheme, with a smaller property set part way back in its plot, would be compromised.
9. This has relevance in relation to the conclusions in the previous Inspector's decision. He found that the proposal considered under that appeal, which drew on the differences in height and massing at first floor and roof level, would respect the character of the area. He considered that the depth of the properties and set back from the road would mean they would appear appropriate in size and scale. In contrast I consider that the transition between the row of properties leading to Willowdene and the more substantial approved properties on Plots two and three would be compromised by the proposed enlargement of the dwelling as permitted for Plot one. As a result, this would be harmful to the character and appearance of the area, and, perceived clearly from the footpath to the rear, would be imposing rather than integrated into the landscape character. It would therefore fail to preserve the natural beauty of the AONB, which national guidance identifies as having the highest status of protection.
10. While I note the appellants' points with regard to visibility and landscape screening, this does not sufficiently mitigate the harm that I consider would arise in terms of the relationship between this property and those local to it. The proposal would therefore conflict with Policy OVS.2 of the West Berkshire District Local Plan, adopted 2007, in this regard. This policy seeks development that shows a high standard of design that respects the character and appearance of the area.

11. Turning to other matters, the Council have submitted a detailed statement supporting the need for contributions for open space, highways, adult social care, health care and library facilities. The Officer's report and undated Unilateral Undertaking also refer to educational facilities. I have considered these in light of Circular 05/2005 – Planning Obligations, and in light of the statutory tests introduced by Regulation 122 of The Community Infrastructure Levy (CIL) Regulations, 2010.
12. The Council have set out the amounts sought in individual statements drawing on Topic Papers, all updated in May 2010, which support adopted Supplementary Planning Guidance- *Delivering Investment from Sustainable Development*. The principle for such contributions is established within the Local Plan by Policy OVS.3. I am satisfied, on the basis of the information before me, that the Council's calculations of the charges per person are soundly based. In the case of open space and transport, specific schemes that are local and relevant to the development are identified and I am satisfied that the contributions sought are necessary and reasonably related to the proposal. No specific facilities or improvements are highlighted in relation to library services and adult social care, however, given the nature of provision for such services, I consider the submissions adequately reflect the relationship between increased population and need for contributions.
13. In relation to health care, it is not clear which practice would serve the scheme and therefore whether it would fall below the average level of 1838 identified in the Topic Paper, No 6. In addition, no supporting information is supplied in relation to education contributions and therefore, on the evidence before me, I am unable to give these elements weight in my consideration of the proposal. Notwithstanding these specific elements, the proposal would result in increased pressure on infrastructure and services. In the absence of a valid obligation, I conclude it would have a harmful impact in respect of transport, health care services, libraries and the provision of open space, and would conflict with Local Plan Policy OVS.3 in this regard.
14. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

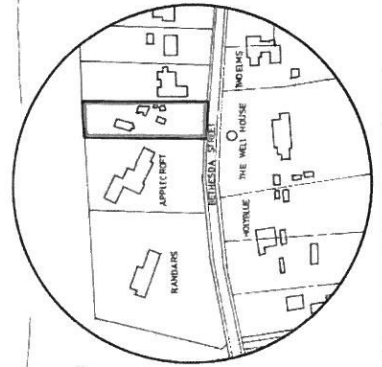
Mike Robins

INSPECTOR



AS EXISTING 1:200

Location Plan
1:1250



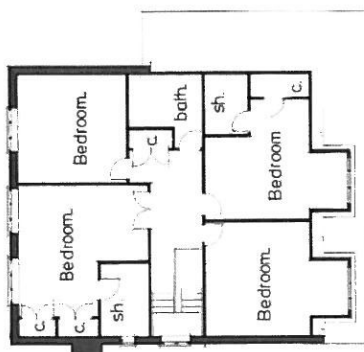
AS PROPOSED 1:200

139.96 Willowdene

Plot 1 ridge 139.96

130.00

Section C-C



First Floor Plan



Ground Floor Plan

PROJECT Applecroft (plot 1)	TITLE Planning
Scale 1:100	DATE NO. 33
Drawn S.C.	DATE 30/23
Date JUNE 2010	

CHAMBERLAIN ARCHITECTURE
25 St Mary's Avenue, Pinner, Middlesex, HA5 1JL
Tel: 0181 775 3403

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10/02066

WEST BEDFORDSHIRE
COUNCIL
11 AUG 200
PLANNING AND
COUNTRYSIDE SERVICE



139.96 Ridge

No Level changes

Section B-B Thru proposed

131.00

Section A-A Thru existing site

South - West Elevation

North - West Elevation

South - East Elevation

North - East Elevation

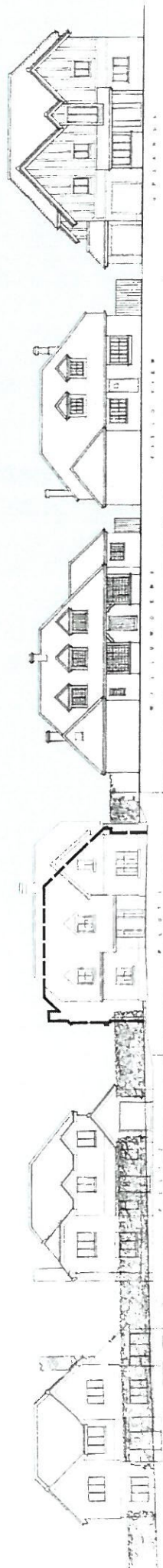
Roof plan

PROJECT Applecroft (plot 1)	TITLE Planning
Scale 1:100 5:1	DATE JULY 2000
Drawn 3023	DATE 3023
Date	DATE 3023

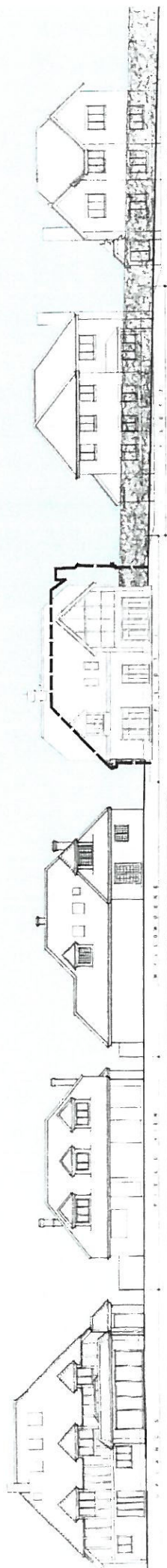
CHAMBERLAIN ARCHITECTURE
25 St Mary's Avenue, Purley on Thames, Reading, Berkshire, RG4 9JL.
Tel: 0118 375 345

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Appendix 3

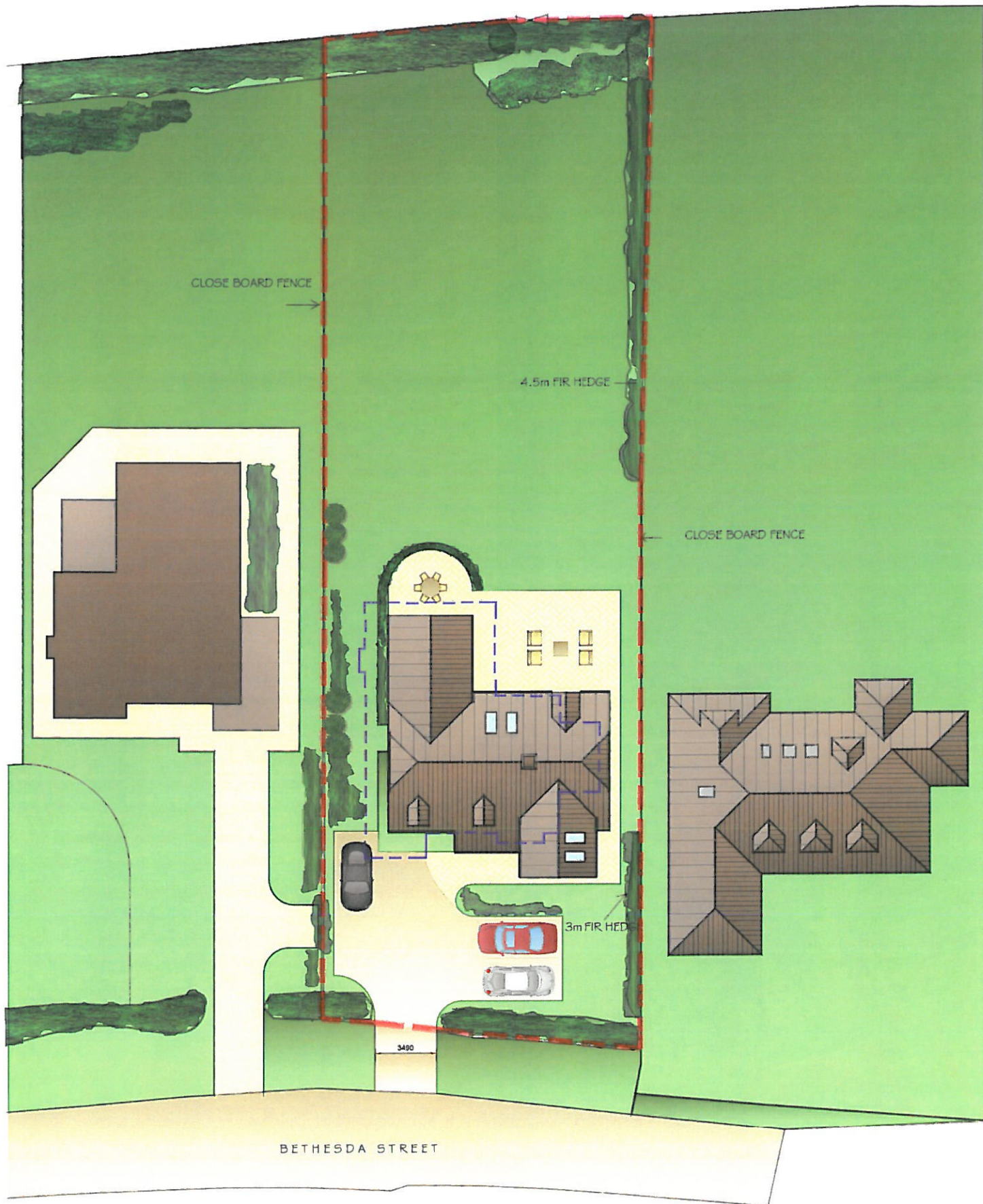


FRONT - STREET ELEVATION



REAR ELEVATION

REV REVISION DESCRIPTION LINE Issue Description		Health & Safety Notes dd mm yy Date		Status PRELIMINARY NOT TO BE USED FOR CONSTRUCTION Scale: 1/200 Original: A2 Neff:		Client Mr Steve Munson		Project Belthesda Street, Upper Basildon, Reading Street Elevations		 dip For drawings to be used for construction, they must be signed and sealed by a qualified professional. Project No: BKS1058D-1 Drawing No: 110124	
110124 28 Feb 2017 10:35 AM \110124 28 Feb 2017 10:35 AM		Do not scale. Work from figured dimensions only. All dimensions to be checked on site prior to commencement of work or manufacturing.		Author: [] Checker: [] Date: []		Copyright reserved		28/FEB/2017 10:35 AM		BKS1058D-1 - SKOS	



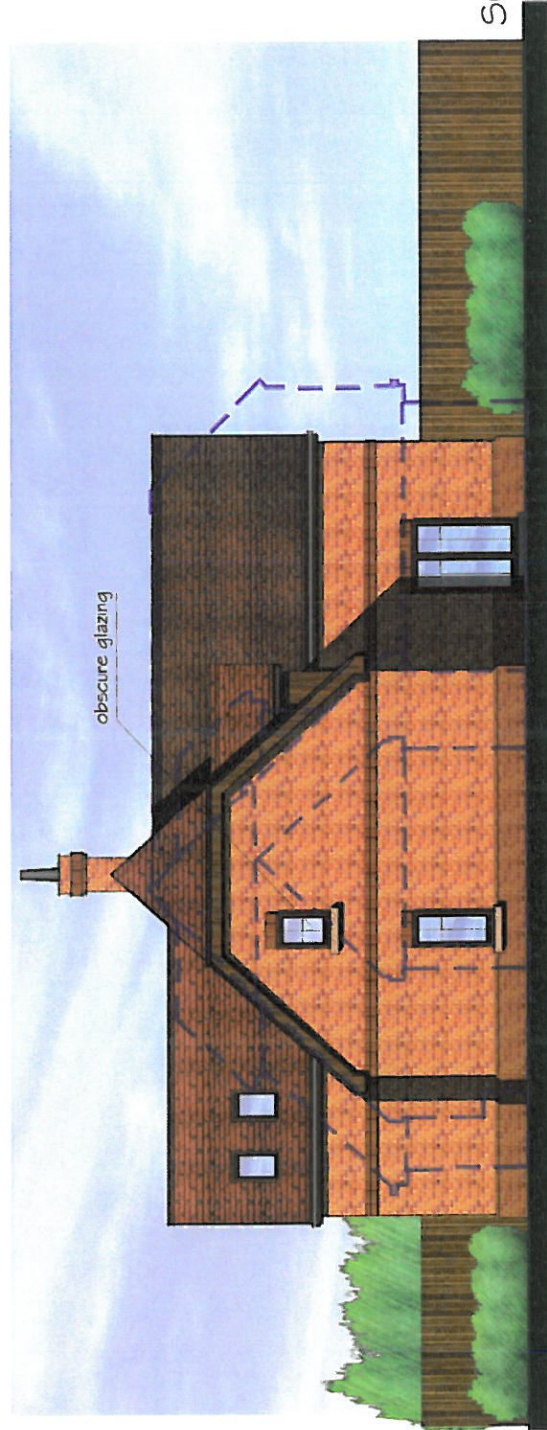
Health & Safety Notes Do not scale. Work from figured dimensions only, except where scaling for town planning purposes is a requirement. All dimensions to be checked on site prior to commencement of work or manufacturing.			Client Mr Steve Munson		Project Bethesda Street, Upper Basildon, Reading	
REV REVISION DESCRIPTION LINE			STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION		Title SITE PLAN AS PROPOSED	
dd mm yy			Scales 1:200		North	
Original Size A3			Author TDH		Checker RF	
Date 11/10/11			Date 11/10/11		30mm or 1:1000	
Issue			Description		Date	
Issue			Description		Date	

DHP DESIGN LTD, 8 GOSWORTH ROAD, BETHESDA, READING RG2 3UG Tel: 01235 341 244 Fax: 01235 341 473 Reading City design.co.uk email: dhp@citydesign.co.uk OFFICES ALSO AT BIRMINGHAM, CARDIFF, READING AND SHEFFIELD	
Project No. BKS1058D-L	Drawing No. PL02
Scale A	

11/01/2011 11:58 AM VI



SOUTH EAST ELEVATION

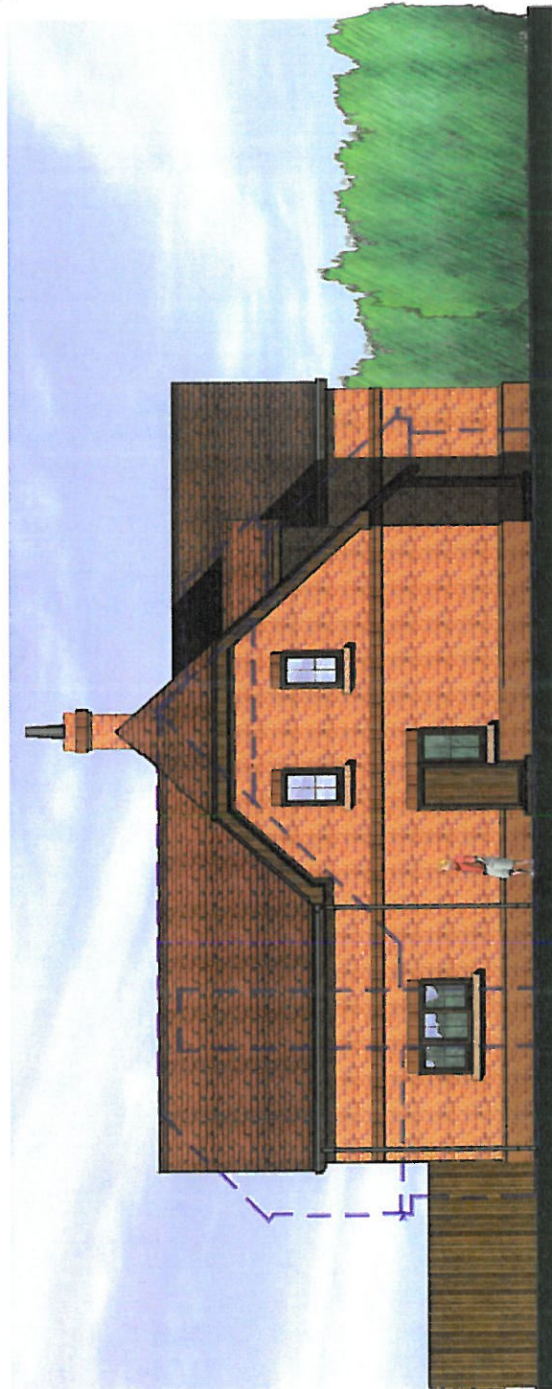


SOUTH WEST ELEVATION

Health & Safety Notes Do not scale. Work from figured dimensions only. For information only. For Town Planning purposes, it is a requirement All dimensions to be checked on site prior to commencement of work or manufacturing.		REVISION DESCRIPTION LINE REV Issue		REVISION DESCRIPTION LINE dd mm yy Date		REVISION DESCRIPTION LINE Description	
STATUS NOT TO BE USED FOR CONSTRUCTION Scales 1:100 Original Size A3 North		PRELIMINARY NOT TO BE USED FOR CONSTRUCTION Scales 1:100 Original Size A3 North		Author TBM Date 11/11/11 Signatures		Client Mr Steve Munson Name as Registered	
Project Bethesda Street, Upper Basildon, Reading SOUTH EAST & SOUTH WEST ELEVATIONS AS PROPOSED		Project Bethesda Street, Upper Basildon, Reading SOUTH EAST & SOUTH WEST ELEVATIONS AS PROPOSED		Project Bethesda Street, Upper Basildon, Reading SOUTH EAST & SOUTH WEST ELEVATIONS AS PROPOSED		Project Bethesda Street, Upper Basildon, Reading SOUTH EAST & SOUTH WEST ELEVATIONS AS PROPOSED	
Project No. BKS10580-L		Project No. BKS10580-L		Project No. BKS10580-L		Project No. BKS10580-L	
Drawing No. PLO5		Drawing No. PLO5		Drawing No. PLO5		Drawing No. PLO5	
Scale B		Scale B		Scale B		Scale B	
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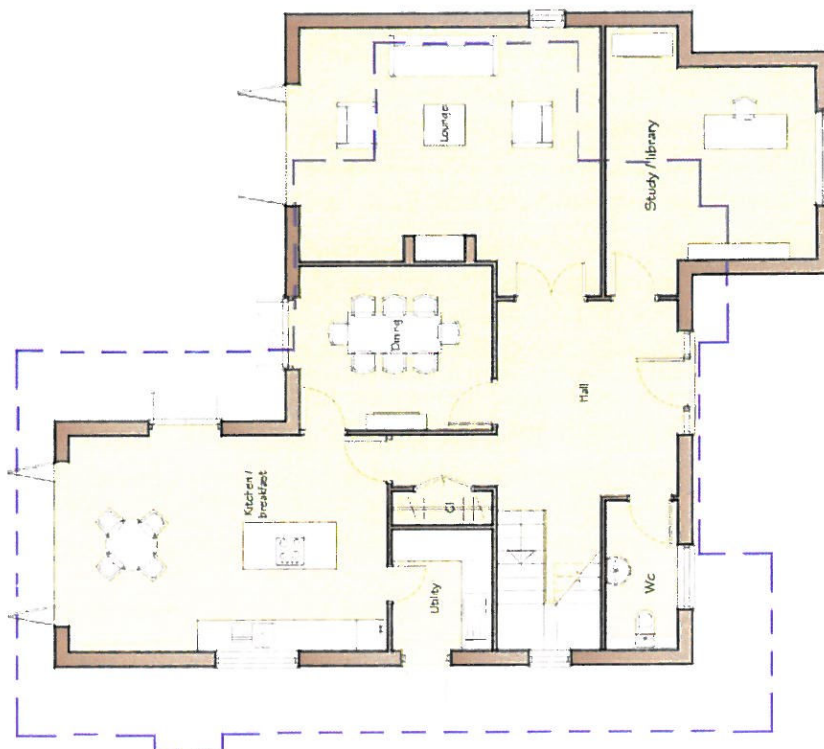
NORTH WEST ELEVATION



NORTH EAST ELEVATION

<p>Health & Safety Notes</p> <p>Do not scale. Work from figured dimensions only.</p> <p>Exceed where scaling for town planning purposes is a requirement.</p> <p>All dimensions to be checked on site prior to commencement of work or manufacturing.</p>		<p>Status</p> <p>NOT TO BE USED FOR CONSTRUCTION</p> <p>Scales 1:100</p>		<p>PRELIMINARY</p> <p>Client</p> <p>Mr Steve Munson</p>		<p>Project</p> <p>Belhesda Street, Upper Basildon, Reading</p>		<p>Project No.</p> <p>BKS1058D-L</p>		<p>Drawing No.</p> <p>PL04</p>		<p>Project</p> <p>BKS1058D-L</p>		<p>30/Mar/2009 11:10 AM</p>							
<p>REV</p> <p>REVISION DESCRIPTION LINE</p>		<p>dd mm yy</p> <p>Date</p>		<p>Original Size</p> <p>A3</p>		<p>Author</p> <p>TEH</p>		<p>Checker</p> <p>TEH</p>		<p>Signatures</p>		<p>Project Title</p> <p>NORTH WEST & NORTH EAST ELEVATIONS AS PROPOSED</p>		<p>Project No.</p> <p>BKS1058D-L</p>		<p>Drawing No.</p> <p>PL04</p>		<p>Project</p> <p>BKS1058D-L</p>		<p>30/Mar/2009 11:10 AM</p>	
<p>Issue</p>		<p>Date</p>		<p>Original Size</p> <p>A3</p>		<p>Author</p> <p>TEH</p>		<p>Checker</p> <p>TEH</p>		<p>Signatures</p>		<p>Project Title</p> <p>NORTH WEST & NORTH EAST ELEVATIONS AS PROPOSED</p>		<p>Project No.</p> <p>BKS1058D-L</p>		<p>Drawing No.</p> <p>PL04</p>		<p>Project</p> <p>BKS1058D-L</p>		<p>30/Mar/2009 11:10 AM</p>	

SIZE 216.30 m²



GROUND FLOOR



FIRST FLOOR

<p>Health & Safety Notes</p> <p>Do not scale. Work from figured dimensions only.</p> <p>For all work where working for town planning purposes is a requirement, all dimensions to be checked on the plan in communication of work or manufacturing.</p>		<p>Status</p> <p>PRELIMINARY</p> <p>NOT TO BE USED FOR CONSTRUCTION</p> <p>Scales 1:100</p> <p>Original Size A3</p> <p>North</p>		<p>Client</p> <p>Mr Steve Munson</p> <p>Drawn on Original</p>		<p>Project</p> <p>Belthesda Street, Upper Basilston, Reading</p> <p>FLOOR PLANS AS PROPOSED</p>		<p>Project No.</p> <p>BKS1058D-L</p> <p>Drawing No.</p> <p>PL03</p> <p>Sheet No.</p> <p>A</p>	
<p>REV</p> <p>REVISION DESCRIPTION LINE</p>		<p>dd mm yy</p> <p>Date</p>		<p>Author</p> <p>TDH</p> <p>Checker</p> <p>RDH</p> <p>Date</p> <p>11/11/11</p>		<p>Copyright reserved</p>		<p>Project</p> <p>Belthesda Street, Upper Basilston, Reading\01 SKETCH\SK01.dwg</p>	
<p>Issue</p>		<p>Description</p>		<p>Project</p> <p>Belthesda Street, Upper Basilston, Reading</p>		<p>FLOOR PLANS AS PROPOSED</p>		<p>Project No.</p> <p>BKS1058D-L</p> <p>Drawing No.</p> <p>PL03</p> <p>Sheet No.</p> <p>A</p>	

Agenda Item 5.

ALDERMASTON 11/01293/HOUSE Pins Ref 2166458	Elmtree Cottage Marlston Hermitage	Three bay car port with machine store.	Delegated Refusal	Allowed 06.02.12
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The Inspector found that the main issue was the effect of the proposal on the character and appearance of the surrounding landscape in the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and in relation to the highest status of protection accorded to the AONB in relation to landscape and scenic beauty as outlined in PPS7.

The proposal is for a three bay car port and machine store sited towards the south western end of the plot 30 metres or so from the house and accessed via a lane alongside the plot. The site is outside the settlement boundary where the Council's Supplementary Planning Guidance (Replacement Dwellings and Extensions to Dwellings in the Countryside) would apply.

The Inspector found that due to the topography the building would be viewed from the north west against the background of the rising ground beyond and due to the setting, design and materials it would be read in the landscape as an agricultural type building rather than a domestic garage. From the south east only the roof would be visible and the proposal would not be intrusive in the landscape. The Inspector did not consider the building to be of an excessive scale in this site context.

The Inspector concluded that the development would respect and conserve the character and appearance of the surrounding AONB landscape and would not materially conflict with relevant national or development plan policy.

The appeal was allowed.

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MIDGHAM 11/01204/HOUSE Pins Ref 2164123	Garth House, Bath Road, Midgham Mr & Mrs Goodman	First floor accommodation provided to existing garage block	Del Refusal	Allowed 8.3.12
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In allowing the appeal the Inspector considered the main issue to be the effect of the proposed development on the character and appearance of the area.

The Inspector acknowledged the policy basis on Local Plan Policies ENV18 and ENV24, and that the impact or cumulative impact of development should not be materially greater or more harmful than that of the existing buildings on the rural character of the area. Neither should development result in an extended dwelling disproportionate in size to the original.

Having taken the SPG on 'replacement dwellings and extensions to dwellings in the countryside' into account the Inspector considered that paragraph 5.1 was relevant. This allows detached garages of appropriate dimensions and height if they are not obtrusive upon the wider locality. When assessing the proposal the dwelling is set some distance from the main road and the garage lies below the level of the main house. The garage is visible from the road, but not unduly prominent or obtrusive. It is seen in the context of the existing house and adjacent dwellings, which are more imposing.

The works would increase the height and bulk of the garage but not in a disproportionate manner. The block would remain as a subordinate structure to the existing house, and maintain the essential character as an ancillary building of moderate scale. The proposal would not have an obtrusive effect upon the site or the wider locality.

In respect of the Council's concerns about the potential for the development to be occupied as a self-contained unit of accommodation, the layout of the property, and proximity of the garage to the house, does not lend itself to subdivision. The Inspector could see no reason why this matter could not be adequately controlled by means of a condition.

In allowing the appeal the Inspector placed the standard time limit and approved plans condition, as well as a condition to ensure that the accommodation shall not be occupied other than for ancillary purposes.

This is quite an interesting decision, as concerns were raised in refusing the application, that a two bedroom annex with living room and bathroom, located separately from the main house, could be used as a unit for independent living. This demonstrates how on site factors need to be assessed to consider whether a piece of land could be subdivided.

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Parish and Application No Inspectorate's Ref	Location and Appellant	Proposal	Officer Recommendation	Decision
BRADFIELD 10/02576/FULD PINS Ref 2148289	The Forge, Heath Road, Bradfield Southend, RG7 6HD (Mr and Mrs Ford)	Proposed retirement bungalow on part of the garden belonging to The Forge	Delegated Refusal	Dismissed 26.9.11

This appeal was in respect of the erection of a retirement bungalow within the rear garden of The Forge, Heath Road, Bradfield. The Inspector considered that the main issues to be the effect of the proposed development on the character and appearance of the area as well as the requirement for infrastructure contributions that were directly related to the proposed development and fairly and reasonably related in scale and kind. The site is located within the settlement boundary and AONB.

The Inspector opined that the properties on Heath Road have long, linear rear gardens while the plots within neighbouring Stanbrook Close are squarer in layout with dwellings having clear and legible street frontages.

The Inspector considered that the whilst the views from the public realm would be largely screened by existing buildings and boundary vegetation the impact of a new dwelling in a transitional area at the edge of the settlement would undermine the strong existing development pattern of dwellings with sizable grounds and active street frontages.

Despite the appellants drawing the Inspector's attention to existing tandem development on Southend Road the Inspector considered that this situation was rather different and no such tandem development existed on the southern side of Heath Road.

As such the Inspector opined that the proposal would fail to respect the existing pattern of development, and would intensify the existing residential use of the appeal site to the detriment of its transitional edge-of-settlement character.

In respect of the requirement for developer contributions the Inspector opined that the evidence produced was insufficient to conclude that in this particular case, the financial contributions sought by the Council would be fairly, reasonably and directly related to the proposed development, or necessary to make it acceptable in planning terms.

As such the appeal was dismissed on grounds that the proposed development would have a harmful impact upon the character and appearance of the area.

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BRADFIELD 10/02273/FULC Pins Ref 2157734	Travellers Rest Farm, Bradfield Southend Mr and Mrs D Pauling	Change of use of former agricultural buildings to car panel repair workshop and car workshop including outdoor storage areas	Delegated Refusal	Dismissed 23.12.11
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This appeal was in respect of the change of use of former agricultural buildings to car panel repair workshop (Unit 11) and car workshop (Unit 16), including outdoor storage areas.

This appeal relates to the change of use of two units in a former agricultural building complex. The complex comprises a mix of buildings, mostly simple, utilitarian block built structures. Now divided up into a total of 17 separate units, there is little evidence of agricultural use, which was reported by the appellant to have ceased a number of years ago. The site is approached by a lane off the rural road network and is located in open countryside within the North Wessex Area of Outstanding Natural Beauty, (the AONB).

A number of units on the site have received certificates of lawfulness for car repairs and servicing, general and personal storage.

The Inspector considered that the main issues to be the effect of the change of use on the character and appearance of the countryside and the Area of Outstanding Natural Beauty; the effect on the occupiers of neighbouring properties, with particular regard to noise; and whether the development makes reasonable provision to mitigate its impact on infrastructure and services in accordance with adopted policies.

The Inspector opined that the development would introduce uses which are more typically suited to industrial or commercial areas associated with the urban landscape and that a rural location is neither necessary nor appropriate for this type of use. Furthermore the Inspector considered that whilst there is some employment linked to the change of use it is limited, and car repair has no functional or economic relationship to a rural setting.

Moreover the activities such as panel beating and use of compressors or power tools associated with car repairs are inherently alien to the AONB and the outside storage of vehicles would represent a further negative impact on the character and appearance of the area. Despite their being similar lawful activities on site in the other units the Inspector agreed with the Council that the development would significantly increase and intensify that use, and the certificates of lawfulness for the other units cannot be seen as setting any sort of precedent for further harmful activities on this site.

In respect of the impact on neighbouring occupiers the Inspector opined that the noise associated with car repairs, which would be an alien one in this setting, could be harmful. However, given that there is existing similar activity taking place on the site, and that the harm could be limited through the imposition of conditions on the hours of

use the Inspector considered that, on balance, the harm to the living conditions of the occupiers of these two properties would not be sufficient on its own to warrant dismissal of this development.

With regard to developer contributions the Inspector opined that the evidence produced was insufficient to conclude that in this particular case, the financial contributions sought by the Council would be fairly, reasonably and directly related to the proposed development, or necessary to make it acceptable in planning terms.

Due to the change of use being an essentially unsustainable and harmful development in the countryside and the AONB the appeal was dismissed.



**Plans and drawings relevant to reports submitted to
Eastern Area Planning Committee
21 March 2012 at 6.30pm

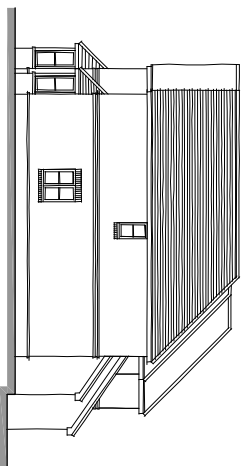
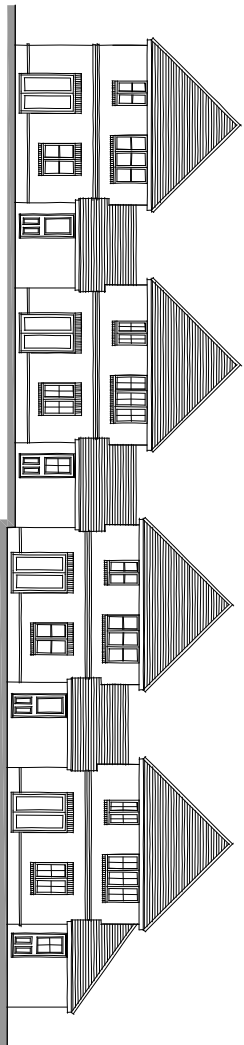
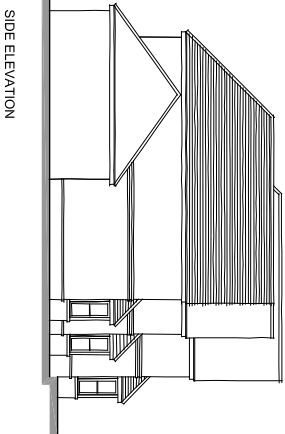
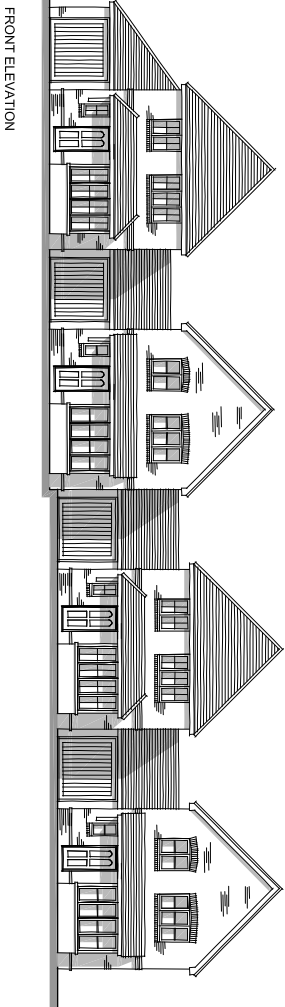
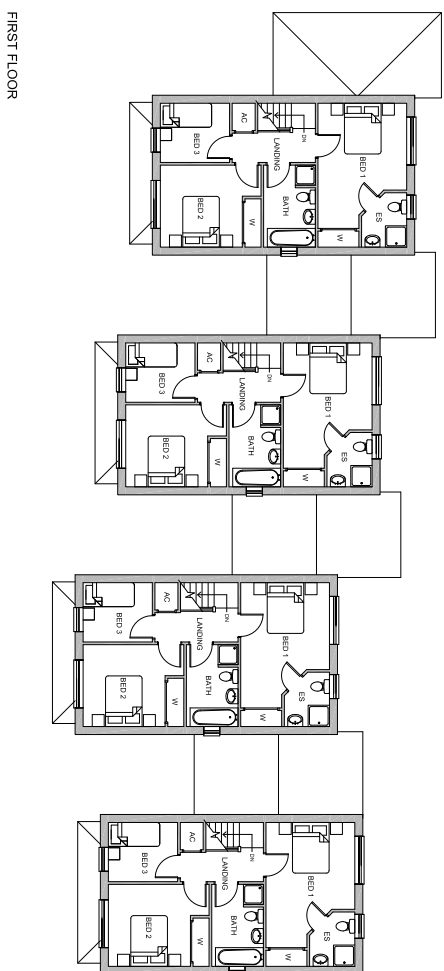
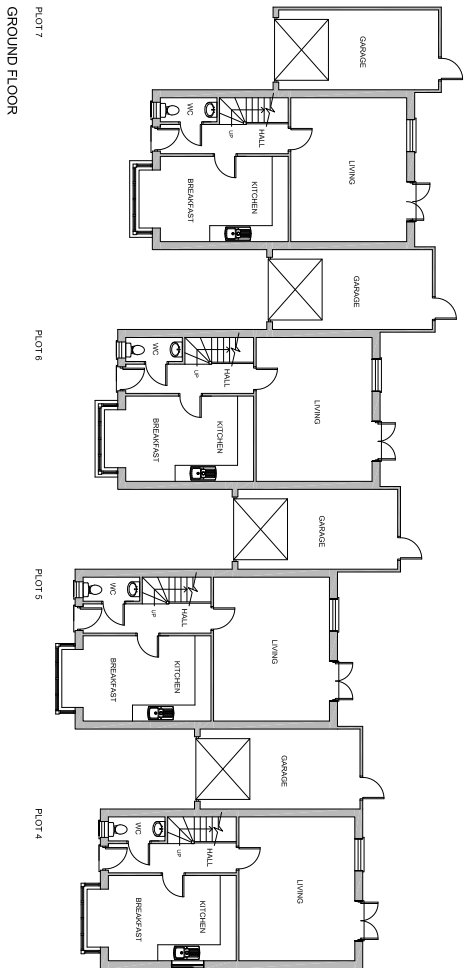
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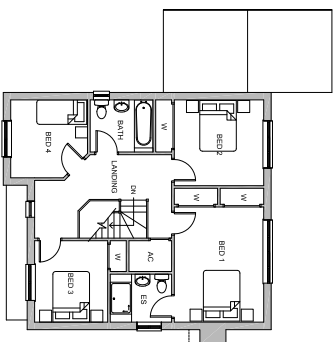
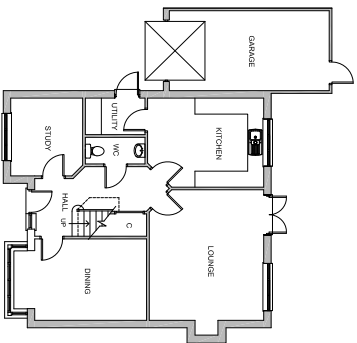
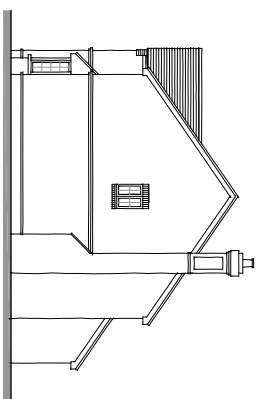
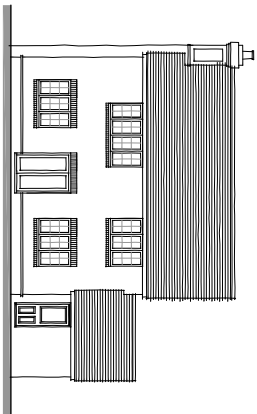
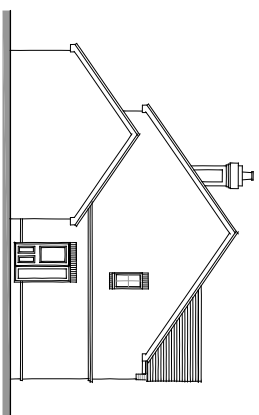
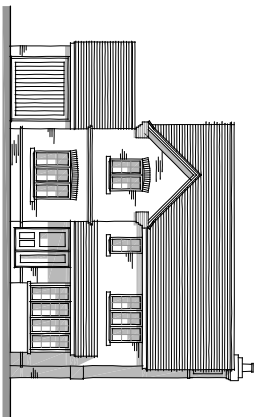
[to be read in conjunction with the main agenda]

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*
- *The application files will be available for half an hour before the meeting*

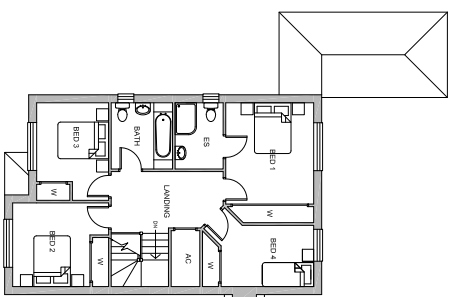
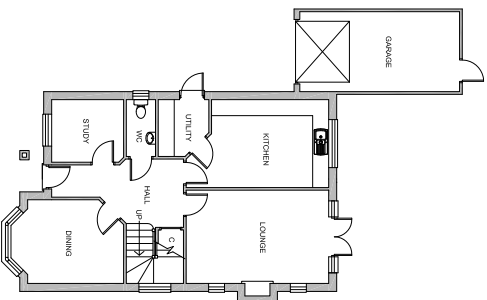
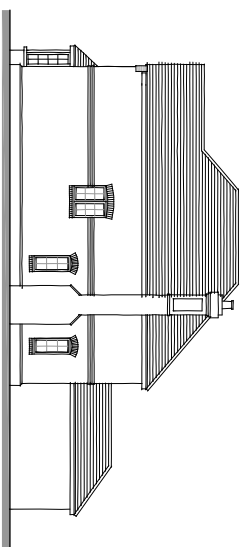
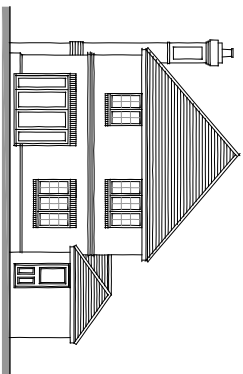
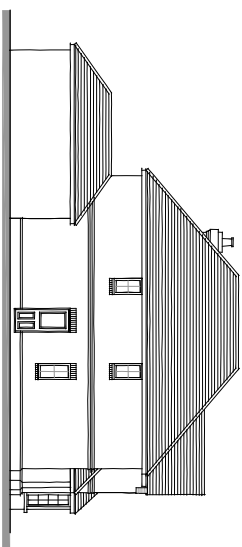
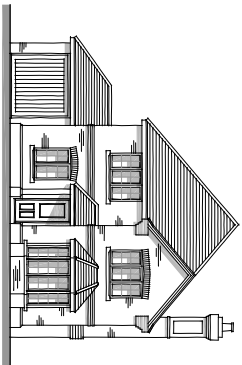
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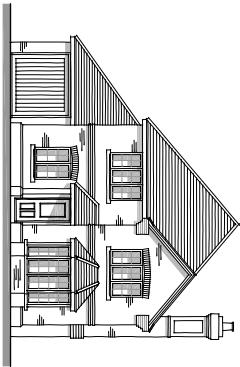


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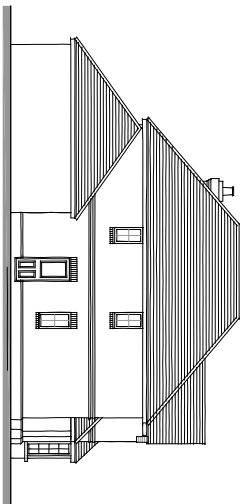
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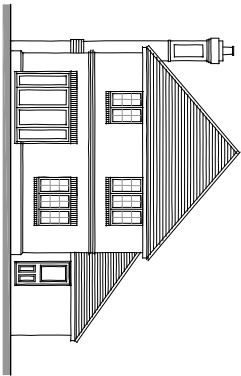
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<p>BEWLEY HOMES</p>		
<p>Plot 2 SPRINGS INDUSTRIAL ESTATE BUNCES LANE, BURGHFIELD COMMON</p>		
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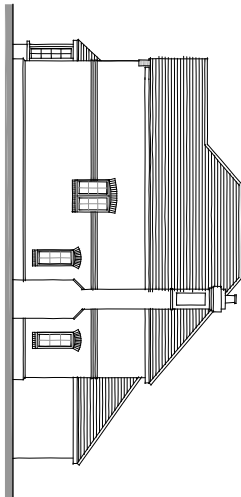
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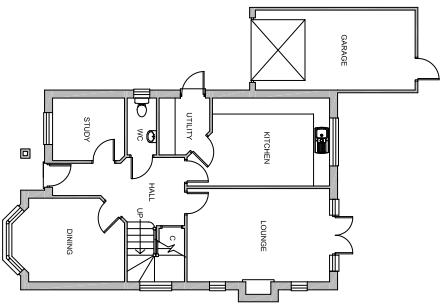
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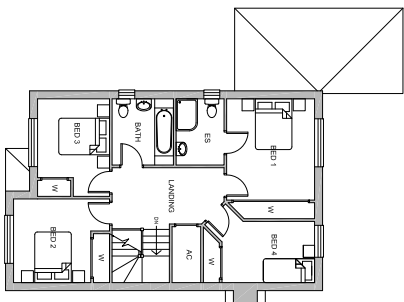
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SIDE ELEVATION



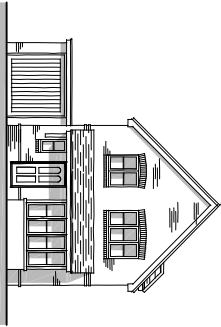
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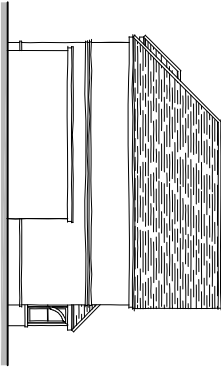
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Checked By					
Project Name					
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Drawing Title					
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Scale		Date		Revision	
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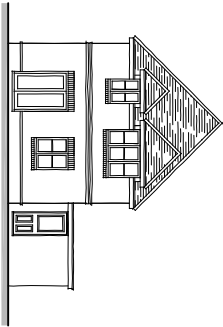
ASCOT DESIGN
Architecture
3, 10, High Street, Ascot, Berkshire, SL8 7JF
Tel: 01344 890000
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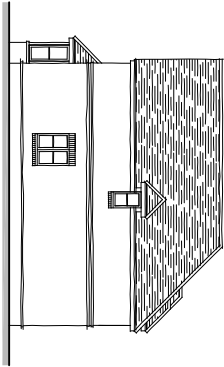
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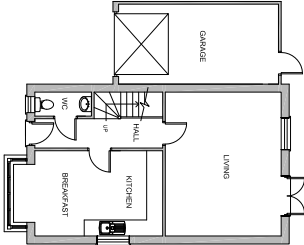
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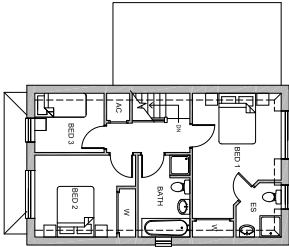
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SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

Plot

B

17.02.12

Plot 14 Omitted

Issue

A

10.11.11

Plots 13 & 14 Amended Following Planning Officer Comments

Issue

Planning Issue

Client

BEWLEY HOMES

SPRINGS INDUSTRIAL ESTATE

BUNCES LANE,

BURGHFIELD COMMON

Plot 13

Plans and Elevations

Scale

1:100 @ A1

June 11

B

Drawn by

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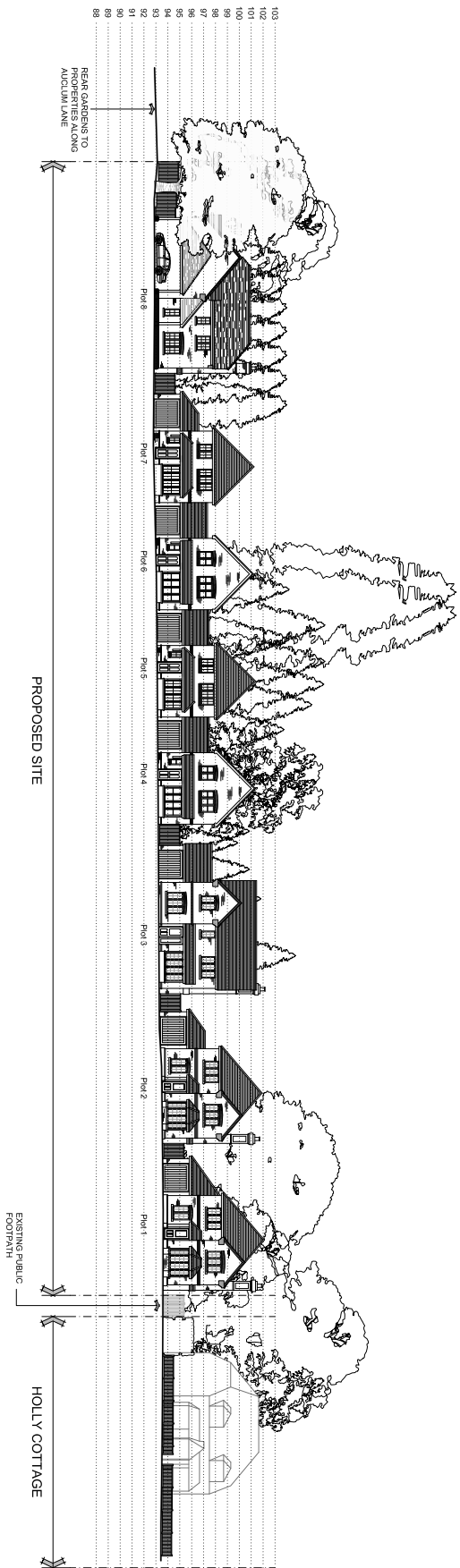
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Architecture

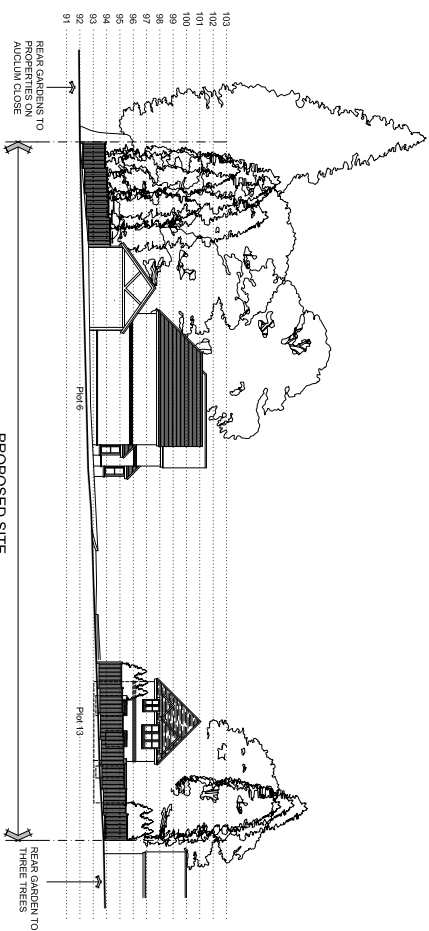
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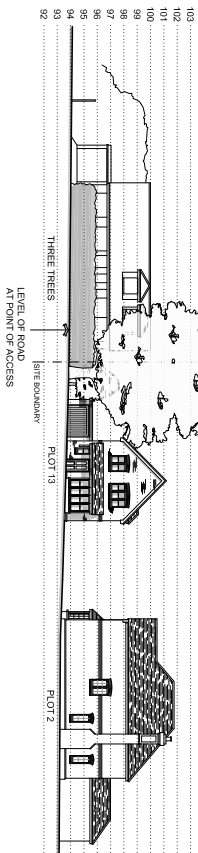
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SITE SECTION A - A

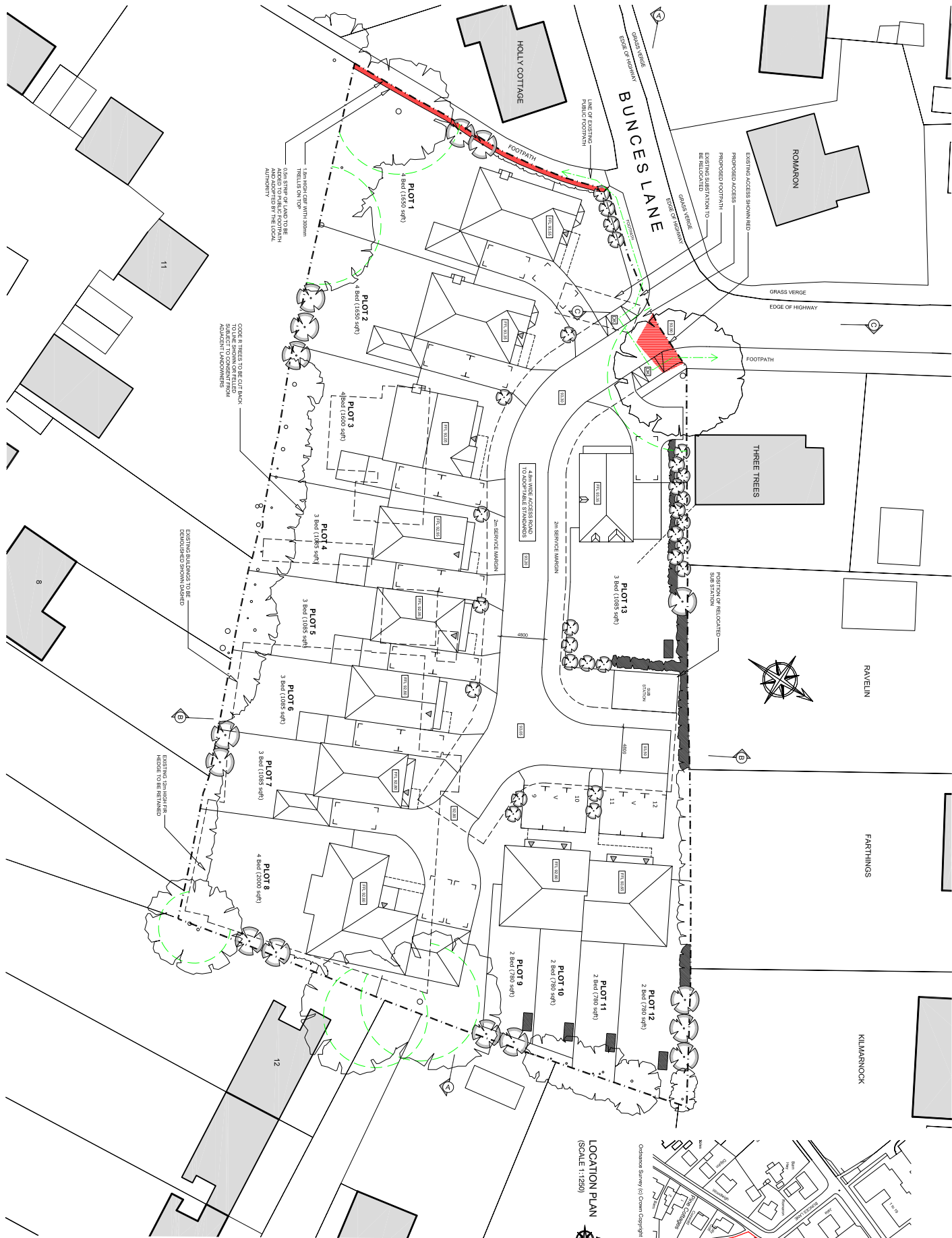


SITE SECTION B - B



SITE SECTION C - C

Issue	Rev	Date	By	Check
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PLOT 14 OMITTED				
A		10/11/11		
PLOTS 13 & 14 MARKED FOLLOWING PLANNING OFFICER COMMENTS. SECTION C-C ADDED				
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<p>BEWLEY HOMES</p> <p>SPRINGS INDUSTRIAL ESTATE BUNCES LANE, BURGHFIELD COMMON</p>				
<p>SITE SECTIONS</p>				
Scale	1:200 @ A1	June 11		
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LOCATION PLAN
(SCALE 1:720)

KEY	
	PROPOSED PLANNING
	EXISTING TREE
	EXISTING TREE TO BE REMOVED
	ROOT PROTECTION AREA
	PROPOSED KERB
	PROPOSED STRIP REMOVED
	GRASS VERGE HIGHLIGHTED
	RELOCATED 0.5m STRIP OF LAND ADJACENT TO PUBLIC FOOTPATH
	AMENDMENT'S FOLLOWING MEETING WITH PLANNING OFFICER

PLANNING ISSUE	
Issue A	07/11/13
Issue B	01/02/12
Issue C	15/02/12
Issue D	22/02/12

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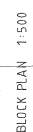
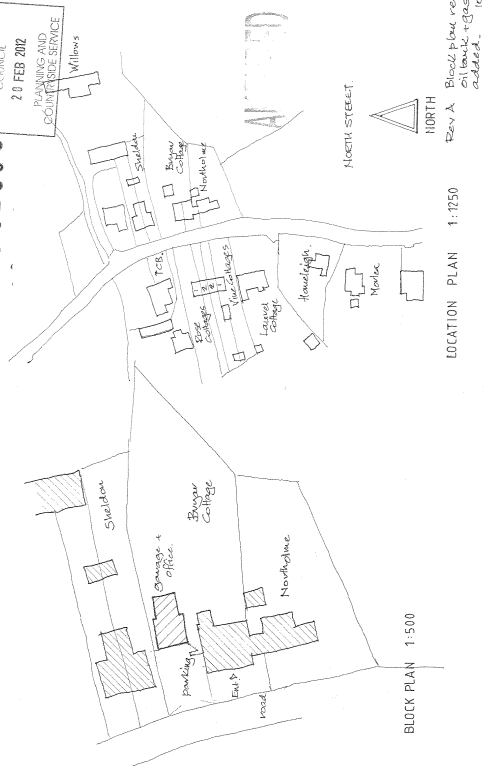
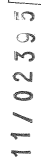
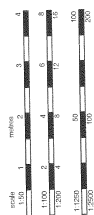
BEWLEY HOMES

SPRINGS INDUSTRIAL ESTATE
BUNCES LANE
BURGHFIELD COMMON

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Issue	D
Project	10 - PR43 - 01

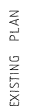
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11/02395/HOUSE
and 11/02396/LBC
Bryar Cottage
North Street
Theale



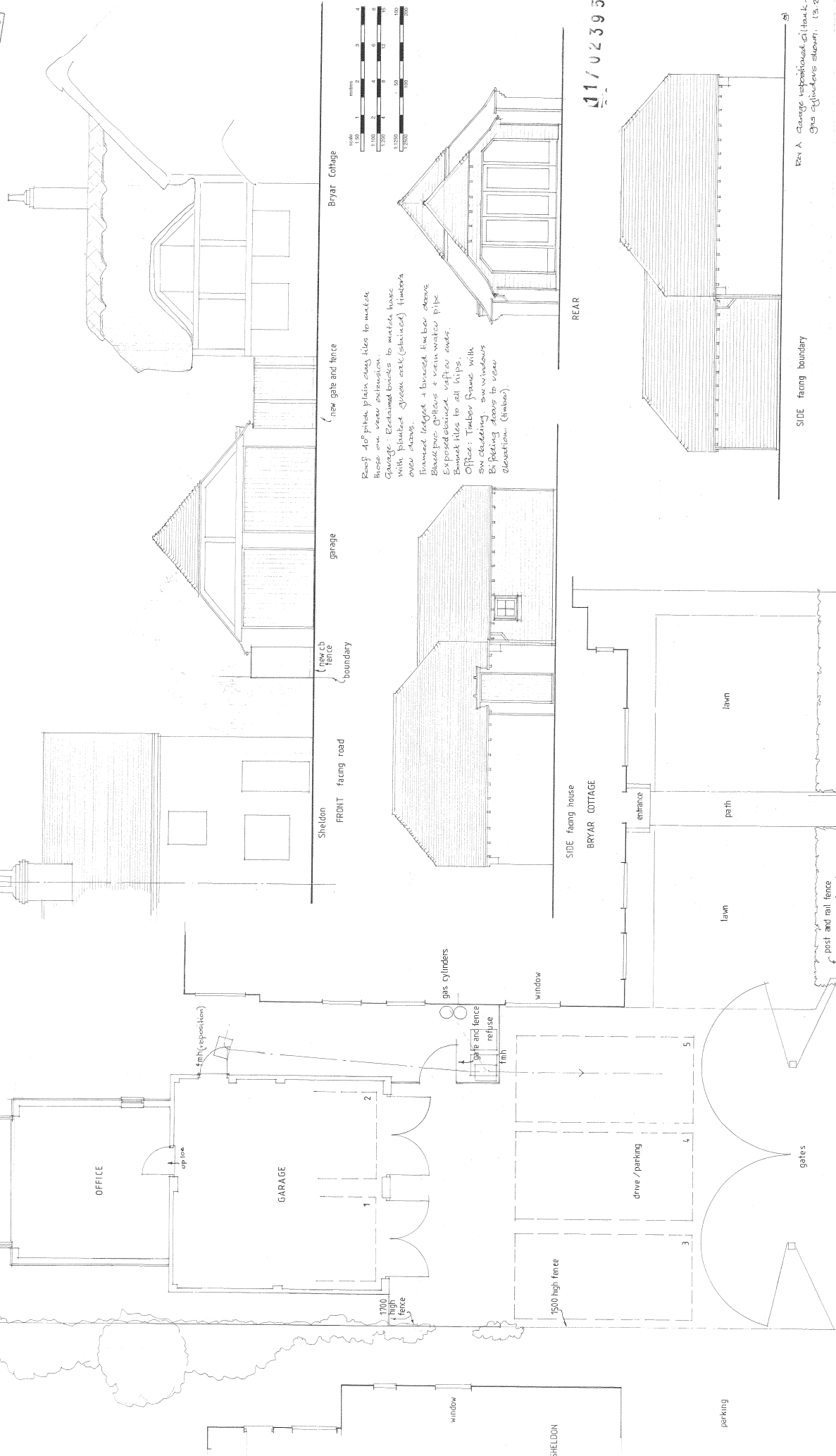
STEVE ATKINSON *BSc (Hons) Dip Arch (Hons) RIBA*

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Title	PROPOSED GARAGE AND OFFICE	Scale	1:50
Client	MR HYNES AND MS WITHAM	Drawing Number	21645 - 02A



WEST BERKSHIRE
COUNCIL
20 FEB 2012
PLANNING AND
COUNTRYSIDE SERVICE

AMENDED



PLAN

STEVE ATKINSON RS: (Hons) Dip Arch (Hons) RIBA

Pen A Garage replacement at Hank 4
Gos Olliviers Street, (13.2.12)

SIDE facing boundary

lawn

path

lawn

gates

drive/parking

1500 high fence

1700 high fence

out tank

up lose

down lose

water tank

water pipe

water valve

water meter

water pump

water pump house

water pump electrical

water pump piping

water pump tank

water pump valve

water pump meter

water pump pump

water pump house

water pump electrical

water pump piping

water pump tank

water pump valve

water pump meter

water pump pump

water pump house

water pump electrical

water pump piping

water pump tank

water pump valve

water pump meter

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water pump meter

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water pump electrical

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water pump pump

water pump house

water pump electrical

water pump piping

water pump tank

water pump valve

water pump meter

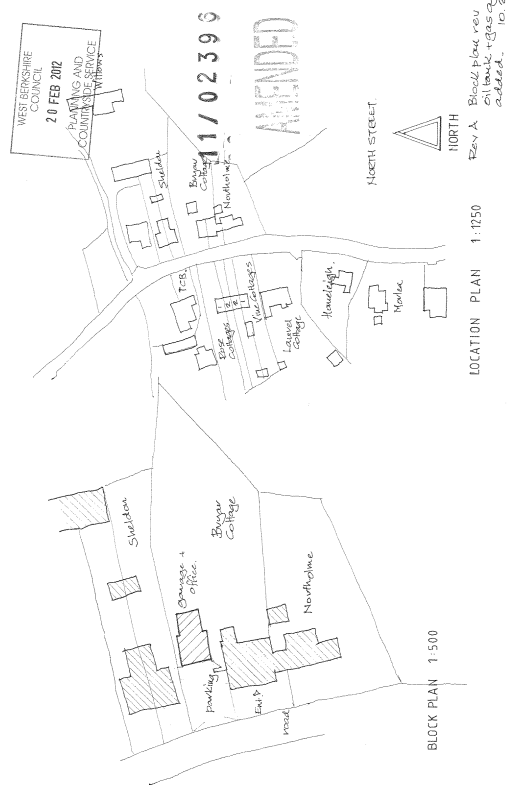
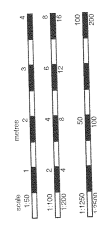
water pump pump

water pump house

water pump electrical



EXISTING PLAN



BLOCK PLAN 1:500

LOCATION PLAN 1:1250

NORTH

Block plan rev
10.8.12

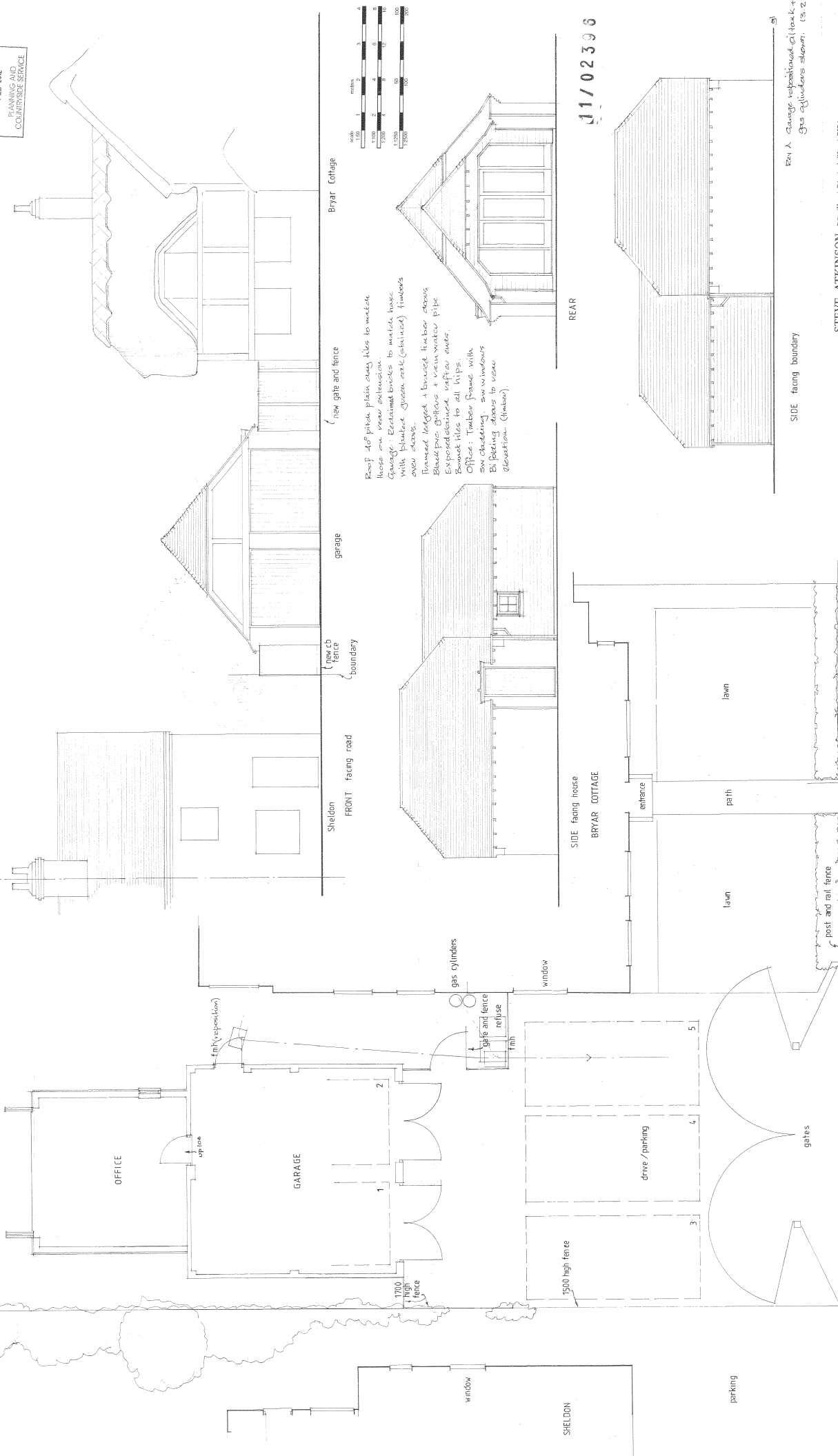
STEVE ATKINSON BSc (Hons) Dip Arch (Hons) RIBA

CHARTERED ARCHITECT
14 Basingstoke Road
Basingstoke, RG2 0EL
Tel: (0118) 921 2223

• Job	BRYAR COTTAGE NORTH STREET THALE RG7 5EX	Date	1 NOV '11
• Title	PROPOSED GARAGE AND OFFICE	Scale	1:50
• Client	MR HYNES AND MS WITHAM	Drawing Number	21645 - 02A

AMENDED

WEST BERKSHIRE
COUNCIL
20 FEB 2012
PLANNING AND
COUNTRYSIDE SERVICE



Rev A Garage replacement at house & Gas cylinders shown. (13.2.12)


STEVE ATKINSON RSC (Hons) Dip Arch (Hons) MBA

CHARTERED ARCHITECT
44 Basingstoke Road
Reading RG2 0EL
Tel: (0118) 921 2223

Job: BRYAR COTTAGE NORTH STREET
THEALE RG7 5EX Date: 26 OCT 11
Title: PROPOSED GARAGE AND OFFICE
Client: MR HYNES AND MS WITHAM Drawing Number: 21645-01A

PLAN

11/02739/HOUSE
The Chestnuts
Flowers Hill
Pangbourne

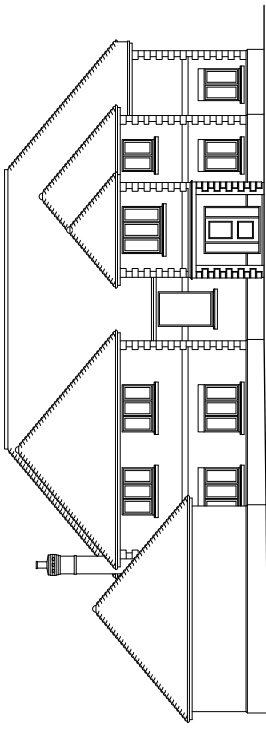


BDS
 Building Design Solutions Limited
 Millbrook House
 Hollow Lane
 Lutterworth, Leicestershire
 Leicestershire LE17 4DQ
 Phone: 0115 9684477
 Fax: 0115 9685288
 Email: info@bdsbuildingdesign.co.uk
 Web: www.bdsbuildingdesign.co.uk

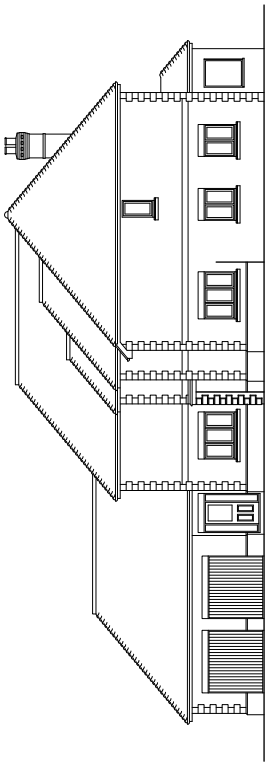
Project: **Redesign and alterations at THE GUESTHITS FLOORS HILL PANGBOURNE**
 Drawing title: **EXISTING PLANS & ELEVATIONS**

Client:	Scale:
MS PARE	1:50
Drawing number:	Rev:
6189-112	01/11
Drawn by:	Check by:
112	112

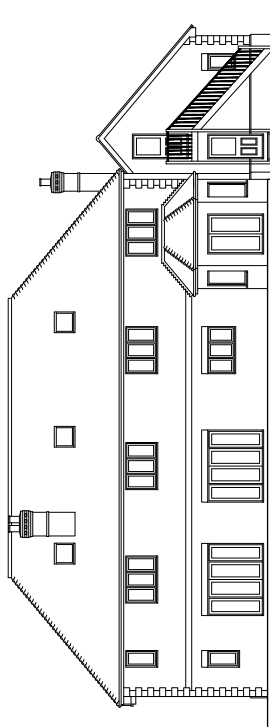
Drawing Control © BDS Building Design Ltd. All Rights Reserved



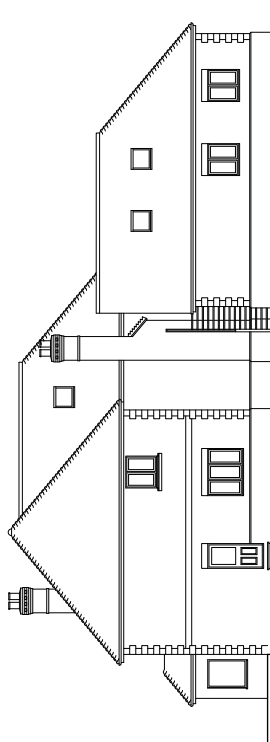
FRONT ELEVATION



SIDE ELEVATION



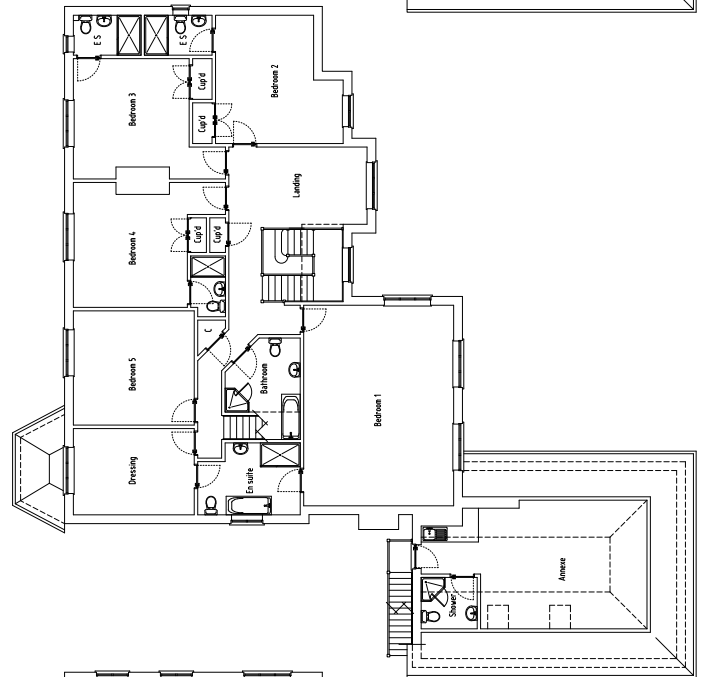
REAR ELEVATION



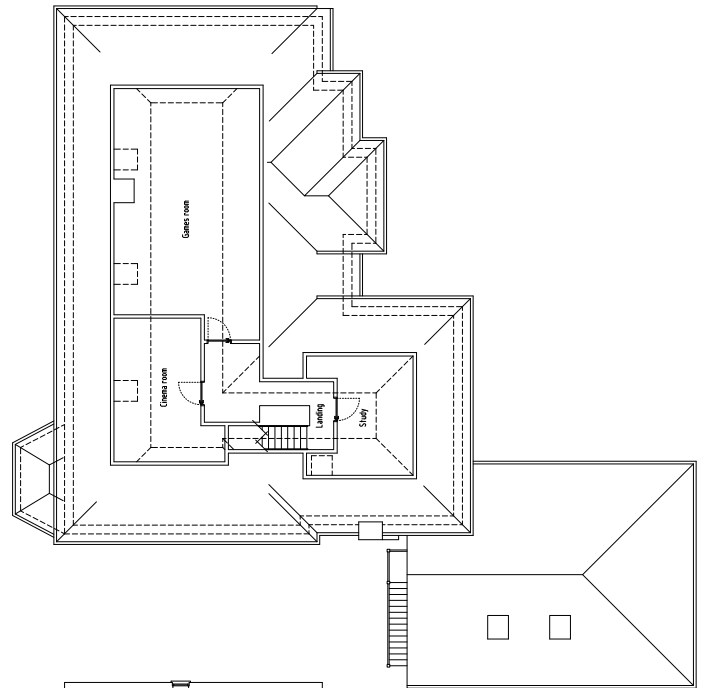
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



BDS

Surveyors Limited

Widened House

Hollow Lane

Barnham Broomfield

Barnham RG2 9DX

Phone:

0118 9884477

Fax:

0118 9885288

Email:

mail@bdsurveys.co.uk

Web:

www.bdsurveys.co.uk

Project		THE CHESTNUTS FLOWERS HILL PANGBOURNE	
Drawing title		SITE AND LOCATION PLANS	
Client	Mr S MARE	Scale	AS SHOWN
Drawing number	6189-11-1	Date	01/12/11
Drawn by	A	Drawn by	TIG
Not to scale 1:1000 All heights reduced and gate style assumed			

Drawing Copyright © BDS Surveys Ltd. All Rights Reserved

Flowers Road Wall Elevation
Scale 1:100

Brick wall with feature thin panels

Automated wrought iron gates


Wall Foundation Detail
Scale 1:20

EXISTING SITE PLAN
Scale 1:500

PROPOSED SITE PLAN
Scale 1:500

LOCATION PLAN
Scale 1:250

Page 125



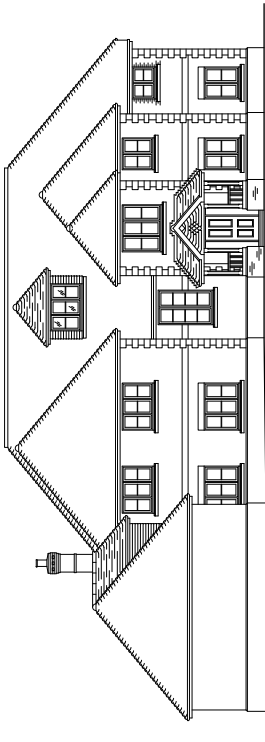
BDS
SURVEYORS LIMITED
 Millers Hall
 Hollow Lane
 Barmston, East Yorkshire
 BN12 3JX
 Phone: 01482 864477
 Fax: 01482 864477
 Email: info@bdsurveyors.co.uk
 Web: www.bdsurveyors.co.uk

Project:
 Conversion and alterations at
THE CHESTNUTS
FLOORS HILL
PANGBOURNE

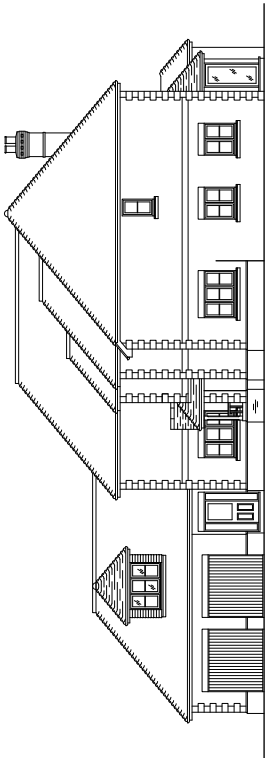
Drawing title:
PROPOSED PLANS & ELEVATIONS

Client:	Scale:
MR S MARE	1:100
Drawing number:	Rev:
6185-113	01/11
Drawn by:	Check by:
TC	TC

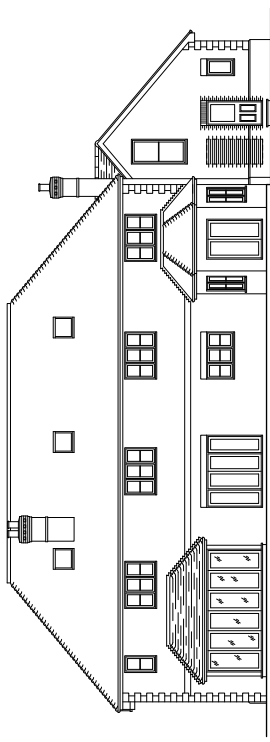
Drawing Control © BDS Surveyors Ltd. All Rights Reserved



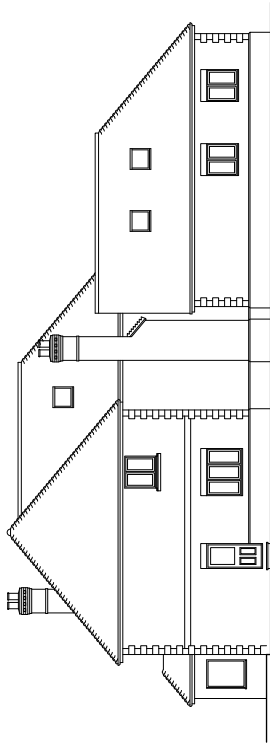
FRONT ELEVATION



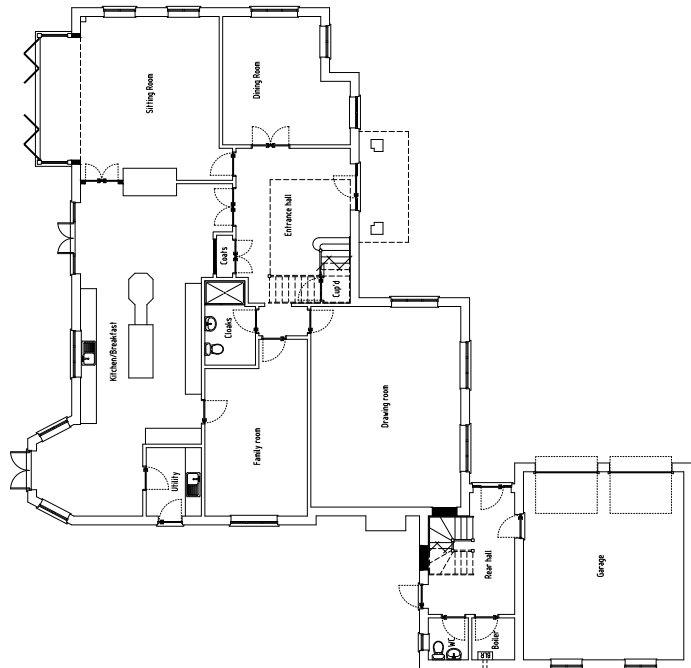
SIDE ELEVATION



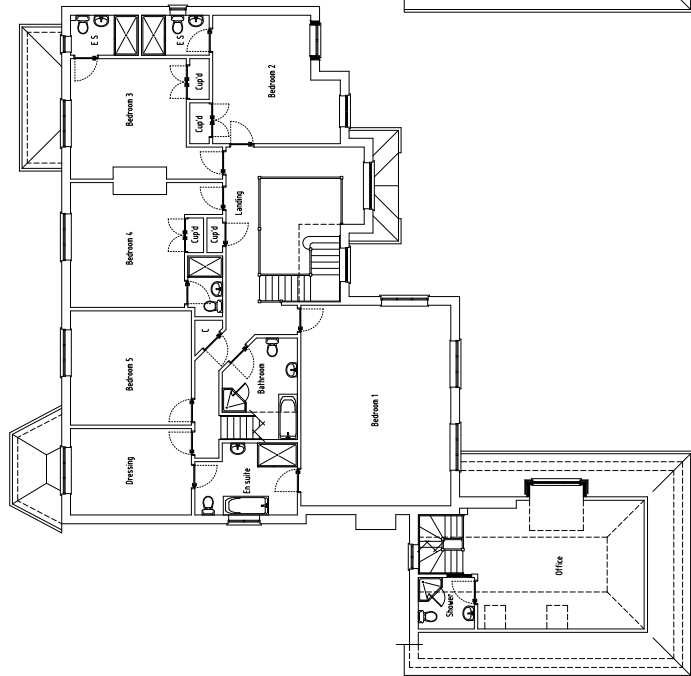
REAR ELEVATION



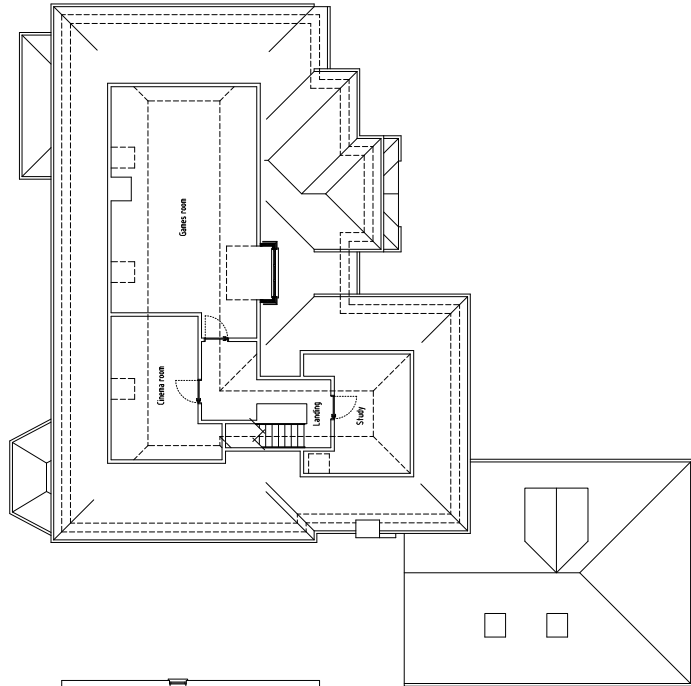
SIDE ELEVATION



GROUND FLOOR PLAN



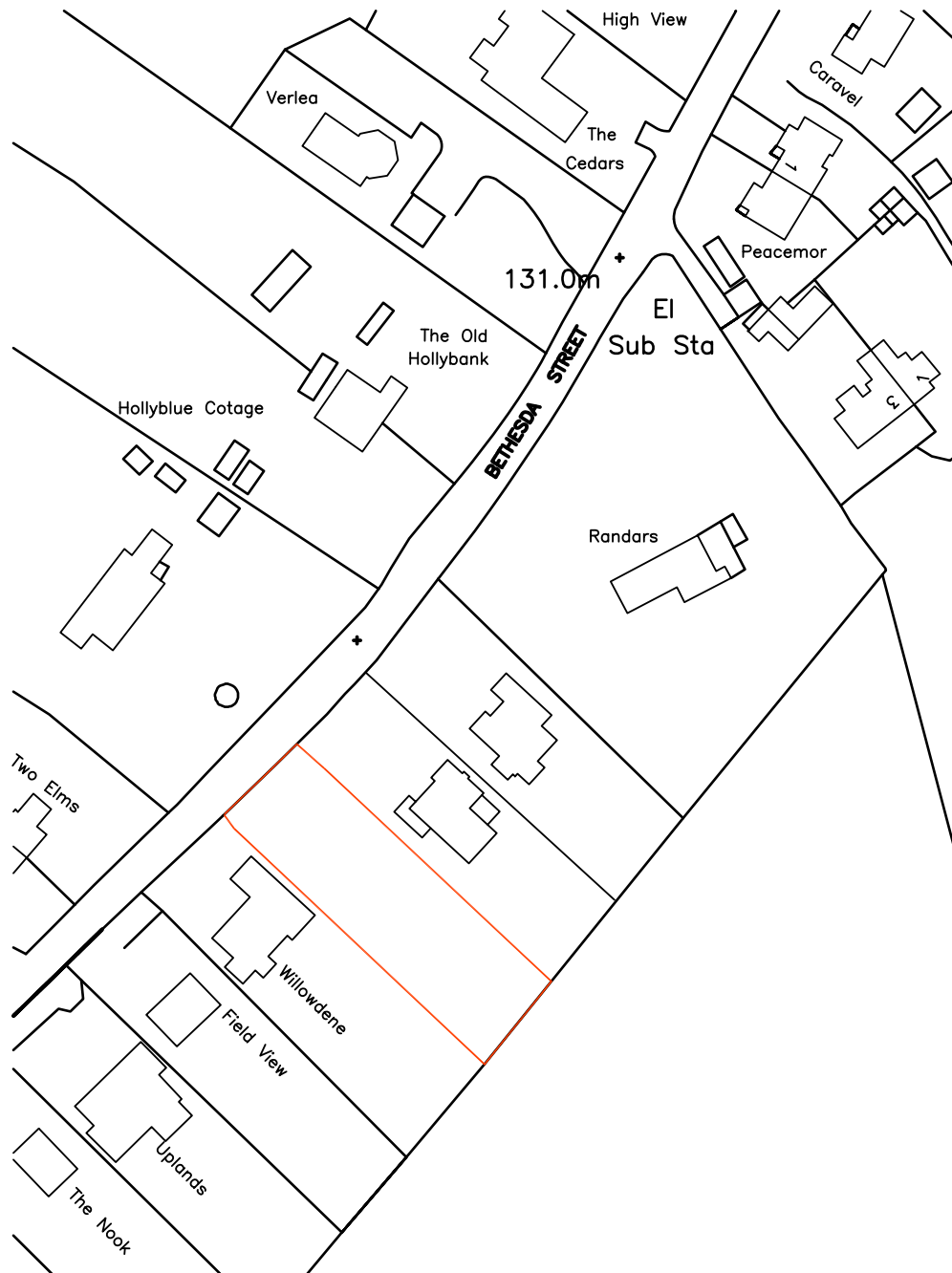
FIRST FLOOR PLAN





SECOND FLOOR PLAN

11/02602/FULD
Former Applecroft
Bethesda Street
Upper Basildon

NB The dashed line on the
drawings indicates the extant
permission 08/02374/FULD



Client Mr Steve Munson			Project Bethesda Street Upper Baasildon Reading	
Status PRELIMINARY NOT TO BE USED FOR CONSTRUCTION			Title Location Plan	
Scales 1:1250	North 	Author TEM		
Original Size A4		Checker RF		
		Date 06 12 '11		
© Copyright reserved		30mm on Original		

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Project No. BKS1058/D-L	Drawing No. PL01	-



NORTH WEST ELEVATION



NORTH EAST ELEVATION

Health & Safety Notes Do not scale. Work from figured dimensions only. Except where scaling for Town Planning purposes is a requirement. All dimensions to be checked on site prior to commencement of work or manufacturing.		Status PRELIMINARY NOT TO BE USED FOR CONSTRUCTION		Client Mr Steve Munson		Project Bethesda Street, Upper Basildon, Reading	
REV		REVISION DESCRIPTION LINE		Scales 1:100		Author TEH	
Issue		dd mm yy		Original Size north		Checker RP 11/11/11	
		Date		A3		Signatures	
				© Copyright reserved		50mm on Original	
						Project No. Drawing No. BKS1058D-L PL04 B	
						DLP DESIGN LTD & GODWINSON ROAD, READING, RG40 1UG TEL: 01234 261 266 FAX: 01234 347 413 basildon@dlpdesign.co.uk OFFICES ALSO AT BRISTOL, CAMBRIDGE, READING AND SHEFFIELD	
						30/Mar/2009 11:10 AM	



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

Health & Safety Notes Do not scale. Work from figured dimensions only. Except where scaling for Town Planning purposes is a requirement. All dimensions to be checked on site prior to commencement of work or manufacturing.		REVISION DESCRIPTION LINE REV Issue Description		did mm yy Date	
Status PRELIMINARY NOT TO BE USED FOR CONSTRUCTION		Scales 1:100		Original Size A3	
Author TEM		Checker RF		Date 11/11/11	
Signatures		© Copyright reserved		50mm on Original	
Client Mr Steve Munson		Project Bethesda Street, Upper Basildon, Reading		Title SOUTH EAST & SOUTH WEST ELEVATIONS AS PROPOSED	
dlp		DLP DESIGN LTD, 8 GOSWORTH ROAD, READING, RG40 1UG TEL: 01234 261 266 FAX: 01234 347 413 basildon@dlpdesign.co.uk OFFICES ALSO AT BIRMINGHAM, CAMBRIDGE, READING AND SHEFFIELD		Project No. BKS10580-L Drawing No. PL05 B	



REV	REVISION DESCRIPTION LINE			Health & Safety Notes	Status NOT TO BE USED FOR CONSTRUCTION Scales 1:200 Original Size A2 North	Client Mr Steve Munson	Project Bethesda Street, Upper Basilton, Reading Street Elevations	 dip 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 27
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Health & Safety Notes

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Except where scaling for Town Planning purposes is a requirement.
All dimensions to be checked on site prior to commencement of work or manufacturing.

REV	REVISION DESCRIPTION LINE	dd mm yy
Issue	Description	Date

Client	Mr Steve Munson		
Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION		
Scales	1:200	North	Author TEM
Original Size	A3	Checker RF	Date 11/10/11
© Copyright reserved	30mm on Original		

Project	Bethesda Street, Upper Basildon, Reading	
Title	SITE PLAN AS PROPOSED	



DLP DESIGN LTD, 8 GOLDINGTON ROAD, REDFORD, MK40 3LG
Tel: 01234 347 346 Fax: 01234 347 413
bedford@dip-design.co.uk www.dipconsultants.co.uk
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Project No.	Drawing No.	
BKS1058D-L	PL02	A

11/Oct/2011 11:58 AM

The floor plan shows a house with a yellow background and brown walls. The layout includes a Kitchen/breakfast room with a table and chairs, a Dining room with a table and chairs, a Lounge with a sofa and armchairs, a Study/library with a desk and chair, a Hall, a Utility room, and a Wc. The plan is surrounded by a dashed blue line representing the garden.

[illegible]

30/Mar/2009 11:10 AM v1

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