

Notice of Meeting



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Eastern Area Planning Committee Wednesday 15th March 2023 at 6.30pm In the Council Chamber Council Offices Market Street Newbury

This meeting will be streamed live here: [Link to Eastern Area Planning Committee broadcasts](#)

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If members of the public wish to attend the meeting they can do so either remotely or in person. Members of the public who wish to attend must notify the Planning Team by no later than 4.00pm on Tuesday 14th March by emailing planningcommittee@westberks.gov.uk.

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, 7 March 2023

Further information for members of the public

Plans and photographs relating to the Planning Applications to be considered at the meeting can be viewed by clicking on the link on the front page of the relevant report.

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148 or email planningcommittee@westberks.gov.uk.

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

Any queries relating to the Committee should be directed to the Democratic Services Team by emailing executivecycle@westberks.gov.uk.



Agenda - Eastern Area Planning Committee to be held on Wednesday, 15 March 2023
(continued)

To: Councillors Graham Pask (Chairman), Alan Macro (Vice-Chairman),
Jeremy Cottam, Alan Law, Tony Linden, Ross Mackinnon, Geoff Mayes,
Richard Somner and Keith Woodhams

Substitutes: Councillors Graham Bridgman, Lee Dillon, Nassar Hunt, Owen Jeffery,
Joanne Stewart and Andrew Williamson

Agenda

Part I

Page No.

1. **Apologies for absence**
To receive apologies for inability to attend the meeting (if any).
 2. **Minutes** 5 - 16
To approve as a correct record the Minutes of the meeting of this
Committee held on 16th November 2022.
 3. **Declarations of Interest**
To remind Members of the need to record the existence and nature of any
personal, disclosable pecuniary or other registrable interests in items on
the agenda, in accordance with the Members' [Code of Conduct](#).
 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. and Parish: 21/03256/RESMAJ - Lakeside, The
Green, Theale, Reading** 17 - 48
- Proposal:** Application for approval of reserved matters
(appearance, landscaping, layout and scale)
following outline planning permission
15/02842/OUTMAJ (allowed on appeal) - Outline
application for Residential development of up to 325
houses and apartments (including 70 extra-care
units) with associated access, parking, amenity
space and landscaping. All matters reserved.
- Location:** Lakeside, The Green, Theale, Reading
- Applicant:** Ridgepoint Homes
- Recommendation:** Delegate to the Service Director of Development &
Regulation to GRANT APPROVAL of reserved
matters subject to the conditions listed below.

Agenda - Eastern Area Planning Committee to be held on Wednesday, 15 March 2023
(continued)

Background Papers

- (a) The West Berkshire Core Strategy 2006-2026.
- (b) 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.
- (c) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (d) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (e) The Human Rights Act.

Sarah Clarke.

Sarah Clarke
Service Director – Strategy & Governance
West Berkshire District Council

If you require this information in a different format or translation, please contact Stephen Chard on telephone (01635) 519462.



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DRAFT

Note: These Minutes will remain DRAFT until approved at the next meeting of the Committee

EASTERN AREA PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON WEDNESDAY, 16 NOVEMBER 2022

Councillors Present: Graham Pask (Chairman), Alan Macro (Vice-Chairman), Jeremy Cottam, Ross Mackinnon, Geoff Mayes, Richard Somner, Keith Woodhams and Joanne Stewart (Substitute) (In place of Tony Linden)

Also Present: Jessica Bailiss (Policy Officer (Executive Support)), Gareth Dowding (Principal Engineer (Traffic and Road Safety)), Lydia Mather (Team Leader - Development Control, Development and Planning), Matthew Shepherd (Senior Planning Officer), Kim Maher (Solicitor) and Lizzie Reeves (Zoom Host)

Apologies for inability to attend the meeting: Councillor Alan Law and Councillor Tony Linden

PART I

24. Minutes

The Minutes of the meeting held on 5th October 2022 were approved as a true and correct record and signed by the Chairman.

The Minutes of the meeting held on 26th October 2022 were approved as a true and correct record and signed by the Chairman, subject to the following amendment:

Item 23 (1) Application 22/01062/FULD, under the debate section, page 39, paragraph one to read as follows: Councillor Stewart understood that the changes proposed were to accommodate home working however, the amount of additional changes put forward seemed to be excessive to accommodate two people now needing to work from home.

25. Declarations of Interest

There were no declarations of interest received.

26. Schedule of Planning Applications

(1) Application No. and Parish: 21/01698/FULMAJ - 12 -16 Chapel Street Thatcham West

1. The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 21/01698/FULMAJ in respect of the partial demolition of existing dwellings (14 & 16 Chapel Street), construction of 9No. one bedroom apartments and 2No. two bedroom houses, including parking and stores.
2. Matthew Shepherd (Senior Planning officer) introduced the report to Members, which took account of all the relevant policy considerations and other material planning considerations. In conclusion the report detailed that the proposal was acceptable in planning terms and officers recommended that the Service Director for Development and Regulation be authorised to grant planning permission subject to the conditions outlined in the main and update reports.

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3. In accordance with the Council's Constitution, Councillor Owen Jeffery and Mr Simon Pike, (Thatcham) Town Council representatives, Mr James Dunne, objector, Mr Sean Kelly, agent and Councillor Jeremy Cottam, Ward Member, addressed the Committee on this application.
4. The order in which representations were made to the Committee were changed due to Mr Pike arriving slightly late.

Objector Representation

5. Mr James Dunne in addressing the Committee raised the following points:
 - His main objection was the matter of overlooking. There was a distance of 21m proposed however, with the elevated areas the proposal would look directly down in Mr Dunne's garden, kitchen and the rear bedrooms.
 - Looking at the plans it could be seen that the shed at the rear and the trees would be located directly on Mr Dunne's boundary. As a resident he had the right to light, the right to privacy within his own home and the right to not be overlooked. It was felt that this matter was being railroaded.
 - The amenities of the proposed site would be immediately on M Dunne's boundary. If a football was kicked against his fence there was little he would be able to do.
 - Mr Dunne was unsure about the flooding aspect of the site. He was of the understanding that the area was a flood zone. It would be quite a large area that would be built on if the application was approved and he could only foresee this causing flooding.
 - Noise was a major concern. The building and the trees gave access to his garden should someone want to break in.
 - General noise disturbance to residents and also to the care home and nursery was a great concern. The proposed development was vast for the small area.
 - At certain times of year the sun and moon would be low and the whole development was too big for the area. The areas detailed above were Mr Dunne's main concerns.

Member Questions to the Objector

6. Councillor Geoff Mayes noted that Mr Dunne had said that the fence belonged to him. Councillor Mayes asked Mr Dunne to confirm if the fence was within his ownership and if he maintained it. Mr Dunne explained that the good side of the fence faced towards his garden but he was unsure if this meant that he owned it or if the new residents of the proposed dwelling backing onto the fence would own it. If the new residents owned it they would need to maintain it but the plans showed buildings and trees directly against the fence, which would make maintenance very difficult. Trees would undermine the foundations of the fence and would take moisture from the existing gardens impacting on plants and grass. Mr Dunne stressed that existing residents had the right to light. Proposed trees would reduce sunlight in to Mr Dunne's house.
7. Councillor Mayes asked if the area had ever flooded with water above the surface of the ground. Mr Dunne confirmed that it had not.

Parish/Town Council Representation

8. Mr Simon Pike in addressing the Committee raised the following points:

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- Thatcham Town Council had objected to the application. He understood that there was a previous application for the site that had gone to appeal and that the appeal was refused.
 - It seemed that the applicant had taken each of the grounds for refusal and tried to address them all individually. The cumulative impact was, however, still not acceptable in the Town Council's view and therefore the application should be refused again.
 - The site was very constrained and despite the plan to demolish one of the existing terrace houses, the access onto the road was very poor. The area was frequently congested in both directions, particularly at rush hour.
 - Vehicles entering the site from the Newbury direction would need to obstruct the road. Vehicles leaving the site would need to wait for a long time and would likely pull forward and obstruct the footpath, which was an important footway along the A4.
 - Regarding the site itself, the location of the properties had been modified from the previous application to try and address the issues of overlooking. The sites that would be overlooked were particularly sensitive. On the one side was the pre-school in the Methodist church and on the other side was a care home for people with dementia. Although the amount of overlooking had improved with the current application, it was still significant.
 - The proposed site would be densely packed, even by the standard of infill developments, which there had been a number of along the A4. This would increase traffic and the number of people pulling out/in from the A4 at busy times.
 - It was disappointing that the proposal included the demolition of one of the existing terrace houses. This would leave a new brick wall, which would be out of keeping with the aesthetics of the area.
 - All the areas highlighted including those highlighted by Mr Dunne had cumulatively led to the Town Council to opposing the application.
9. Councillor Owen Jeffery in addressing the Committee raised the following points:
- He drew attention to page 47, bullet point 6.1.9 of the agenda pack, which talked about 'tipping the balance in favour'. Councillor Jeffery did not feel that the balance was tipped in favour and felt that from a building conservation view this was not a fair comment.
 - The developer had cited 12, 14 and 16 Chapel Street as being merely three old cottages and therefore demolition and refurbishment had been identified as a suitable way forward. Sadly it was not in the Town Council's view.
 - The three cottages had been built in one process with a continuous architectural theme. They were at least early 19th century. They had been built together to a flush design. Demolition of even one cottage would diminish the character and alter the street scene. The cottages were an architectural unity with architectural integrity and were of good quality with red bricks. In the words of Dr Nick Young, the local Thatcham historian, the cottages were around 200 years old. They were built possibly as early as 1780 and no later than 1830. They were a unique trio of cottages that needed to be retained.
 - The site was close to the conservation area and although the existing entrance would not support the development taking place, the three cottages should remain in place.

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Member Questions to the Parish/Town Council

10. Councillor Jo Stewart stated that it had been heard and also seen at the site visit that there were questions about accessing and exiting the site. There were other properties along the road that also required access and Councillor Stewart asked if there was already regular issues experienced given the volume of traffic. There would be a need for traffic entering/exiting the site to cut across traffic, pathways and cycle ways. In response to Councillor Stewart's question, Mr Pike confirmed that there was not another site with such a high level of properties. The section of road in question was particularly troublesome because there were two sets of traffic lights either side of the exit meaning there could be traffic build up on both sides.
11. Mr Pike explained that further along the road there was a similar sized development however it was an open section of road that did not experience the same level of congestion. The other development nearby was the site at the former police station where there were five or six houses. The visibility looking towards Newbury was much better because there was not a building in the way and drivers would feel more comfortable about staying back and not crossing onto the pavement. The residential home had been included in the traffic light scheme.
12. Councillor Jeffery concurred with the comments from Mr Pike regarding Councillor Stewart's question. The proposed site would be the one place where there would not be a good view and there would be a number of vehicles entering and exiting. The former police station site was very different as it was totally open at the point where vehicles entered and exited the A4.

Applicant/Agent Representation

13. Mr Sean Kelly in addressing the Committee raised the following points:
 - He worked for RNV architecture and was the agent working on behalf of Youngs Estates and Land Ltd for the application.
 - 12 – 16 Chapel Street was the only remaining parcel of undeveloped land. Sited within the town centre area of Thatcham, the site was highly sustainable due to its proximity to amenities and public transport links. The proposal therefore adhered to paragraph 11 of the National Planning Policy Framework (NPPF), which stated that the presumption should be in favour of sustainable development. The site was within the settlement boundary and therefore the principle of development was already established.
 - The proposal provided two two storey three bedroom houses, and nine one bedroom apartments. All dwellings benefitted from the access to outside amenity space and exceeded the minimum space requirements as set out in Nationally Prescribed Space Standards. The proposal provided much needed low cost housing for first time home buyers in Thatcham
 - The site had been the subject of a previous application for 17 units, which following West Berkshire Council's refusal was the subject of an appeal. Whilst the appeal was unsuccessful, important design and material considerations had come out of the decision, which had informed the design of the proposed site, in particular the siting of the buildings, which the Appeal Inspector had found would not negatively impact neighbours.
 - Further important considerations by the Appeal Inspector had also been incorporated. The Inspector had concluded that the existing buildings were not considered a non-designated heritage asset and did not have concerns about partial or full demolition. As part of the application it was proposed that two of the

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dwellings be retained and only number 16 would be demolished to provide a safer access to the site.

- The Appeal Inspector had raised concerns about the previous one way access to the site however, importantly did not raise any concerns about access for 17 dwellings from Chapel Street.
- The proposal before the Committee included a redesigned two way access, which provided both pedestrian and vehicle visibility space, which was a significant improvement from the existing situation and improved highway safety.
- There were no concerns raised regarding the building to the south area of the site, where plots one and two were proposed. The Appeal Inspector considered that the two storey building located within 16 metres of the dwellings in the Henrys would not be overbearing to their amenity. Regardless of this the distance had been increased to 23.4 metres. The footprint of the proposal had been reduced by 35 percent compared to the previous proposal and all dwellings now benefited from outdoor amenity space.
- There had been a number of objections raised to the proposal from locals and Members:
 - Overlooking – in regards to the Bupa building, the Appeal Inspector was concerned about the side windows of the previous proposed apartments causing overlooking of Bupa. The building had been redesigned to remove the side windows with the exception of obscured glazed windows to bathrooms. It was therefore considered that the proposal caused no overlooking to the Bupa building. Overlooking to the Henrys by providing a back to back distance of 23.4m, which exceeded the minimum requirement set out in West Berkshire’s own residential development section of the SPF DPD and also exceed the previously proposed distance of 16 metres, was acceptable with the Appeal Inspector. Plots one and two had been orientated north to ensure they would not create any overlooking of the Bupa building or surrounding buildings.
 - Overshadowing – this had been raised as a concern regarding the gardens of the Henrys however, as previously mentioned the Appeal Inspector had no concerns of over shadowing in the location accepting that a 16 metre separation distance was sufficient. The application before the Committee proposed to increase this distance by over seven metres to 23.4 metres. This further improved the relationship between buildings that the Appeal Inspector had previously found acceptable. It was therefore considered that there would not be any overshadowing or over bearing to the Henrys.
- It was important to note that the Highways Team had raised no objection to the proposal and therefore accepted there would be no impact on highway safety.
- The application before the Committee had a proposed two way access, which improved visibility splays for pedestrians and vehicles.
- In conclusion the proposal provided much needed and well designed affordable local housing for first time buyers in a highly sustainable location. It accorded with all local and national policies, supplementary planning documents and design guides.
- The application had been informed by the material considerations of the previous appeal decision and was for a high quality residential development.

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Dwellings would sit comfortably within their surroundings and had been designed to reinforce the distinctive details of Thatcham.

- The Committee was urged to support the Officers well considered recommendation for approval.

Member Questions to the Applicant/Agent

14. Councillor Jeremy Cottam noted that two levels had been mentioned by Mr Kelly but noted a third level in the roof. Mr Kelly stated that the proposal was for a three storey level at the rear. It was not two level and Mr Kelly believed he had referred to it as three storey.
15. Councillor Cottam asked if the balconies proposed could be removed from the application if the Committee desired. With permission from the Chairman, Mr Kelly conferred with his client and confirmed that if the Committee were minded to approve then the balconies could be removed. The Chairman confirmed that he would seek Officer advice on the point later in the discussion. Normally applications had to be determined based on what was in front of the Committee.
16. Councillor Mayes noted that Mr Kelly had mentioned the site of No.16, which was due to be demolished as part of the plans. Councillor Mayes queried how wide the road access would be that would be put in the area of No. 16. Mr Kelly stated that 4.4 metres was proposed and there was an adjacent verge.
17. Councillor Woodhams stated that the Committee had heard from the Town Council that, due to the age of the existing 1800s style buildings, they were linked. He noted that the proposal involved knocking one of the dwellings down and queried if there was a risk that this would cause the other two to fall down. Mr Kelly stated that significant structural work would be carried out in order to allow No.16 to be demolished without causing structural issues to the remaining properties.

Ward Member Representation

18. Councillor Jeremy Cottam in addressing the Committee raised the following points:
 - Taking in to account the issues raised by the public he had narrowed them down to those that were relevant to planning.
 - There was a great concern of overlooking, particularly as it would be into a bedroom. This could be normally be mitigated however, this was difficult when balconies were proposed. Councillor Cottam was aware that in the past the Committee had been minded to ask for certain aspects of an application to be changed and this was his reasoning behind raising the point.
 - Another issue raised by the public was the influx of vehicles crossing pavements. There was a question of whether a vehicle could enter and exit the site at the same time. This was mentioned in the report on page 68 and was mainly a concern for vehicles turning left traveling eastbound, where there would be the risk of a sudden stop in traffic. A high number of HGVs used the road and travelled at high speed even though this was within the speed limit. Stopping distances for HGVs was much further than for cars.
 - Thirdly, Councillor Cottam referred to the street scene or 'vernacular' as referred by the Appeal Inspector. The vernacular was the way local people referred to things and Councillor Cottam thought the Appeal Inspector had been referring to the concerns of local people regarding the value of the local historian's comments when using this phrase, who was very intergraded in to society. The existing dwellings were very valuable to Thatcham and were some of the oldest in the town

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and Councillor Cottam felt they were precious. He felt it would be a shame for one of the dwellings to be removed and cause an eyesore. The continuous smooth line of the street would be interrupted and Councillor Cottam believed that this was one of the reasons why the previous application had been refused.

- Councillor Cottam stated that Thatcham was in great need of affordable housing and he was concerned to hear that the application went against policy CS6 and the lack of affordable homes.
- The application would also not be in line with the Council's net zero target and would not be sustainable with the reduced energy requirements. Councillor Cottam felt that it would be a retrograde step to approve the application.
- Councillor Cottam stated that he would listen to what others Members of the Committee had to say on the application.

Member Questions to the Ward Member

19. The Chairman stated that the Highways Officer was present for questions relating to the entrance to the site. His interpretation of what Councillor Cottam had referred to on page 68 of the report pack was the Appeal Inspector's decision, which referred to a single width carriage way. The current application appeared to include a double width carriageway, which would allow vehicles to travel in and out of the site at the same time. Councillor Cottam reported that he still had concerns about the width.

Member Questions to Officers

20. Councillor Alan Macro stated that he had three questions for the Planning Officer. Firstly he referred to section 6.3.2 of the report, which stated that the retained dwellings would have an outside amenity of 15 square metres. It was felt that this was very low. Mr Matthew Shepherd confirmed that this was correct.
21. Councillor Macro stated that he had tried to measure the distance between the proposed block of flats and the Bupa care home and he thought it was somewhere between eight and ten metres, he queried if this was correct. Mr Shepherd confirmed that this was correct.
22. Councillor Macro noted from the plans that the second floor flats only had roof lights/Velux windows and he asked if this was correct. Mr Shepherd confirmed that this was correct. Regarding the flats to the front, one had dual aspect and the other two within the roof line. Councillor Macro asked if this was deemed acceptable and Mr Shepherd explained that in terms of internal amenity, if this was the only reason for refusal balanced against the delivery of the dwellings, the Case Officer was content with the amenity space.
23. Councillor Geoff Mayes referred to the main road from the A4 Chapel Street into the site and queried if this was going to be adopted. Mr Gareth Dowding stated it would be up to the developer if they wished to offer the road for adoption. Usually in terms of the sort of site in question adoption would not be desired because the road would serve a private blocks of flats. If the road was offered for adoption the developer would have to follow all rules and regulations for the provision of an adopted highway. Councillor Mayes stated that this was a fundamental question, which would determine the way he would approach the application. Mr Dowding stated that the Local Authority could not force a developer to offer a road for adoption.
24. Councillor Richard Somner referred to the balconies and asked if they contributed towards outdoor amenity space and if they did he queried if the size of the balconies was included in current calculations. Mr Shepherd reported that balconies did

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contribute towards outdoor amenity space and would provide private amenity space for the flats in combination with the shared amenity space to the north of the proposed flats. Part of the Appeal Inspector's issue with the previous application was that some of the flats had no amenity space and there was a blurring between what was considered public and private in terms of the shared amenity space proposed. Councillor Somner noted that the potential removal of the balconies would require a re-calculation.

25. The Chairman stated that although he did not wish to draw out the process, technically in terms of the balconies the application could be deferred to allow revised plans to be submitted. Normally the Committee would determine an application as it stood.
26. Councillor Somner stated he would like to have a discussion regarding the financial aspects of the application. The Chairman stated that in this case the meeting would have to move to Part II. It was suggested that the meeting first move in to debate where any Part I comments could be raised before moving to Part II.

Debate

27. Councillor Woodhams reported that the applicant had stated in the report that provision of affordable homes and renewable energy measures made the development unviable and evidence had been included to this fact. The Committee had also been asked to take in to consideration the economics of the scheme. In response to this, Councillor Woodhams made two clear points. Firstly, the West Berkshire Council Housing Officer had stated that for 13 dwellings, four affordable dwellings should be expected as part of the site.
28. Secondly and equally as important, Councillor Woodhams stressed that in 2019 the Council had declared a climate emergency, confirming that it would create a strategic plan for West Berkshire that aimed to deliver a carbon neutral district by 2030.
29. Councillor Woodhams stated that he was aware that sites had become unviable, especially where contamination had needed to be removed at considerable cost to the applicant before construction could begin with the unfortunate loss of affordable housing. He asked if the Officers could tell him that if the Committee were minded to approve the application in its present form, if this would set a precedent for future applicants to follow suit and declare that provision of affordable homes and renewable energy measures made a development unviable.
30. Finally, Councillor Woodhams referred to section 6.18 of the report, where it was stated that although the Appeal Inspector was not convinced of the historic importance of the existing frontage buildings, he noted their vernacular appearance and their contribution to the traditional character of the street, despite some unsympathetic alterations reducing their visual quality. Councillor Woodhams stated that he had since learnt that the age of the existing frontage buildings dated back to the mid-1800s and this was another reason why there was a desire to keep the local history intact for future generations.
31. In response to Councillor Woodhams' question about a precedent being set, Mr Shepherd stated that it was built in to the policy that economics and viability were issues that needed to be considered in relation to C6 on affordable housing and CS15 in terms of renewable energy. Therefore a precedent would not be set. There would be acknowledgement that there were concerns and issues with a site and policy would have to be followed in response to this.
32. Councillor Macro stated he was not very happy about the application for various reasons. Firstly he was concerned about the amenity space for the two retained

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- cottages at 15 square metres. This was the equivalent of one and a half parking spaces, so was not much use to anyone particularly families with children.
33. Councillor Macro was also concerned about the loss of outlook from the care home, which would look out on to the site wall of the flat and the closest point was only eight metres. The care home's windows would also be overshadowed. There would also be overlooking to the properties in the Henrys to the rear of the site.
 34. Councillor Macro reported that the Appeal Inspector had complained about the amount of hard surfacing included as part of the previous application. There seemed to be a similar amount proposed as part of the current application.
 35. Councillor Macro referred to the flats and noted that the first floor balconies projected out over the ground floor windows and he was therefore concerned that the ground floor windows would be overshadowed.
 36. Finally, Councillor Macro stated that he agreed with Councillor Woodhams regarding the lack of renewable energy. He understood that affordable housing could make a scheme unviable however, to have solar panels included as part of the development would cause a minimal increase in cost and he felt strongly that this was something that should be insisted on.
 37. Councillor Cottam stated that he was equally concerned about abandoning the policy on net zero. Energy efficient buildings helped to reduce costs for residents. He saw no reason why the policy should be sacrificed, which had been put in place following a full Council decision. It would be very regretful to not keep to sustainable development.
 38. Councillor Cottam referred to affordable housing and stated that there was a very strong demand for this. He felt to approve the application would be a retrograde step. He supported Councillor Somner that a Part II discussion was required on the viability of the site. Councillor Cottam was concerned that the application was against policy and provided no affordable housing. He was concerned about the historic value of the existing dwellings, which was subjective. On balance Officers were recommending approval however, on balance he was concerned about the recommendation.
 39. Councillor Stewart stated that she had spent some time comparing the previous application to the current one to try and understand the differences that had been made. Councillor Stewart referred to comments made by the Appeal Inspector under point 47, on page 70 of the pack, where it was stated 'however, I have found that the development would cause significant harm to the character and appearance of the area, the living conditions of neighbouring and future occupants, would adversely affect highway safety, and would fail to contribute towards the provision of affordable housing'. Councillor Stewart could see that it was no longer significant harm that would be caused however, agreed with Councillor Macro in terms of the outlook for residents of the care home, which would look out on to a building where previously there was no building.
 40. Councillor Stewart raised concerns about the traffic situation and the safety of the piece of road in question. Councillor Stewart could not envisage herself having to pull in or out of the proposed site without being concerned about pedestrians, the cycleway and all of the traffic going east and west. Councillor Stewart agreed that a Part II discussion was required and stated she also did not believe the new application completely addressed the concerns that the inspector had previously.

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41. Councillor Somner proposed that the meeting moved in to Part II and this was seconded by Councillor Cottam. The Chairman invited the Committee to vote and at the vote the motion was carried.
- 42. All non-panellists were asked to leave the meeting, but would be able to return once the Part II discussion had concluded. At 7.43pm the broadcast was stopped whilst a Part II discussion took place.**
- 43. At 8.04pm the meeting moved back into Part I.**
44. Councillor Macro proposed that the application be refused against Officer recommendation, on the grounds of insufficient amenity space for the retained cottages; the loss of outlook from the care home; the impact on the living standards of occupants of the flats caused by balconies overshadowing their windows; because day light to the top floor flats would only be provided by roof lights, which meant there would be no outlook; and finally because the application was opposed to policy CS15.
45. Councillor Cottam stated he wished to second the proposal if it was included that the application also went against policy CS19 regarding the historic street scene. Councillor Macro stated he would be happy to accept this however, was concerned that the Appeals Inspector might have rejected this as part of the previous application.
46. Mr Matthew Shepherd referred the Committee to paragraph nine on page 63 of the report pack where the Appeal Inspector considered the vernacular and appearance of the terrace houses did contribute to the traditional character of the street, but did not fall within a conservation area and were not included in any local list of heritage assets. It was also noted that no evidence had been provided to demonstrate they were of historical importance. The Inspector had noted that there were some less sympathetic alterations however, taking all elements into account, the Inspector was of the view that any replacement achieved a similar or better contribution to the street scene. It was up to the Committee to decide if the loss of one of the cottages was sufficient enough to cause harm.
47. Councillor Macro felt that the matter of policy CS19 would be difficult to sustain because two of the three cottages were being retained rather than a complete replacement. Councillor Cottam withdrew the request for this to be included within the proposal.
48. Ms Lydia Maher asked for clarification regarding the reason for refusal regarding the living standards for the flats and asked if this was due to overshadowing from the balconies. Councillor Macro confirmed that it was overshadowing of the flats on the ground floor.
49. The Chairman invited the Committee to vote on the proposal by Councillor Macro, seconded by Councillor Cottam to refuse planning permission and at the vote the motion was carried.

RESOLVED that the Service Director for Development and Regulation be authorised to refuse planning permission for the following reasons:

Reasons

1. Insufficient garden area to retained dwellings to the front

The proposed units to the south of the site, the retained dwellings fronting Chapel Street, would have rear gardens of approximately 10-17 square metres. The SPD Quality Design

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Part 2 states that gardens for 1 and 2 bedroom houses and bungalows should be from 70 sq.m.

As such the proposed development does not constitute quality design due to the lack of private amenity space and would not contribute to the quality of life of future occupants. The development is therefore contrary to Policy CS14 of the West Berkshire Core Strategy 2006-2026, the SPD Quality Design Part 2, and the National Planning Policy Framework.

2. Loss of outlook from care home due to proximity of flats

The proposed development would have a harmful impact on the neighbouring care home and its amenity. Plots 3-11 (the block of flats) to the north of the site would be sited approximately 9 metres at its closet to the adjacent care home. Due to the size and proximity of the proposed plots 3-11 the development would have an unacceptable impact on the outlook of the care home.

The development therefore fails to achieve a satisfactory layout that fails to make a positive contribution to quality of life and would have an adverse impact on neighbouring amenity. As such the development is contrary to the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy 2006-2026, and the Quality Design SPD Part 2.

3. Failure to comply or contribute towards zero carbon from onsite renewables

Insufficient information has been submitted to demonstrate that renewable energy or low/zero carbon energy generation on site can be provided as part of the development, or that such provision is not technically or economically viable. The proposed development is therefore contrary to the National Planning Policy Framework, and policy CS15 of the West Berkshire Core Strategy 2006-2026.

4. Internal Amenity Plots 3-11

The proposed balconies on the first floor on units 3-11 (the block of flats) would overshadow the ground floor units below them and insufficient information has been submitted to demonstrate ground floor units would receive adequate daylight. The balconies are therefore considered to cause an unacceptable loss of daylight. This is exacerbated by some of the flats/rooms affected being north facing.

The flats to the second floor on plots 3-11 would only be served by roof lights and insufficient information has been submitted to demonstrate the units would receive adequate daylight or outlook. This is exacerbated by some of the flats/rooms being north facing.

The development therefore fails to achieve a satisfactory design and layout to make a positive contribution to quality of life and would have an adverse impact on the amenity future occupiers. As such the development is contrary to the National Planning Policy Framework, the National Design Guide, Policy CS14 of the West Berkshire Core Strategy 2006-2026, and the Quality Design SPD.

(The meeting commenced at 6.30 pm and closed at 8.09 pm)

CHAIRMAN

Date of Signature

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Agenda Item 4.(1)

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
4(1)	21/03256/RESMAJ Theale	24 th March 2022 ¹	Application for approval of reserved matters (appearance, landscaping, layout and scale) following outline planning permission 15/02842/OUTMAJ (allowed on appeal) - Outline application for Residential development of up to 325 houses and apartments (including 70 extra-care units) with associated access, parking, amenity space and landscaping. All matters reserved. Lakeside, The Green, Theale, Reading Ridgepoint Homes

¹ Extension of time agreed with applicant until 17.03.2023

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

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/03256/RESMAJ>

Recommendation Summary: Delegate to the Service Director of Development & Regulation to GRANT APPROVAL of reserved matters subject to the conditions listed below.

Ward Member(s): Councillor Macro

Reason for Committee Determination: More than 10 letters of objection

Committee Site Visit: 8th March 2023

Contact Officer Details

Name: Emma Nutchey
Job Title: Principal Planning Officer
Tel No: 01635 519111
Email: emma.nutchey@westberks.gov.uk

1. Introduction

- 1.1 The site known as Lakeside lies on the western edge of the village of Theale which is a Rural Service Centre. The site benefits from outline planning consent (15/02842/OUTMAJ) for up to 325 dwellings including 70 extra care apartments. Consent was granted for this scheme at appeal under which a number of parameter plans relating to building heights and open space provision were approved.
- 1.2 This reserved matters application proposes 290 units comprising of 70 extra care units, 119 apartments and 101 houses. This is the second reserved matters application for the site, phase 1 has already been approved for 9 units.

Private	Beds	No.
FOG	2	2
Apartment	2	85
House	2	43
House	3	34
House	4	15
Total		179

Affordable	Beds	No.
FOG	2	2
Apartment	2	30
House	3	6
House	4	3
Total		41

Extra Care	Beds	No.
Apartment	1	27
Apartment	2	43
Total		70

Grand Total	290
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- 1.3 The application site comprises a broadly triangular parcel of land which is bordered by the A4 to the south with a large roundabout to the west. To the north a portion of the site fronts onto The Green onto which the main entrance of the site is located while further east there is a frontage of properties which face onto the road. To the east are the properties accessed from St Ives Close and Volunteer Road.
- 1.4 Historically the site was subject to gravel extraction which, aside from the remaining lake, was infilled between the 1950s and 1970s. The west of south Lakeside was occupied by railway sidings between the 1970s and 1980s in association with the nearby railway depot. The site has remained unoccupied since the 1970s and now comprises unmanaged vegetation and scrubland.
- 1.5 For the purposes of managing the delivery of the development the site has been divided into 5 phases. Following the approval of reserved matters consent for phase 1 those works have now commenced on site. This application relates to the remainder of the site, phases 2-5. The proposal seeks detailed planning permission for 290 dwellings/flats including 70 extra care units. Combined with the approved scheme for phase one of 9 units this will result in the delivery of 299 homes across the whole site.

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site. The permissions listed all relate to the residential permissions at the site. The application site has a long planning history with an extant consent for a B1 business park (application 154882) comprising of 14,488sqm of B1 floor-space in three 3-storey buildings together with 545 surface car-parking spaces. All the buildings and car-parking would be contained within South Lakeside) and North Lakeside would be landscaped as open space.
- 2.2 Only those permissions most relevant to this application are detailed. Those permissions relating solely to the part of the site being developed under phase 1 are not listed.

South Lakeside

Application	Proposal	Decision / Date
04/01219/FULMAJ	350 houses and apartments with associated access, parking, amenity space and landscaping.	Refused but allowed at appeal Sept 2007
11/00117/CERTP	A lawful development certificate issued to confirm that planning permission 04/01219/FULMAJ had been lawfully implemented.	Approved 10 th June 2011

North Lakeside

Application	Proposal	Decision / Date
16/01846/OUTMAJ	25 dwellings with associated access, parking and landscaping works with access.	Allowed on appeal 15 th March 2017
20/00664/RESMAJ	Reserved matters for 16/01846/OUTMAJ	Approved 1 st December 2020

Whole site

Application	Proposal	Decision / Date
15/02842/OUTMAJ	Outline application for Residential development of up to 325 houses and apartments (including 70 extra-care units) with associated access, parking, amenity space and landscaping	Approved on appeal. The outline to which this application relates.

3. Procedural Matters

- 3.1 Outline application 15/02842/OUTMAJ was screened on the 11th April 2016 against the 2011 Regulations. This confirmed that the proposal is not considered to be EIA development. The regulations have since been updated (2017) however screening should take place at outline stage. This application comprises the submission of details only and as such further screenings are not required.
- 3.2 The application was advertised by way of a site notice which expired on the 9th February 2022. The application was also advertised in the Reading Chronicle on the 20th January 2022. Following the receipt of amended plans all third parties who originally made representations on the scheme were also notified directly and given 21 days to comment.
- 3.3 Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the development. All new dwellings are CIL liable and as such CIL will be charged on this scheme. The relevant forms have been completed by the applicant and CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at www.westberks.gov.uk/cil.

4. Consultation

Statutory and non-statutory consultation

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council’s website, using the link at the start of this report.

Theale Parish Council:	<p>Objections raised 7th February 2022:</p> <ul style="list-style-type: none"> - The scale of the proposed buildings are out of keeping, particularly with those on The Green. There are no other 4 storey buildings in Theale. - The appearance and character of the proposed buildings are out of keeping with the nearby buildings on the Green, majority built between 1930s and 1960s. - Increase in traffic and parking issues on The Green. - Lack of noise barrier to shield against noise from the A4 bypass. - Concerns over removal of existing trees along the boundary. <p>Objection raised 29th December 2022. Repeat above concerns</p> <p>Objection raised 11th January 2023:</p>
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	<ul style="list-style-type: none"> - The style and scale of the development, particularly relating to the height of the buildings which are in part 4 storeys is out of character with the area. - Local services and infrastructure: doctors, schools and roads are not adequate to provide for further development.
Sulhamstead Parish Council:	No objection
WBC Highways:	No objections subject to conditions
Affordable housing:	No objections
Drainage:	No objections
Trees:	No objections subject to conditions.
Ecology:	No objections subject to conditions
Royal Berkshire Fire & Rescue:	No objection
Office Nuclear Regulation:	No objection
Health and Safety Executive:	Do not advise against the development.
Emergency Planning:	No objection
Environmental Health:	No objection.
Minerals and Waste:	No objection
Archaeology:	No objection: A programme of archaeological works has been carried out on this site indicating the archaeological potential is low.
Natural England:	No objection
Thames Valley Police:	Initial concerns were raised in respect of parking, garden access arrangements and postal and waste arrangements for the flats and natural surveillance of the open spaces and public realm. No further comments have been received on the amended plans.

Public representations

4.2 Representations have been received from 20 contributors, 0 of which support and 20 of which object to the proposal.

4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:

- Impact on the character of the village of Theale. Building heights at 4 storeys are out of keeping and harmful to the character of the area.
- Building heights are harmful to the AONB.
- Impact of additional traffic.
- Services such as schools and doctors cannot cope with additional facilities.
- Concerns for the use of old base plans which are now inaccurate.
- Concerns for overlooking of existing dwellings: Block 1 is a 3 storey apartment building which will overlook the existing Victorian terraces at the end of The Green.
- Impact on wildlife – nightingales on the site.
- Concern for lack of parking spaces.
- Drains unable to cope
- No tree screening to the rear of the properties along The Green which increases loss of privacy.
- Concerns for safety at the access regarding pedestrians and vehicles.
- Blocks of flats are overbearing.
- Risks of surface water flooding.
- Noise/air and light pollution.
- Impact on trees covered by a Tree Preservation Order.

5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADPP6, CS1, CS4, CS5, CS6, CS13, CS14, CS16, CS17, CS18, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- Policies OVS5, OVS6, TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

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

- WBC Quality Design SPD (2006)
- Planning Obligations SPD (2015)
- Sustainable Drainage SPD

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of development
- Character and appearance
- Impact on neighbour amenity
- Highways

- Trees
- Ecology
- Drainage
- Housing

Principle of development

- 6.2 The application site is located within the settlement boundary of Theale, a Rural Service Centre as defined by Policy ADPP1 of the Core Strategy. Planning permission 15/02842/OUTMAJ, which was granted at appeal, secured outline permission for development described as 'Outline application for Residential development of up to 325 houses and apartments (including 70 extra-care units) with associated access, parking, amenity space and landscaping. All matters reserved.' This application seeks to approve the detailed design of the scheme. The proposal comprises a total of 290 units of which 70 are extra care.
- 6.3 Policy CS4 of the Core Strategy states that residential development will be expected to contribute to the delivery of an appropriate mix of dwelling types and sizes to meet the housing needs of all sectors of the community having regard to the character of the area, accessibility to services and local need. The development is divided into five different character areas. The proposal provides for a mix of property sizes and types however provision is heavily skewed towards flatted accommodation. While the densities achieved are relatively high for the area during the appeal the Inspector noted that a development of this scale is likely to be necessary for the site to be viable and that the proposals make good use of land which is otherwise effectively derelict. In conclusion the number, density and mix of units has already been determined through the parameters established under the outline.
- 6.4 The unilateral undertaking as part of the outline permission secured the provision of 41 affordable units comprising a tenure split of 12 shared ownership and 29 social rent dwellings. This level of affordable housing provision and the tenure mix was agreed following discussions relating to viability at the appeal for 15/02842/OUTMAJ. The proposals meet with the requirements of the obligation delivering a mix of 1 and 2 bedroom flats and 3 and 4 bed houses. The affordable units are shown in pink on the tenure plan and will be delivered in phase 2. The proposals have been agreed with Housing Officers.
- 6.5 The principle of residential development at this scale is acceptable and has been examined and approved at outline stage. As such this report focuses on the detailed design of the proposals.

Character and appearance

- 6.6 The site known as Lakeside comprises a broadly triangular parcel of land with the A4 parallel to the southern boundary and The Green to the north. The western end of the site faces onto a large roundabout which links traffic with Pangbourne, the M4 and Thatcham. A lake created from the former gravel pits on the site occupies a large portion of the eastern end of the site with an area of woodland in the south eastern corner. There are a number of existing properties within close proximity to the site namely those along The Green which back onto the northern boundary and the dwellings accessed from The Green and St Ives. Further east is an estate with the properties on Volunteer Road backing onto the far eastern boundary.
- 6.7 The site is to be divided into five character areas; north shore, the edge, gateway, south shore and extra care. Of the 290 dwellings proposed 119 are flats and 101 are houses. The flats would predominately be within the south shore area overlooking the lake with other smaller blocks interspersed throughout the development. The density of the

scheme equates to 35 dwellings per hectare across the site as a whole. The proposals meet with the minimum rear to rear separation distance of 21m as required by Supplementary Planning Document Quality Design.

- 6.8 Strong concern has been raised by Theale Parish Council and objectors for the density of the development and the heights of the buildings. It is their view that the proposal is not in keeping with the character of the area particularly given the edge of Theale location. Material to the review of this scheme are the parameter plans that were approved at outline stage. Under the outline application the Inspector granted planning permission for up to 325 houses and apartments including 70 extra care units. This equated to a density of approximately 38 dwellings per hectare. This proposal including the consented 9 units on phase 1 equates to a density of 35 dph across the site as a whole. The approved parameter plans showed a high density, heavily flatted scheme and viability was a recognised and accepted concern. A copy of the approved parameters plans are attached in Appendix A.
- 6.9 As part of the appeal the Inspector made the following comments with regards to the building heights and density.
- Paragraph 47: Based on the parameter plans and indicative plans, the proposed development would be quite intensive over most of the site, with buildings of over 14m high in some parts of the site, and fairly closely spaced in others. However, to the north of the lake, the density and the heights would be lower and more in keeping with the existing properties adjacent to this part of the site. The existing TPO trees and woodland could be retained, and some new open space could be created. The taller buildings would be quite prominent in the landscape, but subject to detailed design, that does not make the development unacceptable, even on a site just outside an AONB, as this is.*
- 6.10 All of the proposed building heights accord with the approved parameter plans. The proposal has been designed such that the dwellings on the northern part of the site, behind the properties on The Green are 2 and 2.5 storey which is reflective of the dwelling heights of other properties on the edge of Theale. With a mix of semi detached and short terraces of properties the scale and form of the buildings is in keeping with the immediately neighbouring buildings. The layout also means that the new dwellings back onto the gardens of these properties and the 21m separation distance is adhered to.
- 6.11 While the flats are 3 and 4 storey they have been sensitively designed and well-articulated with details which add to the quality of their appearance. The buildings themselves are large but changes in the ridge and eaves height and the use of gables and other features help to break up the built form. These large buildings will be read mostly in views looking across the lake and will frame the lakeside edge. Considerable work on the landscaping has also taken place utilising tree species which will themselves be large such as Oak to ensure they make a visual contribution to the setting of the buildings over time.
- 6.12 In conclusion the heights of the buildings comply with the scope of the parameter plans and the density of the scheme as a whole is slightly lower than that approved at appeal.
- 6.13 It is also important to recognise that there is an extant permission for residential development on the site reference 04/01219/FULMAJ for 350 units on South Lakeside only. This is a dense scheme of 90 dwellings per hectare comprising of 3-5 storey apartments. A layout plan for this scheme alongside some elevations are attached in Appendix B. There is a certificate of lawfulness confirming that this scheme has been lawfully implemented and as such represents a valid fall back position which could be completed at any time. No further planning consent would be required from the Local Planning Authority to undertake these works.

- 6.14 The boundary of the site adjacent to the A4 is currently open. As part of the proposals a 1.8m high close board fence will be constructed. This is not deemed necessary from an acoustic perspective however it is important to provide some privacy, security and separation between the development and the highway.
- 6.15 The soft landscape plans also show tree planting along this boundary at regular intervals. While this will not create a buffer of planting it will over time soften the edge of the development. Elsewhere within the site the garden boundaries backing onto the lake (plots 36-42) have been designed so that there is no closed board fencing immediately adjacent to the water's edge to ensure that the soft edge around the lake is maintained and views from all vantage points are sympathetic. Permitted development rights for additional new fencing around the lake have been removed entirely to maintain these open views which are important to the setting of the site and character of the new residential estate. Across the site as a whole the number of street trees has been significantly increased during the application process. The NPPF paragraph 131 recognises the importance of street trees and encourages streets to be tree lined which the scheme now accords with.
- 6.16 It is recognised that objections were raised by the Police to the original proposals. Since these comments the layout of the scheme has been altered with an increase in car parking provision and improved accessibility to back gardens and improved surveillance. No further comments have been received from the Police however it is considered that the changes made to the scheme present an improvement on the original submission.
- 6.17 In conclusion, the parameters for the scale and form of the development: density and building heights have already been established at outline stage. It is considered that the design and appearance of the buildings, the layout, open spaces and landscaping are of a high quality to help integrate the development into the local area and create an attractive new estate. As such the proposals comply with Policies CS14 and CS19 of the Core Strategy and the guidance within the NPPF and Quality Design SPD.

Impact on neighbour amenity

- 6.18 Policy CS14 of the Core Strategy seeks to protect the amenity of neighbouring properties. The development to the north of the site borders the rear gardens of the properties on The Green. The proposed layout has been designed such that the new dwellings back onto the rear gardens of these existing properties. It is recognised that a number of existing trees have been removed from this part of the application site opening up views into the existing gardens. Furthermore the proposed properties largely have skylights within the roof. While mindful of this, the rear to rear separation distances between existing and new properties range from 25m to 40m thus exceeding the minimum 21m stated within the design guidance. Such distances are considered sufficient to ensure that a suitable level of privacy is maintained for these existing dwellings.
- 6.19 3 new dwellings comprising a short terrace, plots 1 to 3, is proposed to the west of number 41 The Green. The proposed properties extend beyond the rear elevation of number 41 by approximately 3.8m. There is a garage to the side of number 41 and the proposed houses will not infringe on daylight to any of the rear windows of this existing neighbouring property or have an overbearing impact when drawing a 45 degree line from the nearest openings.
- 6.20 Block 1 is a 3 storey block of flats to the south of the houses on The Green. The impact of this on the amenity and privacy of the occupiers of numbers 39 and 41 The Green has been considered. At its closest point the new flats are 33m from the rear of number 41 and any overlooking would be oblique given that it is not positioned directly to the

rear of this property. In conclusion this building is not considered to have a harmful impact on neighbour amenity.

- 6.21 There is a slight shortfall in terms of the amount of private amenity space for some dwellings falling below the 70m²/100m² as recommended by SPD Quality Design for a 2 and 3+ bedroom house respectively. Notwithstanding this however the gardens are sufficiently private by virtue of the separation distances between the houses and provide functional and practical outside space. It is also recognised that green infrastructure covers 35% of site with 15% comprising amenity/open spaces (excluding private amenity areas) and 20% comprising the lake. The amenity/open space areas include the woodland, the perimeter lake walk, the amphitheatre and a number of play areas thus providing a good level of outdoor provision. On balance the slight shortfall in garden sizes is off set by the other considerations.
- 6.22 In conclusion, the proposed dwellings alter the outlook from the properties on The Green however they will not have a harmful impact on the amenity of neighbouring properties in terms of loss of light, overlooking or over bearing impacts. The layout meets with the design standards set out within SPD Quality Design and the proposal as a whole accords with CS14 of the Core Strategy and the guidance within the NPPF.

Highways

- 6.23 Policy CS13 of the Core Strategy concerns transport. It emphasises that road safety in West Berkshire is a key consideration for all development. Particular focus should be given to the safety of pedestrians, cyclists, and other vulnerable road users.
- 6.24 The proposed development is to be served by a main access off of The Green. This access is existing but to be modified in accordance with the approved plans. The design of this main access has already been approved. This proposal relates to the detailed design of the scheme and by virtue of the internal layout will provide for an emergency access via St Ives were an event to occur and the main access be blocked. This is not a secondary access but one to be used in an emergency only. This is a welcomed change to the layout from a highways perspective and a benefit.
- 6.25 Following amendments to the scheme the layout complies with Manual for Streets providing interconnected loops. Amendments have also been made to the new road which runs parallel to the A4 to build in some natural speed calming measures.
- 6.26 The Council's standards with respect to car parking are set out within Policy P1 of the Housing and Site Allocations DPD. With regards to the housing the car parking provided exceeds the requirements of Policy P1. All three and four bedroom houses have three on site car parking spaces or more, with two bedroom houses being provided with two car parking spaces each. The layout provides some 262 car parking spaces for the houses, compared to the 232.5 required according to the parking standards.
- 6.27 With regards to the flats the layout provides some 204 car parking spaces. Policy P1 requires provision for 206 spaces and as such there is a very slight shortfall of 2 spaces across the 87 flats. It is the view of the highway officer that this should not cause any significant concern.
- 6.28 50 car parking spaces have been provided for the 70 bed care home. This is considered acceptable by the highways officer as it exceeds the 0.5 spaces that have been approved at other care homes across West Berkshire, and has been found to be sufficient.

6.29 In conclusion, while there is a shortfall of 2 parking spaces for the flats there is an over provision for the houses and the extra care units. Across the site as a whole there is an over supply of spaces. No Highway objections have been raised subject to conditions. A number of these reflect conditions already on the outline (construction method statement, travel plan) and as such are not repeated here. The scheme is in accordance with Policy TRANS.1 of the West Berkshire Local Plan Saved Policies 2006-2026 and Policy CS13 of the West Berkshire District Local Plan 2006-2026 and the guidance within the NPPF with regards to highway safety.

Trees

6.30 Policy CS19 of the Core Strategy seeks to ensure that the diversity and local distinctiveness of the landscape character of the district is conserved. Landscaping plays a key role in good design and similarly Policy CS14 seeks the preservation and enhancement of trees and recognises the value of high quality open spaces within a development.

6.31 The application is supported by an Arboricultural Method Statement and Tree Protection Plan. A number of TPO Willow trees have been felled on site and these have since flushed from the stumps – effectively becoming coppiced stools. It is hoped these will return to their former height and the landscaping scheme includes replacement trees on the lakeside edge to compensate for these works that have taken place. The proposals will also introduce some larger species into the areas of open space which over time will become a feature of the site and some taller trees near to blocks 4, 5 and 7 which will be in keeping with the scale of the new flats which front onto the water. Following extensive negotiations no objections have been raised by the Tree Officer to the loss of the trees due to the quality of the mitigating landscape scheme.

6.32 The application is supported by sufficient information to demonstrate how new planting will be managed and maintained. Details of crate systems, vandalism proof fencing and water and maintenance regimes have been submitted to demonstrate that young plants can establish successfully. Street trees have also been incorporated into the layout.

6.33 No objections have been raised by the Tree Officer subject to conditions. The conditions seek to secure the implementation of the landscaping scheme and its care and maintenance for at least 5 years and the implementation of the approved arboricultural method statement. In conclusion the proposal complies with Policy CS18, CS19 and CS14 of the Core Strategy and the guidance within the NPPF.

Ecology

6.34 Policy CS17 of the Core Strategy states that biodiversity and geodiversity assets across West Berkshire will be conserved and enhanced. The outline application was supported by a habitat survey and a number of planning conditions were attached.

6.35 The hard and soft landscaping proposals are considered to be suitable for the site allowing for the use of native plant species only. Following a review of the scheme by the Council's Ecologist no objections have been raised to this aspect of the proposals. Details of bat and bird boxes have also been submitted and these are considered to be acceptable, the implementation of which will be secured by condition.

6.36 In conclusion the proposal, in conjunction with the conditions on the outline, are considered to comply with Policy CS17 of the Core Strategy and the guidance within the NPPF.

Drainage

- 6.37 The site is not located within Flood Zone 2 or 3, which indicates the lowest risk of fluvial flooding. It is not located within any critical drainage area identified by the Strategic Flood Risk Assessment for the district.
- 6.38 Policy CS16 states that on all development sites, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS) in accordance with best practice and the proposed national standards and to provide attenuation to greenfield run-off rates and volumes, for all new development and re-development and provide other benefits where possible such as water quality, biodiversity and amenity. The Council has adopted a Sustainable Drainage SPD which supports this policy, and provides examples of measures that can be incorporated into even minor developments. There is a condition on the outline planning permission requiring full details of a drainage strategy to be submitted prior to development.6.39
- The application is supported by a draft SuDs strategy. This has been subject to lengthy discussions between the applicant and officers to ensure a suitable solution for the site. The proposals incorporate a multitude of SuDs features throughout the site including green roofs, bio retention systems, swales, permeable paving, infiltration devices, tree pits and an ornamental pond. The strategy is considered to be acceptable and will form a basis for the design of the full drainage strategy which will be dealt with as part of the condition on the outline. No additional conditions are required. In conclusion no objections are raised and the proposal is considered to comply with policy CS16 of the Core Strategy and the guidance within the NPPF.

Housing

- 6.40 Policy CS6 of the Core Strategy seeks to address the need for affordable housing within the district. The policy sets out the percentage of affordable homes to be provided dependant on the size of a development and states that any provision below the levels set out should be fully justified through evidence set out in a viability report. The inspector recognised the viability issues associated with this site and a legal agreement was completed to secure 12.5% affordable housing which equates to 41 units. The legal agreement also includes a late stage review mechanism to allow for a limited review of actual costs and sales and any amount beyond a protected percentage profit could be clawed back as a commuted sum towards affordable housing.
- 6.41 This proposal seeks to provide 41 affordable homes as follows:

Affordable	Beds	No.
FOG	2	2
Apartment	2	30
House	3	6
House	4	3
Total		41

- 6.42 The proposed mix and tenure of the units to be provided is considered to be suitable for the site and meets with the provisions of the legal agreement secured at outline stage. Housing would have liked to see the provision of some one bed units however no objections have been raised and the scheme is considered to comply with Policy CS6 of the Core Strategy.

7. Planning Balance and Conclusion

- 7.1 The principle of up to 325 residential dwellings on the site is established under outline consent 15/02842/OUTMAJ. The approved parameter plans determined the maximum acceptable heights for the buildings and showed a large proportion of the units to be delivered as flats to achieve the approved high density scheme. To accommodate the requirement of current policies which have changed since the original outline approval in 2017, the proposal now seeks reserved matters approval for 290 units. This is then added to the 9 dwellings approved in phase 1 thus totalling 299 units across the Lakeside site as a whole. As such the scheme will deliver a slightly reduced number of houses to that which has been granted planning permission in order to ensure that the design and layout requirements of the Council's policies have been met.
- 7.2 The buildings have been designed to a high standard and are well articulated. Considerable work has taken place on the soft landscaping scheme to provide an attractive setting for the development. This has been designed to complement and work with the built form such that together they help to create an attractive living environment for future residents and those living elsewhere in Theale who may make use of the areas of public open space delivered as part of this development. No technical objections have been raised by statutory consultees to the scheme and while there is a shortfall of 2 parking spaces for the flats there is an over supply of parking for the houses and care home which offset this. As such a reduction of 2 parking spaces is not considered to cause any significant harm in this instance.
- 7.3 In conclusion the proposal is considered to comply with the West Berkshire Core Strategy as a whole and the guidance within the NPPF. The proposal is therefore recommended for approval subject to conditions.

8. Full Recommendation

- 8.1 To delegate to the Service Director of Development & Regulation to GRANT APPROVAL of the reserved matters subject to the conditions listed below.

1.	<p>Commencement of development</p> <p>This approval relates solely to the reserved matters referred to in condition 2 of the outline planning permission granted at appeal on 15th March 2017 under appeal reference APP/W0340/W/16/3159722. Nothing contained in this proposal or this notice shall be deemed to affect or vary the conditions applied to that outline planning permission.</p> <p>Reason: For the clarity and the avoidance of doubt. The reserved matters cannot be considered separately from the permission to which they relate and the conditions applied on that outline permission are still applicable.</p>
2.	<p>Approved plans</p> <p>The development hereby permitted shall be carried out in accordance with the approved plans and documents listed on the Document List titled '21/03256/RESMAJ – Application for the approval of reserved matters pursuant to outline planning consent ref: 15/02842/OUTMAJ.'</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>

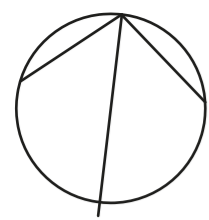
3.	<p>Sample of materials</p> <p>No works in any phase shall take place above slab level until samples and an accompanying schedule of the materials to be used in the construction of the external surfaces of the development for that phase hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development of that phase shall be carried out in accordance with the approved materials.</p> <p>Reason: To ensure that the external materials respect the character and appearance of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006). A pre-commencement condition is required because the approved materials will be used throughout construction.</p>
4.	<p>Ground levels and finished floor levels</p> <p>No development shall take place until details of existing and proposed ground levels, and finished floor levels of the dwellings for that phase 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.</p> <p>Reason: To ensure a satisfactory relationship between the proposed development and the adjacent land. These details are required before development commenced because insufficient information accompanies the application, and the agreed details will affect early construction activities. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD (June 2006).</p>
5.	<p>Boundary Treatments</p> <p>No dwelling shall be occupied until the boundary treatment for that property has been constructed in accordance with the approved details as shown on the drawing titled Hard Landscape drawing number RID22928-12H. Notwithstanding this no dwelling in phase 2 shall be occupied until the 1.8m high close board fence adjacent to the A4 has been erected in accordance with the approved plans. Thereafter the approved boundary treatment shall be retained.</p> <p>Reason: The design and appearance of the boundary treatments are an integral element of achieving good design. The fencing also has important acoustic qualities. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.</p>
6.	<p>Condition 27 of the outline</p> <p>No dwelling shall be occupied until the measures necessary to limit externally generated noise as detailed in the report titled Noise Control Scheme by Bickerdike Allen Partners dated 20 June 2022 have been implemented in full in accordance with the approved details and thereafter retained.</p> <p>Reason: This information has been submitted in accordance with condition 27 of the outline and the works are deemed necessary to mitigate any noise impacts on future residents in accordance with Policy CS14 of the Core Strategy and the guidance within the National Planning Policy Framework.</p>

7.	<p>Landscaping</p> <p>All landscape works shall be completed in accordance with the submitted ten ACD Environmental plans plus schedule, reference drawing numbers RID22928-11L dated Nov 2021 updated 22.02.23.</p> <p>The approved landscaping plan shall be implemented within the first planting season following completion of development.</p> <p>Any trees, shrubs or hedges planted in accordance with the approved scheme which are removed, die, or become diseased within five years from completion of this development shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.</p> <p>Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality. This is to ensure the implementation of a satisfactory scheme of landscaping in accordance with the National Planning Policy Framework and Policies ADPP1, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
8.	<p>Arboricultural Method Statement</p> <p>The Arboricultural Method Statement and tree protection measures within Keen Consultants report ref: 1745-KC-MS-YTREE-MethodStatement-RevC dated August 2022 shall be implemented in full and tree protection measures and works carried out in accordance with the Assessment. No changes shall be made to the works unless amendments have been submitted to and approved in writing by the Local Planning Authority and shall include details of any changes to the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area.</p> <p>Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of the National Planning Policy Framework and Policies ADPP5, CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
9.	<p>Electric vehicle charging point</p> <p>No dwelling shall be occupied until details of an electric vehicle charging point for that property have been submitted to and approved in writing by the Local Planning Authority. The dwelling thereafter shall not be occupied until the charging point has been installed in accordance with the approved plans and shall thereafter be retained and kept available for the potential use of an electric car</p> <p>Reason: To promote the use of electric vehicles. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocation DPD and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
10.	<p>Visibility splays within the site</p> <p>No dwelling shall be occupied until the visibility splays within the site have been provided in accordance with drawing number 6782.010 D dated November 2021. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.</p>

	Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).
11.	<p>Parking/turning in accordance with plans</p> <p>No dwelling shall be occupied until the associated vehicle parking and turning space have been surfaced, marked out and 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.</p> <p>Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
12.	<p>Cycle parking</p> <p>No dwelling shall be occupied until the associated 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.</p> <p>Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
13.	<p>Bat and Bird Boxes</p> <p>No dwelling hereby approved shall be occupied until the bat and/or bird boxes for that particular unit have been installed in accordance with the approved details shown on Soft Landscape plan RID22928-11L. The bat and/or bird boxes shall thereafter be retained in accordance with the approved details.</p> <p>Reason: To ensure biodiversity enhancements are incorporated into the development. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
14.	<p>Floating Ecosystem modules</p> <p>Prior to the sale of the final property on the site the 3 floating ecosystem modules as detailed on Soft Landscape plan RID22928-11L shall be positioned within the lake in accordance with the approved plans and thereafter retained.</p> <p>Reason: To ensure biodiversity enhancements are incorporated into the development. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
15.	<p>Removal of PD rights for fencing around the lake</p> <p>Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no gates, fences, walls or other means of enclosure around the lake which would otherwise be permitted by Schedule 2, Part 2, Class A of that Order shall be erected, constructed, or materially altered without planning permission being granted by the Local Planning Authority on an application made for that purpose. This restriction excludes any development expressly permitted by this permission, and does not prevent repairs or replacements</p>

	<p>(in full or in part) that do not materially affect the external appearance of any gate, fence, wall or other means of enclosure.</p> <p>Reason: To prevent the erection of such development which may have an adverse impact on the open character and appearance of the lake which is a feature within the site. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Quality Design SPD (June 2006).</p>
	Informatives:
1.	This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. The local planning authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area.
2.	The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from this Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at www.westberks.gov.uk/cil
3.	The Council has emerging highway design standards requiring all roads serving more than five dwellings to designed, constructed and adopted as public highway via a Section 38 Agreement. This Council does apply the Advanced Payment Code Under section 220 of the Highways Act 1980, and it will be applied to all roads serving more than five houses within the site. The expected monies being paid to the Council, will be the equivalent of the cost of constructing the above roads within the site using the Councils rates. The monies obtained would cover the cost for the Council in needing to reconstruct adoptable assets, if required to do so, including by residents. Of course any section 38 Agreement, does enable said monies to be returned upon adoption.

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LEGEND:

- ZONE A: HOUSES & APARTMENTS
- ZONE B: EXTRA CARE APARTMENTS
- ZONE C/1-5: HOUSES & APARTMENTS
- ZONE D: NO BUILDINGS
- ZONE E/1-4: APARTMENTS
- ZONE F/1-2: HOUSES
- ZONE G/1-2: HOUSES

OPTION 3 – SCHEDULE:

Zone	Type	Max. height to eaves/flat roof	Max. height to ridge
Zone A	Houses + Flats	8.55m	12.00m
Zone B	Extra Care Flats	11.35m	flat
Zone C1	Houses	7.95m	11.95m
Zone C1a	Flats	14.15m	flat
Zone C2	Houses	7.95m	11.95m
Zone C2a	Flats	14.15m	flat
Zone C3	Houses + Flats	8.55m	11.95m
Zone C4	Houses	7.95m	11.95m
Zone C5	Flats	14.15m	flat
Zone D	No Development	–	–
Zone E1	Flats	14.15m	flat
Zone E2-E4	Flats	11.35m	flat
Zone F1-F2	Houses	6.85m	10.85m
Zone G1-G2	Houses	5.35m	9.35m

* All heights are from finished ground level to eaves or flat roof and reflect typical housing developer practice. Further allowance should be made for architectural design of roofscapes. Where pitched roofs are proposed in any future reserved matters submission the ridge height will be limited to the maximum ridge heights shown. Note that the indicative scheme anticipates flat roofs to Zones B [the Extra Care unit] and Zone D [alongside the A4] and Zone E [lake edge] but this does not necessarily preclude alternative proposals. Final ground levels are subject to engineering design and contamination remediation work. See the Environmental Site Investigation report by Environ for more detail.



Revision	Description	Date
P-01	Parking layout update	31/08/16

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 E: info@broadwaymalyan.com
 www.broadwaymalyan.com

Client:
 Central Corporation Securities Ltd.
 Alliance Security (The Green) Ltd.
 Central Corporation Estates Ltd.
 Insistmetal 2 Ltd.

Project:
 Lakeside, The Green
 Theale, Berkshire

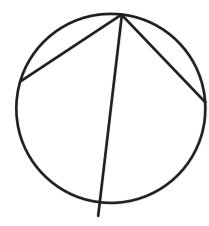
Description:
 Indicative Site Layout – Option 3
 Parameter Plan – Building Heights

Status:
 Outline Planning Application

Scale: 1:1000
 Drawn By: DT/JF
 Date: Jun 2016

Job Number: 30716
 Drawing Number: A-02-01
 Revision: P-01

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LEGEND:

- VEHICULAR & PEDESTRIAN ACCESS TO SITE
- PEDESTRIAN ACCESS TO SITE
- PEDESTRIAN & CYCLE ACCESS TO THEALE STATION
- CIRCULAR WALK AROUND LAKE
- AREA ZONED FOR FISHERMAN'S CAR PARK
- MINIMUM DISTANCE BETWEEN HABITABLE ROOM WINDOWS
- MINIMUM DISTANCE FROM KERB LINE
- MAXIMUM DISTANCE FROM LAKESIDE EDGE FOR 4-STOREY DEVELOPMENT
- MINIMUM DISTANCE OF BUILT AREA FROM LAKESIDE EDGE



A4

Revision	Description	Date
P-01	Parking layout update	31/08/16

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Client
 Central Corporation Securities Ltd.
 Alliance Security (The Green) Ltd.
 Central Corporation Estates Ltd.
 Insistmetal 2 Ltd.

Project
 Lakeside, The Green
 Theale, Berkshire

Description
 Indicative Site Layout – Option 3
 Parameter Plan – Layout

Status
 Outline Planning Application

Scale
 1:1000

Drawn By
 DT/JF

Date
 Jun 2016

Job Number
 30716

Drawing Number
 A-02-02

Revision
 P-01

Original size 50mm @ A2 Copyright Broadway Malyan Limited

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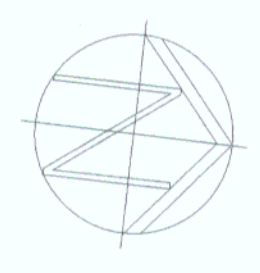
04/01219

WEST BENSINGHIE DISTRICT
COUNCIL
13 APR 2015
PLANNING AND TRANSPORT
STRATEGY



Schedule of Accommodation
(263 units for sale and 87 (25%) affordable dwellings
= 350 dwellings total)

Houses			
30 no.	Type A	(3 bed)	
16 no.	Type B	(4 bed)	
16 no.	Type C	(4 bed)	
Apartment ownership			
17 no.	3 bed flat		
10 no.	3 bed flat		
Apartment + Houses for ownership			
16 no.	1 bed flat		
28 no.	2 bed house		
3 no.	3 bed house		
Parking			
3 & 4 bed houses and apartments	2 car spaces		
1 & 2 bed apartments	1 car space		



LAKE SIDE THEALE

REVISED MASTER PLAN & KEY PLAN (350 UNITS)

PROJ. NO. 602/PL002A
DATE 13 APR 2015
REVISED BY SM

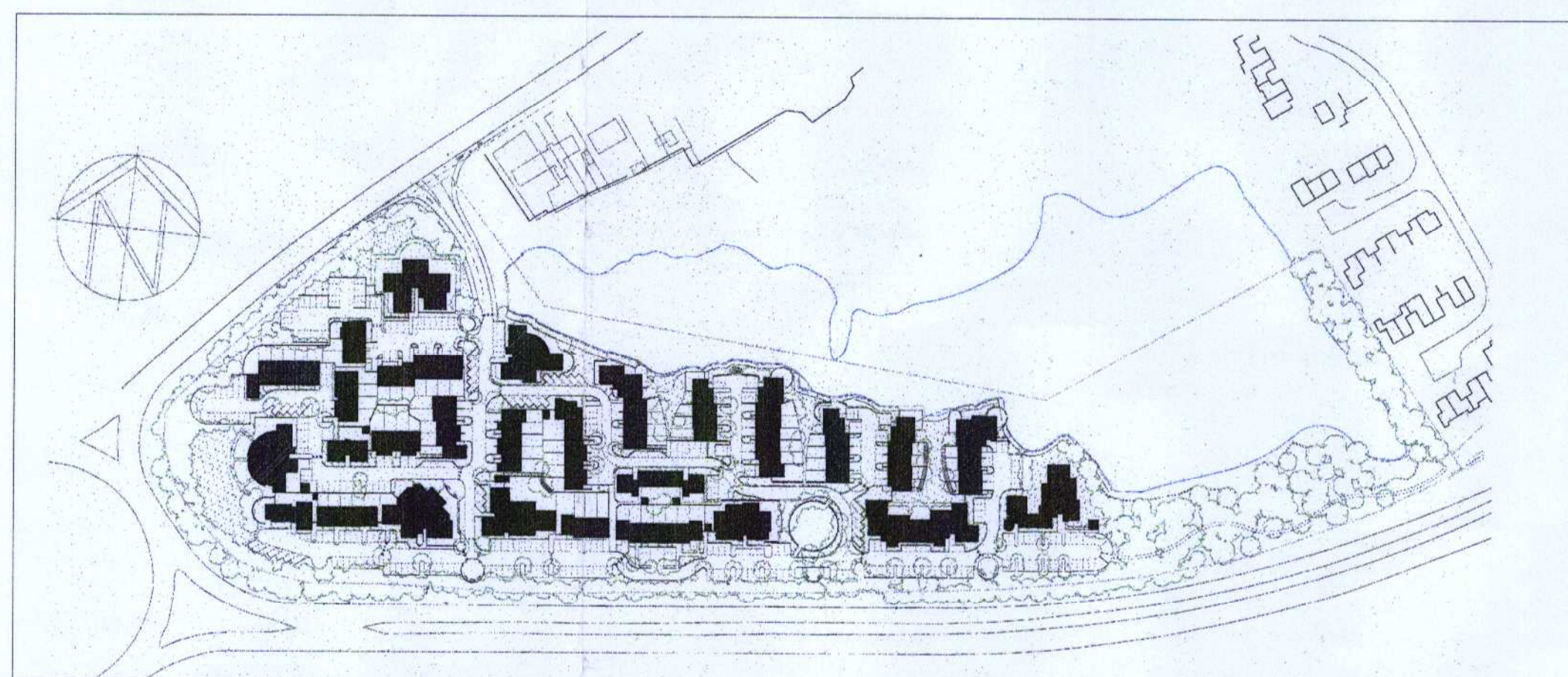
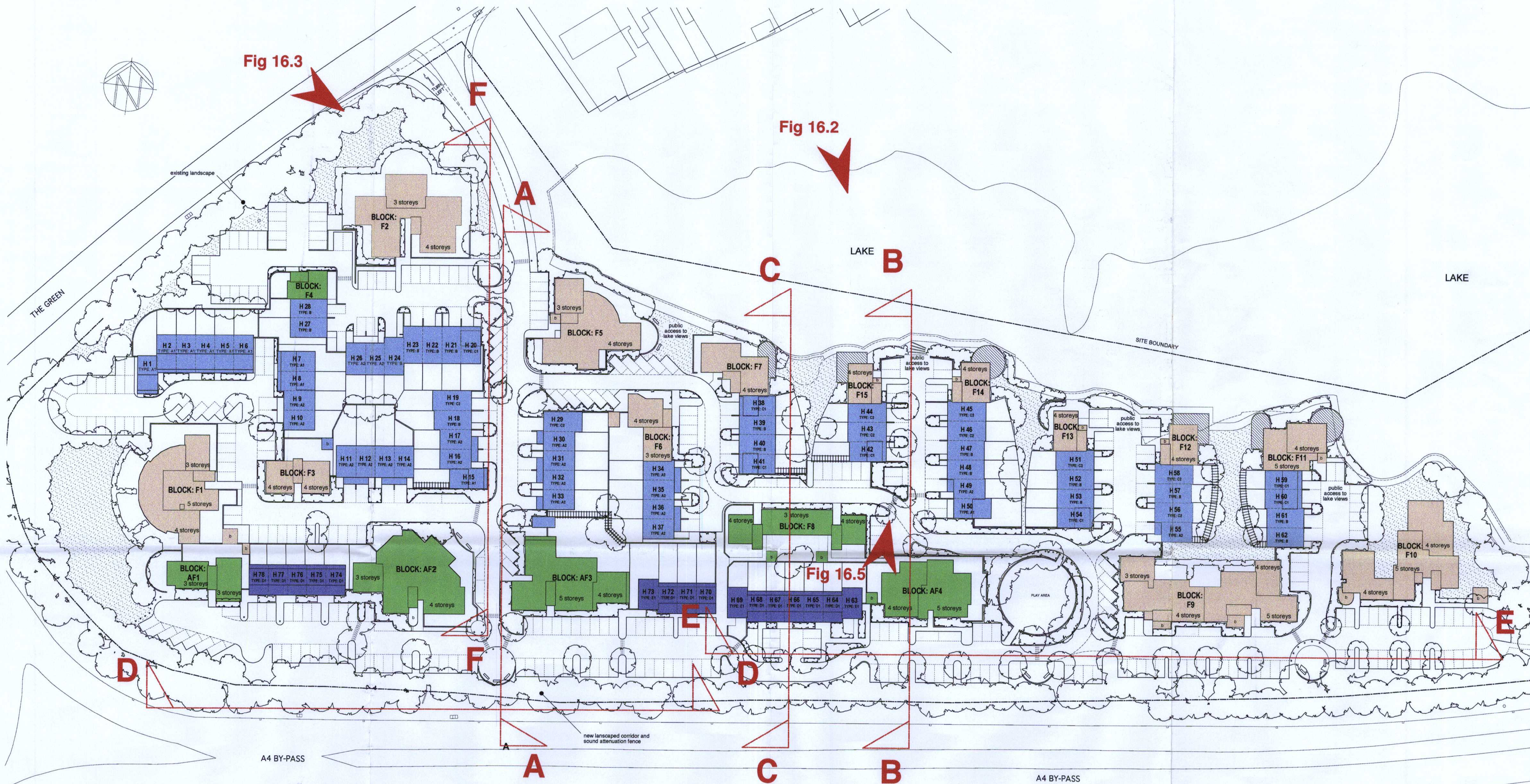


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Fig 16.3

Fig 16.2

Fig 16.5



- KEY**
- HOUSES FOR SALE
 - APARTMENTS FOR SALE
 - AFFORDABLE HOUSES
 - AFFORDABLE APARTMENTS

Schedule of Accommodation
(245 units for sale and 105 (30%) affordable dwellings = 350 dwellings total)

Houses			
30 no.	type A	(3 bed)	
16 no.	type B	(4 bed)	
16 no.	type C	(4 bed)	

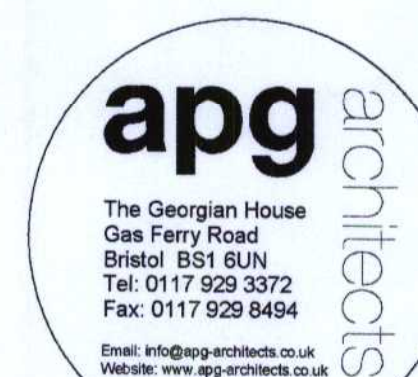
Apartments			
54 no.	type 4	(1 bed)	
61 no.	type 5	(2 bed)	
44 no.	type 6	(2 bed)	
24 no.	type 7	(2 bed)	

Parking
2, 3 & 4 bed houses and apartments: 2 car spaces
1 & 2 bed apartments: 1 car space

Apartments shared ownership		
8 no.	1 bed flat	
34 no.	2 bed flat	

Apartments + Houses for Rent		
16 no.	1 bed flat	
31 no.	2 bed flat	
4 no.	2 bed house	
2 no.	2 bed lifetime house	
7 no.	3 bed house	
3 no.	4 bed house	

DATE: 01/06/07 REV: A
SCHEDULE AMENDMENT: HOUSE TYPES AMENDED FOR UNITS 100, 21 & 26

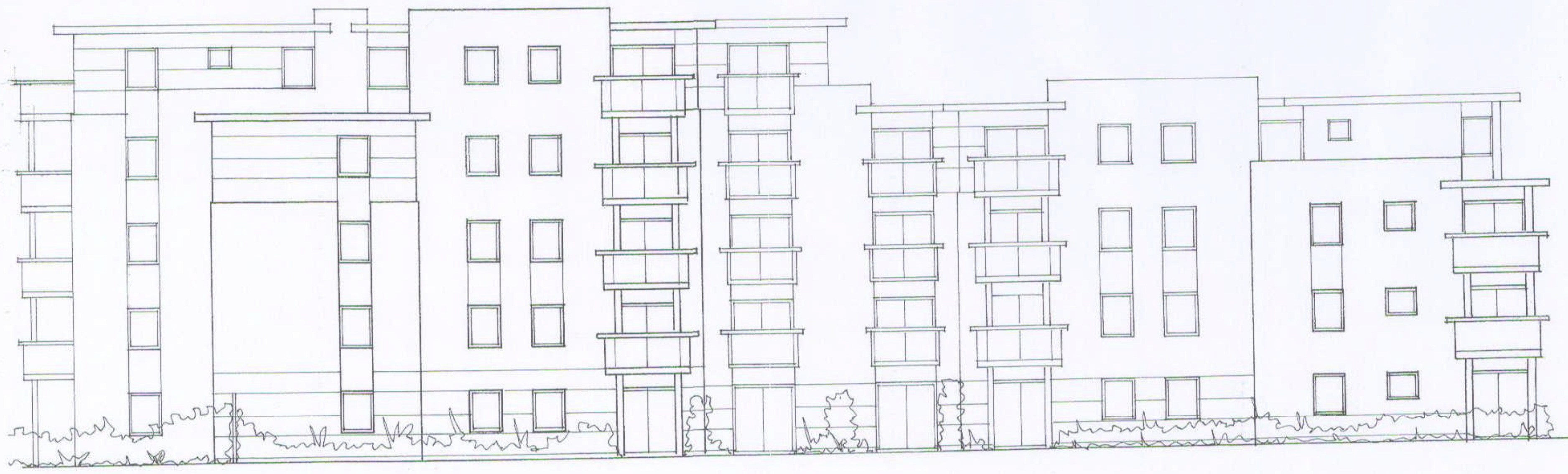


LAKESIDE THEALE

KEY PLAN

DRG NO: 602/PL1000A SCALE: 1:500 @ A1
DATE: APRIL 07 DRAWN BY: CL

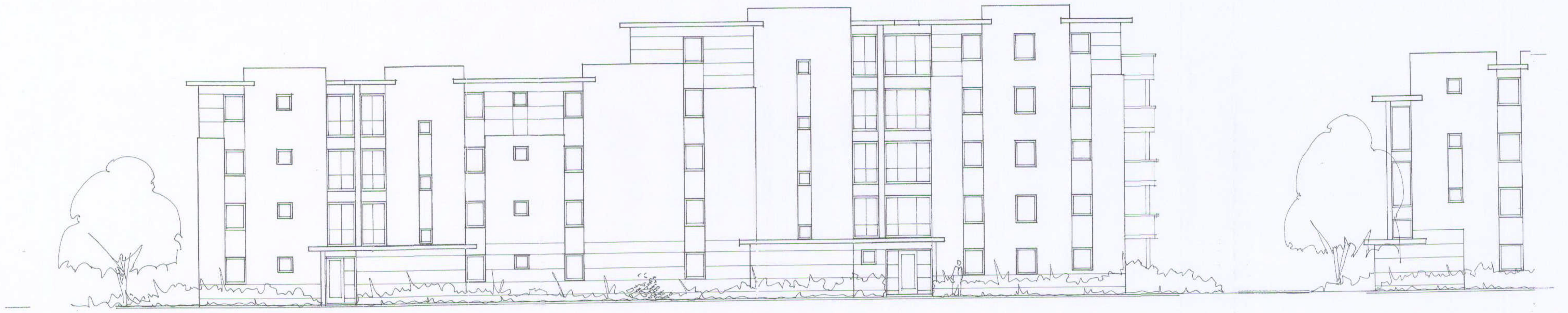
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North Elevation



East Elevation



South Elevation

SET BACK ON EAST ELEVATION INDICATED.
 REVISIONS: 31-5-07 BALCONIES ADDED TO EAST END OF SOUTH ELEVATION.
 REVISIONS: 29-3-05 GENERAL REVISIONS TO BLOCK LAYOUT & STAIRWAY HIGTS.



LAKESIDE, THEALE

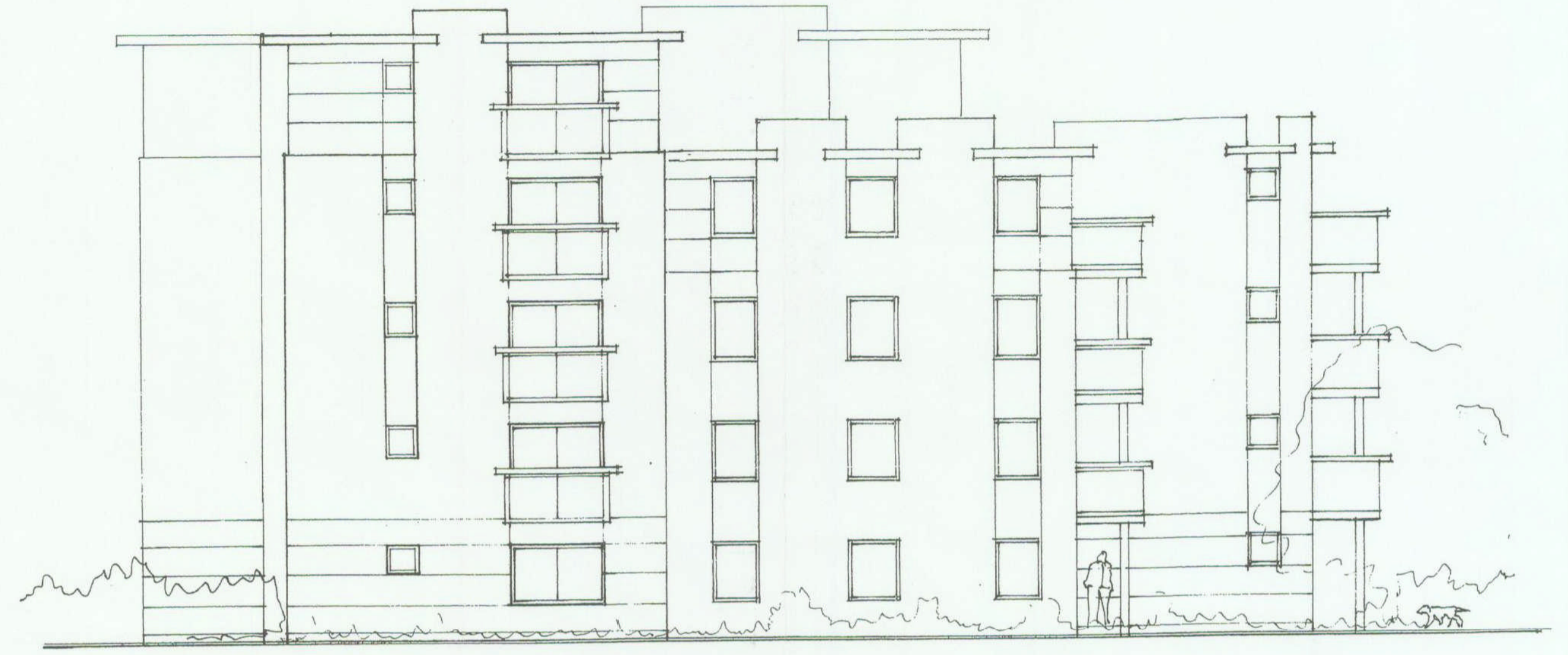
APARTMENT ELEVATIONS: F9

PROJ. NO.	SCALE
6027/PL004-F	1:100
DATE	DRAWN BY
FEB 2004	

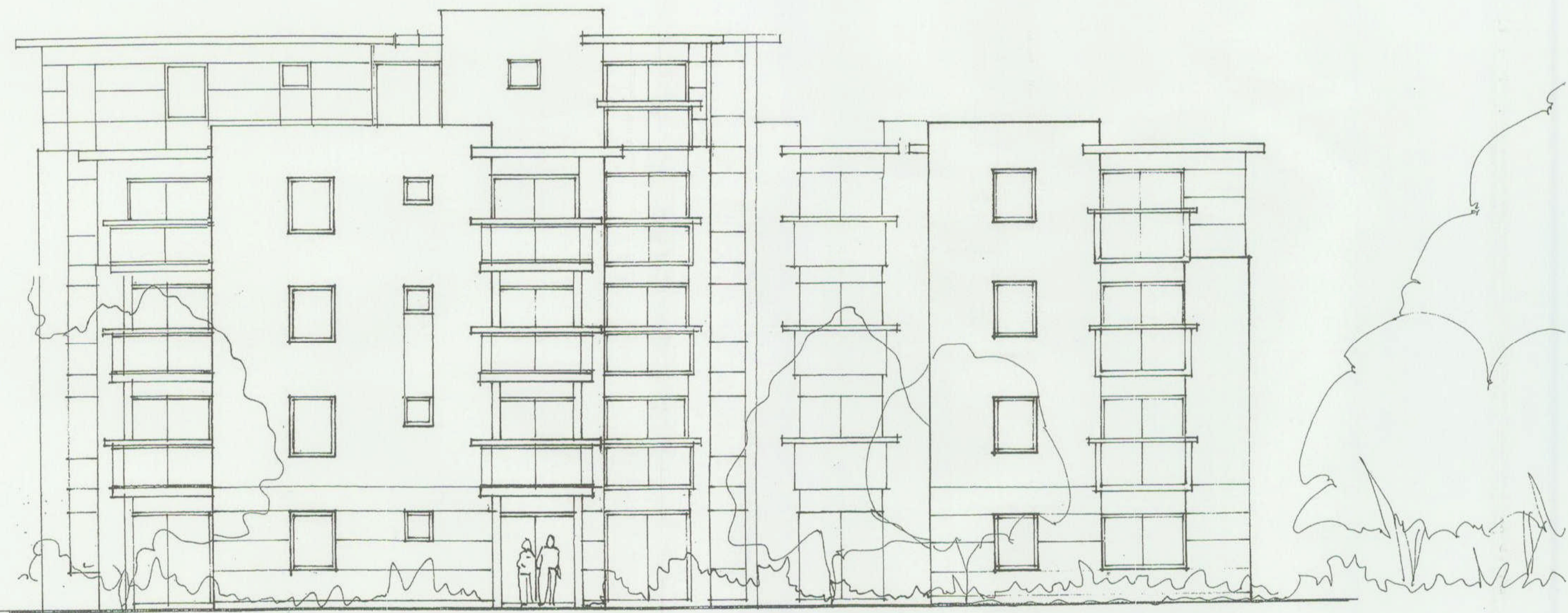
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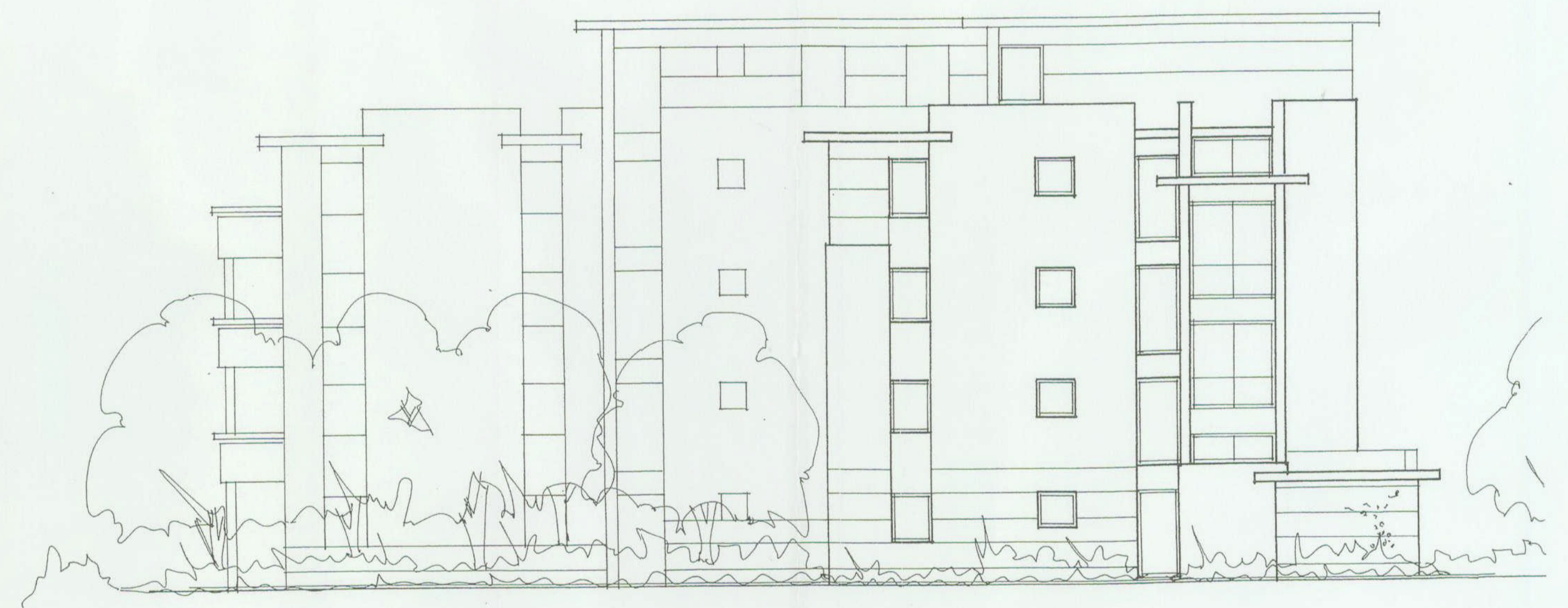
South Elevation



East Elevation



North Elevation



West Elevation

LAKESIDE, THEALE

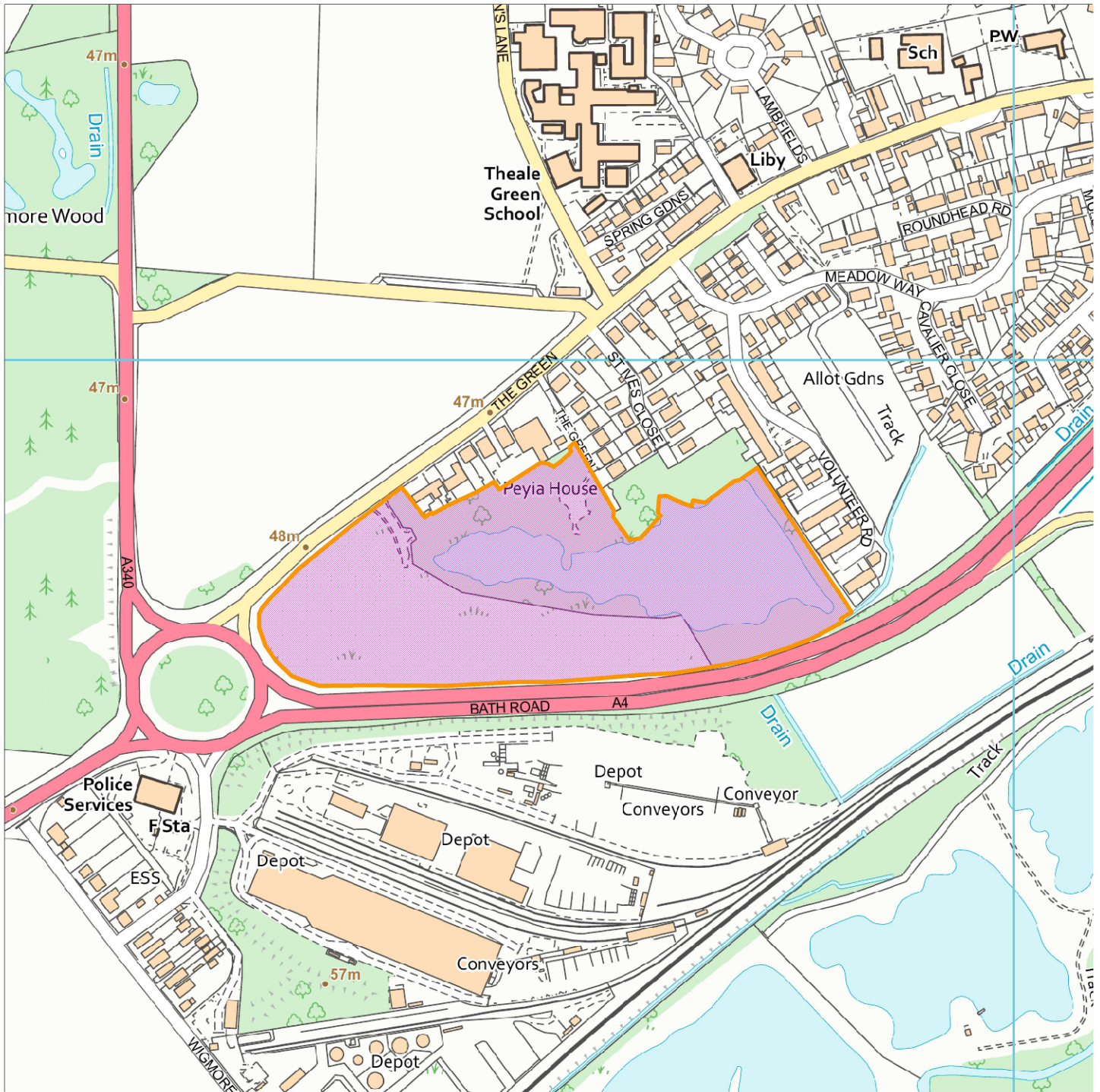
APARTMENT ELEVATIONS: F10

- REV D ENTRANCE DOOR ADDED TO SOUTH ELEVATION 7-06-07
- REV C WALL LINE ADDED API TO SPACED AT WEST END ON SOUTH ELEVATION. 31-05-07
- REV B WEST ELEVATION ADDED 1-9-05
- REV A GENERAL REVISIONS TO BLOCK LAYOUT & STOREY HGTS. 29-3-05



DRAWING NO. 602/PL 027 D	SCALE 1:100
DATE FEB 2004	DRAWN BY

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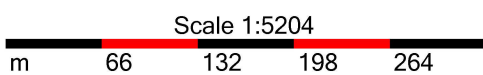
Map Centre Coordinates :

Scale : 1:5203

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Organisation	West Berkshire Council
Department	
Comments	Not Set
Date	02 March 2023
SLA Number	0100024151



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