

Notice of Meeting



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Eastern Area Planning Committee

Wednesday 5 August 2026 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 make representations to the Committee on any of the planning applications being considered at this meeting, they can do so either remotely or in person. Members of the public who wish to make representations must notify the Planning Team by no later than 4.00pm on Tuesday 4 August 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 28 July 2026

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.



WestBerkshire
C O U N C I L

Agenda - Eastern Area Planning Committee to be held on Wednesday 5 August 2026
(continued)

To: Councillors Alan Macro (Chairman), Richard Somner (Vice-Chairman),
Jeremy Cottam, Paul Kander, Ross Mackinnon, Geoff Mayes,
Justin Pemberton, Clive Taylor and Nick Carter

Substitutes: Councillors Jane Langford, Janine Lewis, Tom McCann, Biyi Oloko,
Christopher Read and Joanne Stewart

Agenda

Part I

Page No.

1. **Apologies for absence**
To receive apologies for inability to attend the meeting (if any).
2. **Minutes** 5 - 10
To approve as a correct record the Minutes of the meeting of this
Committee held on 1 July 2026.
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 Location: 25/01252/FUL, Land at Apple Tree
Cottage, Pangbourne Road, Upper Basildon, Reading** 11 - 42
Proposal: Erection of one detached 5-bedroom dwelling,
alongside the demolition and replacement of an
existing garage building.
Location: Land at Apple Tree Cottage, Pangbourne Road,
Upper, Basildon, Reading.
Applicant: Elegant Homes (Chilterns) Ltd
Recommendation: Approval subject to conditions and legal agreement.



Agenda - Eastern Area Planning Committee to be held on Wednesday 5 August 2026
(continued)

- (2) **Application No. and Location: 25/02375/FUL, Churn Lodge, Wantage Road, Streatley, Reading** 43 - 70
- Proposal:** Proposed new dwelling including new landscaping and parking.
- Location:** Churn Lodge, Wantage Road, Streatley, Reading, RG8 9LA.
- Applicant:** Nigel Parsons
- Recommendation:** Approval subject to conditions and legal agreement.

Background Papers

1. The statutory development plan for West Berkshire. This comprises a suite of documents available online: <https://www.westberks.gov.uk/article/40121/Current-Development-Plan-for-West-Berkshire>
2. Other local planning policies, including supplementary planning documents: <https://www.westberks.gov.uk/planning-policy>
3. The National Planning Policy Framework: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
4. The Planning Practice Guidance: <https://www.gov.uk/government/collections/planning-practice-guidance>
5. The case file for the individual applications, comprising all plans, supporting documentation, consultation responses, and any representations received. A link is provided to the relevant file in each application report.
6. Any previous planning applications for the site: <https://publicaccess.westberks.gov.uk/online-applications>
7. Any other background information specifically mentioned in the application report.

Sarah Clarke.

Sarah Clarke
Executive Director - Resources
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 1 JULY 2026**

Councillors Present: Alan Macro (Chairman), Richard Somner (Vice-Chairman), Jeremy Cottam, Paul Kander, Ross Mackinnon, Geoff Mayes, Justin Pemberton and Clive Taylor, Christopher Read.

Apologies for inability to attend the meeting: Councillor Nick Carter

PART I**1. Minutes**

The Minutes of the meeting held on 8 April 2026 were approved as a true and correct record and signed by the Chairman subject to the inclusion of the following amendment:

- Councillor Clive Taylor was not present at the meeting.

The Minutes of the meeting held on 14 May 2026 were approved as a true and correct record and signed by the Chairman.

2. Declarations of Interest

There were no declarations of interest received.

3. Schedule of Planning Applications**(1) 26/00662/MINMAJ Padworth IWMF, Padworth Lane, Lower Padworth**

1. The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 26/00662/MINMAJ in respect of 26/00662/MINMAJ | Section 73: Variation of condition 7 'Hours of operation (HWRC)' of previously approved application 14/01111/MINMAJ: Section 73A: Variation of Condition 16 - Travel Plan, of planning permission reference 13/01546/MINMAJ// Section 73: Variation of condition 4-Hours of operation, of approved application 17/01683/MINMAJ | Veolia Environmental Services Padworth IWMF Padworth Lane Lower Padworth Reading RG7 4JF.
2. Mr Alistair Buckley (Senior Minerals and Waste 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 Development Manager be authorised to grant planning permission, subject to the conditions outlined in the main and update reports.
3. The Chairman asked Mr Paul Goddard (Team Leader – Highways Development Control) if he had any observations relating to the application. Mr Goddard indicated that the proposal would result in a maximum of two additional vehicles in and out

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during the extended hours. From a highway's perspective, this was considered very little additional vehicle movement, and therefore no objection was raised.

Member Questions to Officers

4. Members asked questions of clarification and were given the following responses:
 - The limit was for two vehicles per day in and out.
 - The proposal would increase the current operating hours by four, as the site currently opened at 06:00 and closed at 20:00.
 - The extended hours would only be for operational vehicles requiring repair.

Debate

5. Councillor Richard Somner opened the debate by stating that the application felt very straightforward. He noted the importance of the site to the district and believed the extension of hours was a suitable measure to ensure the facility could maintain its own vehicles on-site, which he fully supported. He considered the number of vehicles involved to be modest and believed that it would be appropriate for vehicles to travel to this site from Basingstoke for maintenance purposes.
6. Councillor Jeremy Cottam viewed the application as simple and one that would improve the service to the public by ensuring vehicles could be repaired promptly.
7. Councillor Cottam proposed to accept Officer's recommendation and grant planning permission subject to the conditions listed in the main report and update report. This was seconded by Councillor Somner.
8. The Chairman invited Members of the Committee to vote on the proposal by Councillor Jeremy Cottam, seconded by Councillor Richard Somner to grant planning permission. At the vote the motion was carried.

RESOLVED that the Development Manager be authorised to grant planning permission subject to the conditions in the main report and update report.

4. 26/00711/OUT Land to the east of Hippo Pools, Upper Basildon.

9. The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 26/00711/OUT in respect of outline application for the erection of 2 self build detached dwellings with associated access. Matters to be agreed - access and layout. Land to the east of Hippo Pools, Upper Basildon.
10. Mr Michael Butler (Principal 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 Development Manager be authorised to GRANT conditional planning permission, subject to the conditions outlined in the main and update reports.
11. The Chairman asked Mr Paul Goddard (Team Leader – Highways Development Control) if he had any observations relating to the application. He made the following observations:
 - The proposal for two large dwellings would be expected to generate approximately 12 additional vehicle movements per day (six in and six out).
 - The access was via a private drive approximately 60m long, which had opportunities for vehicles to pass.

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- The access onto the public highway was wide and the sight lines met national standards.
- The two additional houses and traffic generation would not have a noticeable impact on the general highway network.
- Highways Officers had no objection to the application.

12. In accordance with the Council's Constitution, Ms Trish Kilgour, Parish Council representative, Mr Robin Fountain, objector, Ms Kerry Pflieger, agent, and Councillor Laura Coyle, Ward Member, addressed the Committee on this application.

Parish/Town Council Representation

13. Ms Kilgour addressed the Committee. The full representation can be viewed here:

[Eastern Area Planning Committee - Recording](#)

Member Questions to the Parish/Town Council

14. Members asked questions of clarification and were given the following responses:

- Regarding the consultation process for the 2022 settlement boundary change, the Parish Council at the time had not commented. Ms Kilgour acknowledged that was an unfortunate oversight.

Objector Representation

15. Mr Fountain addressed the Committee. The full representation can be viewed here:

[Eastern Area Planning Committee - Recording](#)

Member Questions to the Objector

16. Members had no questions of clarification.

Agent Representation

17. Ms Pflieger addressed the Committee. The full representation can be viewed here:

[Eastern Area Planning Committee - Recording](#)

Member Questions to the Agent

18. Members asked questions of clarification and were given the following responses:

- The gap in the boundary trees was visible from the footpath.
- Since her involvement, the proposal had always been for two dwellings, and she could not comment on any prior discussions.

Ward Member Representation

19. Councillor Coyle addressed the Committee. The full representation can be viewed here:

[Eastern Area Planning Committee – Recording](#)

Member Questions to the Ward Member

20. Members had no questions of clarification.

Member Questions to Officers

21. Members asked questions of clarification and were given the following responses:

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- Officers confirmed that all statutory publicity requirements had been met, including a site notice and letters to 20 occupants. An additional 18 invitations to the committee meeting had been sent to 18 separate objectors.
- Members must assess the application before them on the site as it currently exists. As the Tree Officer had not formally objected to the proposals themselves, albeit opposing the removal of trees that had already taken place, a recommendation for approval was made taking account of the planning balance. Officers added that a landowner had the right to remove unprotected trees.
- Officers did not believe that any Rights of Way would be encroached upon.
- Regarding a question on the report's language that Policy SP1 overruled other policies, Officers accepted the language was strong and this it was a matter of the weight applied to competing policies.
- Officers believed that with appropriate landscaping conditions, the visual harm to the National Landscape would not be so significant as to merit refusal.
- "No backland development" was a historic policy consideration that no longer applied. Officers explained that while "infill" had no formal definition that applies within settlement boundaries, policy required consideration of the pattern of development, and that density was a key element of an area's character.
- Officers advised that the addition of a Tree Preservation Order (TPO) was a separate process to planning conditions, but the Parish Council could make representations to the Tree Officer.
- The access drive was single-track but could accommodate the modest increase in traffic.
- Officers confirmed the North Wessex Downs National Landscape board would not typically comment on an application of this scale within a settlement boundary, but have published advice to which officers had regard.
- The Waste service had not objected to the refuse collection arrangements, as the 60m carry distance to the highway was acceptable.

Debate

22. Councillor Jeremy Cottam opened the debate by stating that while he sympathised with residents, he felt the officers had a strong case for approval under planning law. He considered the visual impact on the landscape to be the only potential reason for refusal but was not convinced it carried sufficient weight. He wanted to listen to the views held by Members.
23. Councillor Ross Mackinnon stated that he sympathised with residents but could see little in the objections that would justify a refusal. He felt the application was within policy and supported appropriate development in villages.
24. Councillor Justin Pemberton stated that while the principle of development was accepted, he remained concerned about the loss of trees. He argued that Policy SP1 did not override other policies concerning trees and landscape (SP10, DM15). He gave weight to the Tree Officer's expert opinion that the felling was contrary to policy and that a different layout could have retained an A-grade tree. He felt this concern had been downplayed and was not convinced the proposed layout was the least harmful way to develop the site.
25. Councillor Chris Read considered the proposed garden sizes to be reasonable in the context of the wider area. While he regretted the tree loss, he felt this was a matter for

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the reserved matters stage and could not see a policy reason to object to the outline application.

26. Councillor Richard Somner acknowledged residents' concerns but noted that loss of a view was not a planning consideration and that the settlement boundary line was definitive. He was frustrated by the pre-emptive tree felling but recognised it was not unlawful. He suggested the best approach was to approve the application but with strengthened conditions regarding landscaping and preventing any site work until all conditions were satisfied. On balance, he felt the application should be approved.
27. Councillor Paul Kander agreed with the points made by Councillor Somner. He shared the concerns over the trees but felt this could be addressed through strong landscaping conditions. He noted positive elements of the proposal, such as the removal of permitted development rights and the two-storey height restriction. He could see no reason within the Committee's remit to refuse the application.
28. Councillor Clive Taylor stated that he agreed with much of what Councillor Pemberton had said. He was concerned about the tree felling, the lack of a response from Thames Water, and the general impact on the National Landscape. He felt a single house may have been acceptable and, on balance, believed the application should be refused due to loss of amenity and landscape impact.
29. Councillor Somner was supportive of approving the application if there was strengthening of the language of Condition One. Following advice from the officer, the amended recommendation would require that details of appearance, landscaping, and scale be approved in writing by the Local Planning Authority before any development, including site clearance and any preparatory works, takes place.
30. Councillor Richard Somner proposed to accept Officer's recommendation and grant planning permission subject to the conditions listed in the main report and update report, amending Condition One to require that details of appearance, landscaping, and scale be approved in writing by the Local Planning Authority before any development, including site clearance and any preparatory works, takes place. This was seconded by Councillor Paul Kander
31. The Chairman invited Members of the Committee to vote on the proposal by Councillor Richard Somner, seconded by Councillor Paul Kander to grant planning permission. At the vote the motion was carried.

RESOLVED that the Service Director for Development and Regulation be authorised to grant planning permission subject to the conditions listed in the main report and update report, amending Condition One to require that details of appearance, landscaping, and scale be approved in writing by the Local Planning Authority before any development, including site clearance and any preparatory works, takes place.

(The meeting commenced at 6.30 pm and closed at 8:20pm)

CHAIRMAN

Date of Signature

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Agenda Item 4.(1)

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	25/01252/FUL Basildon	07.08.2025 ¹	Erection of one detached 5-bedroom dwelling, alongside the demolition and replacement of an existing garage building. Land at Apple Tree Cottage Pangbourne Road Upper Basildon Reading Elegant Homes (Chilterns) Ltd

¹ Extension of time agreed with applicant until 10.11.2025

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

<https://publicaccess.westberks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal= SX2HEERDKE900>

Recommendation Summary: Approval subject to conditions and legal agreement

Ward Member(s): Councillor Laura Coyle

Reason for Committee Determination: More than 10 letters of objection

Committee Site Visit: 29th July 2026

Contact Officer Details

Name: Catherine Ireland
Job Title: Senior Planning Officer
Tel No: 01635 519111
Email: Catherine.Ireland@westberks.gov.uk

1. Introduction

- 1.1 The purpose of this report is for the Committee to consider the proposed development against the policies of the development plan and the relevant material considerations, and to make a decision as to whether to approve or refuse the application.
- 1.2 This application seeks planning permission for one detached, 5-bedroom dwelling, alongside the demolition and replacement of an existing garage building.
- 1.3 The application site was previously used in conjunction Apple Tree Cottage but is now in separate ownership. Apple Tree Cottage is detailed within the Historic Environment Record as an unlisted flint and brick house with a tiled roof, of probable mid-19th century origin as a pair of dwellings.
- 1.4 There is an existing garage on the site which is accessed via a gravel driveway from Pangbourne Road, a Class C road. The existing access will be re-positioned to the east. Access to the agricultural land to the rear is stated to be provided via a strip of land between the site and the neighbouring property to the east, Elangeni.
- 1.5 The settlement boundary of Upper Basildon dissects the application site. The access, new garage, parking and new dwelling itself would be within the settlement boundary. The rear garden would be outside of the boundary, and therefore be in the open countryside in planning terms.
- 1.6 The site is within the 12km consultation zone for AWE Burghfield. It is also within the North Wessex Downs National Landscape (previously Area of Outstanding Natural Beauty, AONB). There Tree Preservation Orders adjoining the application site along the west boundary and within the eastern visibility splay. There are further TPOs on land to the east of the application site. The northern half of the site is an amber risk zone for Great Crested Newts, the southern half is within a green risk zone.
- 1.7 The application site is within flood zone 1. Council mapping does not show the site at risk of surface water flood risk. The indicative ground water levels on the rear of the site are between 0.5m and 5m below the ground surface. Towards the northern end of the site these are at least 5m below the ground surface.
- 1.8 During the course of the application the design of the dwelling was amended. The final design is a two storey dwelling with two dual pitched roofs joined by a flat roof element. Both roof ridges would be approximately 7.8m above ground level, however, due to the change in levels to the rear of the site, the rear ridge would be approximately lower than that on the front by approximately 0.14m. The front eaves height would be approximately 5.6m and to the rear, 5.2m. The materials are proposed to be brick and flint walls, and handmade clay tiles on the roof.
- 1.9 The replacement garage would be clad with black timber weatherboarding with a dual pitched roof. With a ridge height of 3.5m it would be approximately 0.2m higher than the existing, whilst the footprint would be 13m x 4.1m compared to an existing footprint of 9.2m x 3.7m.

2. Planning History

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

Application	Proposal	Decision / Date

22/00016/FULD	Development of three houses	Withdrawn 14.03.2022
22/02211/FULD	Development of one house	Withdrawn 07.11.2022

3. Legal and Procedural Matters

- 3.1 **Environmental Impact Assessments (EIA):** The proposed development falls within the column 1 description at paragraph 10(b) (urban development projects) of Schedule 2. Although it does not meet/exceed the relevant threshold in column 2, it is located in a sensitive area, namely the North Wessex Downs National Landscape. The proposal is therefore “Schedule 2 development” within the meaning of the Regulations.
- 3.2 However, taking into account the selection criteria in Schedule 3, it is not considered that the proposal is likely to have significant effects on the environment. Accordingly, the proposal is not considered “EIA development” within the meaning of the Regulations.
- 3.3 **Publicity:** Publicity has been undertaken in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council’s Statement of Community Involvement. A site notice was displayed on 23.06.2025 at the site entrance, with a deadline for representations of 14.07.2025. Notification letters were sent to seven properties.
- 3.4 **Local Financial Considerations:** Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Whether or not a ‘local finance consideration’ is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision based on the potential for the development to raise money for a local authority or other government body. The table below identified the relevant local financial considerations for this proposal.

Consideration	Applicable to proposal	Material to decision	Refer to paragraph(s)
Community Infrastructure Levy (CIL)	Yes	No	3.5
New Homes Bonus	No	No	3.6
Affordable Housing	No	No	
Public Open Space or Play Areas	No	No	
Developer Contributions (S106)	Yes	Yes	
Job Creation	Yes	Yes	

- 3.5 **Community Infrastructure Levy (CIL):** Community Infrastructure Levy (CIL) is a levy charged on most new development within an authority area. The money is used to pay for new infrastructure, supporting the development of an area by funding the provision,

replacement, operation or maintenance of infrastructure. CIL will be used to fund roads and other transport facilities, schools and other educational facilities, flood defences, medical facilities, open spaces, and sports and recreational areas. Subject to the application of any applicable exemptions, CIL will be charged on residential (Use Classes C3 and C4) and retail (former Use Classes A1 – A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of gross internal area (including extensions) or when a new dwelling is created (even if it is less than 100 square metres). CIL liability, and the application of any exemptions, will be formally confirmed by the CIL Charging Authority under separate cover following any grant of planning permission. More information is available at <https://www.westberks.gov.uk/community-infrastructure-levy>

- 3.6 **New Homes Bonus (NHB):** New Homes Bonus payments recognise the efforts made by authorities to bring residential development forward. NHB money will be material to the planning application when it is reinvested in the local areas in which the developments generating the money are to be located, or when it is used for specific projects or infrastructure items which are likely to affect the operation or impacts of those developments. NHB is not considered to be a relevant material consideration in this instance, but can be noted for information.
- 3.7 **Public Sector Equality Duty (PSED):** In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The Council must have due regard to the need to achieve the following objectives:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 3.8 Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—
- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
 - (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
 - (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
- 3.9 The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have regard to and remove or minimise disadvantage. In considering the merits of this planning application, due regard has been given to these objectives.
- 3.10 There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

- 3.11 **Human Rights Act:** The development has been assessed against the provisions of the Human Rights Act, including Article 1 of the First Protocol (Protection of property), Article 6 (Right to a fair trial) and Article 8 (Right to respect for private and family life and home) of the Act itself. The consideration of the application in accordance with the Council procedures will ensure that views of all those interested are taken into account. All comments from interested parties have been considered and reported in summary in this report, with full text available via the Council's website.
- 3.12 Any interference with property rights is in the public interest and in accordance with the Town and Country Planning Act 1990 regime for controlling the development of land. This recommendation is based on the consideration of the proposal against adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.
- 3.13 **National Landscapes (AONB):** Section 85 of the Countryside and Rights of Way (CRoW) Act 2000 (as amended) provides a general duty for public bodies: "Any relevant authority exercising or performing any functions in relation to, or so as to effect, land in an area of outstanding natural beauty in England must seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty)." AONBs have been rebranded to be known as National Landscapes, although their legal AONB status continues.

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.

Basildon Parish Council:	Object - the new building is too large for the site. Councillors also uncomfortable with infill along the Pangbourne Road. Potential access issues were also noted and concern expressed for a number of trees around and adjoining the plot.
Highways:	On balance, no objection. Even though the new access does not have sightlines that comply to current standards, because it is a marginal improvement on the existing access, it is the view of highway officers that it would be difficult to object to this planning application on access grounds. Conditions and informatives requested.
Lead Local Flood Authority:	Following additional information: no further comments or objections.
Trees:	Following additional information: No objection subject to conditions: Arboricultural method statement, arboricultural supervision.
Environmental Health:	The proposed development is located within a residential area. As such, noise from demolition and construction activities is likely to impact nearby residents. I recommend that permitted hours of work be imposed to mitigate this impact.

	While no contamination is currently known, a brief watching brief should be maintained during groundworks. Any evidence of contamination encountered should be reported immediately to the Local Authority for further assessment. Details of Air Source Heat Pump requested.
Ecology:	Sufficient ecological information submitted. Advise conditions securing ecological avoidance and mitigation measures: lighting design strategy, ecological enhancements, compliance with biodiversity statements, Habitat Management and Monitoring Plan.
Conservation Officer:	While Apple Tree Cottage is considered a non-designated heritage asset, the proposals will not impact it directly, merely its setting. Its immediate setting is its garden which has been altered through sub-division and the construction of a new dwelling. The proposed dwelling is of fairly large scale and while it has been designed in response to the local vernacular, there is a chance its roof may be visible to a small extent. This would be a very minor impact and unlikely to cause much harm. Considering all this, do not have any major conservation-based concerns.
Archaeology:	Do not consider that there would be a major impact on any below ground archaeological remains from development in this plot, but would highlight that Apple Tree Cottage (a pair of cottages in the 19 th century) is of some historic interest.
Waste Management, Thames Water Utilities, North Wessex Downs:	No response received at time of report.

Public representations

- 4.2 Representations have been received from 29 contributors, all 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:
- The application threatens the longstanding integrity of the area and its harmony with the surrounding AONB (Area of Outstanding Natural Beauty – now known as National Landscape).
 - It represents inappropriate backfill development that does not align with the character of the area.
 - It breaches a restrictive covenant (Land Registry BK351569) allowing only two properties, yet this proposal introduces a third.
 - The development risks harming biodiversity, including protected trees and habitats for local wildlife.
 - It disregards local planning guidance - specifically the 2008 Basildon Village Plan.

- The proposal home is not of a scale which would address the country's housing crisis.
- Excessive Size and Visual Impact: The proposed dwelling exceeds the scale of nearby properties, with a higher roofline and 10% more bulk, leading to visual intrusion on protected landscapes.
- Unsafe Access and Traffic Concerns: The relocation of access to a narrow private drive introduces risks due to limited visibility, shared school bus routes, and increased traffic on pedestrian-heavy Pangbourne Road.
- Overdevelopment of the site and the dwelling would appear cramped in the plot.
- Permission for the existing house, Elangeni, was granted 18 years ago. The presence of this house should not be used to justify the proposal.
- Negative Impact on Local Amenity: Both during and after construction, the development would create noise, pollution, waste, and general disruption to the peaceful rural environment.
- The distinctive view down to Knappswood, very much part of the attractiveness and rural nature of this part of the village, would be lost.
- The Basildon Village Plan, adopted in 2008 and updated in 2015, clearly emphasises the importance of maintaining the rural character of Basildon and specifically seeks to resist creeping urbanisation.
- The driveway that currently serves Elangeni and, more recently, Apple Tree Cottage, is now proposed to provide access to the rear field. While this future access has been conveniently excluded from the current application via land parcelling, the long-term intent is transparent.
- Harmful to protected species
- Harmful to TPO trees.
- What this proposal fails to highlight, is that the land owners have sectioned off part of the development land into a separate title BK402827 which has been set aside to divert the existing agricultural access route from west to east. It should be noted that should planning permission be granted, agricultural vehicle access to the fields to the south of the site would be moved to use the Apple Tree Cottage and Elangeni access to the east of the site and then onto the sectioned-off strip of land.

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.

Development Plan Document	Relevant Policies
<u>West Berkshire Local Plan Review 2023-2041</u>	Strategic Policies • Policy SP1 The Spatial Strategy • Policy SP2 North Wessex Downs AONB • Policy SP3 Settlement Hierarchy • Policy SP4 AWE Aldermaston and Burghfield • Policy SP5 Responding to Climate Change • Policy SP6 Flood Risk • Policy SP7 Design Quality • Policy SP8 Landscape Character • Policy SP9 Historic Environment • Policy SP10 Green Infrastructure

	• Policy SP11 Biodiversity & Geodiversity • Policy SP12 Approach to Housing Delivery • Policy SP15 Housing Type & Mix • Policy SP16 Affordable Housing • Policy SP19 Transport Development Management Policies • Policy DM1 Residential Development in the Countryside • Policy DM3 Health & Wellbeing • Policy DM4 Building Sustainable Homes & Businesses • Policy DM5 Environmental Nuisance & Pollution Control • Policy DM6 Water Quality • Policy DM7 Water Resources & Waste Water • Policy DM8 Air Quality • Policy DM11 Non-designated Heritage Assets • Policy DM14 Assets of Archaeological Importance • Policy DM15 Trees, Woodland & Hedgerows • Policy DM26 Extension of Residential Curtilages in the Countryside • Policy DM30 Residential Amenity • Policy DM44 Parking
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5.2 The following material considerations are relevant to the consideration of this application:

- The National Planning Policy Framework (NPPF)
- The Planning Practice Guidance (PPG)
- National Design Guide
- Quality Design SPD (2006)
- Sustainable Drainage Systems SPD (2018)
- Basildon Village Design Statement (2001)
- North Wessex Downs National Landscape An Area of Outstanding Natural Beauty Management Plan 2025-2030

6. Appraisal

Principle of development

- 6.1 The application site is within the settlement boundary of Upper Basildon, a smaller settlement with a settlement boundary. Policy SP1 of the Local Plan Review [LPR] sets out the overarching spatial strategy for West Berkshire; this policy supports development and redevelopment within settlement boundaries set out in appendix 2 of the LPR, which includes Upper Basildon.
- 6.2 The site is also located within the North Wessex Downs National Landscape (previously Area of Outstanding Natural Beauty/AONB), which, under policy SP1, will have appropriate and sustainable growth that support conserves and enhances the special landscape qualities, as set out in policy SP2. Policy SP2 requires development

to respond positively to the local context, conserving and enhancing local distinctiveness, sense of place and setting of the National Landscape.

- 6.3 The Basildon Village Design Statement (2001) supports sympathetic infilling within the village settlement boundary, provided that the density is appropriate, houses are well matched in terms of design and scale with neighbouring properties, and that additional traffic generated can be safely accommodated.
- 6.4 The proposed dwelling would be within the settlement boundary, where the principle of development is established. Whilst the rear garden would be outside of the settlement boundary, it appears to historically have been in a residential use in conjunction with Apple Tree Cottage. It would not therefore constitute a change of use of this land, and the continued residential use is acceptable.

Character and appearance

- 6.5 The NPPF requires planning decisions to ensure that developments add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Decisions should secure development that is sympathetic to the local character and history.
- 6.6 According to Policy SP7 of the LPR, new development will be required to strengthen a sense of place through high quality locally distinctive design and place shaping. This will enable healthy place making, creating places that are better for people, taking opportunities available for conserving and enhancing the character, appearance and quality of an area and the way it functions. Development proposals will be expected to show how they have responded positively to both national and local design guidance. At a national level this includes the characteristics of a well-designed place as set out in the National Design Guide (2021), or as superseded, and at a local level, this includes neighbourhood plans, design guides or codes and relevant community planning documents that identify the local character and distinctiveness of an area which is valued by local communities.
- 6.7 The Landscape Character Assessment (2019) identifies the area as being within Wooded Downland: an elevated chalk plateau characterised by deeply incised dry river valleys, the area is extensively wooded with areas of ancient woodland and some traditional pasture.
- 6.8 The application plot consists of residential land that was previously part of Apple Tree Cottage. To the west is Garlands, a detached dwelling within a generous plot, whilst to the east is another detached dwelling that sited on land that was also once part of land associated with Apple Tree Cottage. To the rear is open countryside – an agricultural field with a woodland area beyond. The highway and Apple Tree Cottage to the north, neighbouring properties to the east and west and the agricultural land to the rear act as boundaries to the site and keep it contained.
- 6.9 Concern has been raised in representation letters regarding the over development of the site. With one new dwelling, this represents a density of less than 5 dwellings per hectare. Policy SP1 of the LPR seeks to use make the optimum use of land whilst achieving high quality design. Developments on the edge of defined settlements within the National Landscape are expected to secure 20 dwellings per hectare. However, lower density is acknowledged as being appropriate in areas sensitive to intensification and redevelopment. This site is considered to be such as site, and as such, the lower density is considered to be acceptable given the prevailing grain of development in the area.

- 6.10 The dwelling is set back within the plot, which slopes towards the rear, such that it fits in between Garlands to the west and Elangeni to the east and to the south of Apple Tree Cottage. The highest ridge would be approximately 0.77m lower than that of Apple Tree Cottage, and 0.24m lower than Garlands. The highest ridge would be approximately 0.89m higher than the top of the roof of Elangeni. As such the scale of the new dwelling is not considered to be out of keeping with the surrounding properties.
- 6.11 The design of the proposed house is considered to be of a sufficiently high-quality design that reflects elements of other properties within the area. As such it would not be an incongruous addition within the existing pattern of development.
- 6.12 Apple Tree Cottage to the north of the site is highlighted in the Basildon Village Design Statement as an example of the use of flint and red brick as a local, traditional building material. A condition securing a schedule of materials is recommended to be attached to any permission granted to ensure that these are appropriate to the character of the area.
- 6.13 The new access would require the removal of some existing hedging. However, this is not protected and could be removed to allow for better visibility for the existing access. As such, it is not considered that this is sufficient harm to warrant refusal of the application.
- 6.14 Landscaping surrounding the site contributes strongly to the character of the area and helps to soften built form into the rural area. Conditions securing details of both hard and soft landscaping is recommended to be attached to any permission granted. A condition removing permitted development rights for outbuildings is also recommended; whilst an outbuilding to the rear may be acceptable, it would need to be assessed for acceptability in terms of the impact on the rural character to the rear of the property.
- 6.15 The proposed dwelling is therefore considered to be in accordance with current development plan policies relating to design, character and appearance.

Residential amenity (neighbours)

- 6.16 According to Policy DM30, all development will be required to provide and/or maintain a high standard of amenity for existing and future users of land and buildings.
- 6.17 When considering the impact on the living conditions of existing and proposed residential dwellings, development proposals will be supported where there is no unacceptable harm in terms of the following criteria:
- a. Any significant loss of daylight and/or sunlight to land and buildings;
 - b. Any significant overlooking of land and buildings that results in a harmful loss of privacy;
 - c. Development resulting in an undue sense of enclosure, overbearing impact, or a harmful loss of outlook; and
 - d. Noise, dust, fumes and odours.
- 6.18 Criterion f of Policy DM28 also requires that the proposal is not overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of outlook, daylight, sunlight and / or privacy in accordance with policy DM30.

- 6.19 The separation distance between the new dwelling and the neighbouring properties Garlands and Apple Tree Cottage is sufficient as to prevent a harmful loss of daylight or sunlight. There would be some additional overshadowing towards Elangeni later in the day; however, there would be a minimum separation distance of 11.4m between the side elevations. It is also noted that the west, side elevation of Elangeni contains a windows that are a mixture of non-habitable rooms, such as bathrooms, or secondary windows. As such, it is not considered that there would be a demonstrable level of harm caused.
- 6.20 The separation distance between the proposed dwelling and Garlands and Apple Tree Cottage is in excess of 21 metres and therefore considered to be sufficient as to prevent a harmful loss of privacy or overbearing impact. No windows are proposed at first floor level in the east elevation; those at ground floor level are not considered to result in a harmful overlooking impact on Elangeni. A condition removing permitted development rights for windows at first floor level is recommended to be attached to any permission granted in order to protect neighbouring amenity.
- 6.21 The separation distance to Elangeni and orientation of the properties is considered to prevent an unacceptable overbearing impact on neighbouring amenity.
- 6.22 A condition restricting the hours of work during the demolition and construction of phase of development is recommended to be attached to any permission granted in order to protect neighbouring amenity.
- 6.23 The replacement garage would be sited in place of the existing outbuilding, and would therefore be level with Apple Tree Cottage. Given its single storey height, it is not considered to result in a level of harm to neighbouring amenity as to warrant refusal of the application. A condition securing the ancillary use of the building is recommended to be attached to any permission granted in order to protect neighbouring amenity.
- 6.24 The application is therefore considered to be in accordance with current development plan policies relating to the residential amenity of neighbouring properties.

Residential amenity (site occupants)

- 6.25 According to Policy DM30, all new residential development will be expected to include the provision of the following:
- i. Functional amenity space of a quality and size to meet the needs of the occupants;
 - ii. Internal accommodation of an adequate size and layout relative to the intensity of occupation envisaged;
 - iii. Natural light in all habitable rooms of the proposed development;
 - iv. A garden size which is at least a minimum of 10.5 metres in depth, where possible; and
 - v. A minimum distance of 21 metres between directly facing windows, serving habitable rooms.
- 6.26 The proposed dwelling would provide approximately 337.9m² of internal floor area (excluding the garage outbuilding). This is in excess of the nationally described space standard for a 5 bed, 8 person house over two storeys of 128m². All bedrooms are in excess of the requirements set out in the space standard.

- 6.27 All habitable rooms would receive natural light.
- 6.28 The external private amenity space is over 600m², therefore in excess of the recommended 100m² as set out in SPD Quality Design West Berkshire. It would have a depth in excess of 10.5 metres.
- 6.29 The application is therefore considered to be in accordance with current development plan policies relating to the residential amenity of site occupants.

Highway matters

- 6.30 According to Policy SP19, development that generates a transport impact will be required to (amongst others) mitigate any adverse impact on local transport networks. Criterion h of Policy DM28 requires that following construction of the extension, sufficient space is available for on-site vehicular parking in accordance with policy DM44 in a way that does not detract from the character and appearance of the area.
- 6.31 The application site has an existing access which was used by Apple Tree Cottage until recent years when Apple Tree Cottage began to use the recently provided access for the new dwelling known as Elangeni. As the existing access still lawfully exists and was used to access one dwelling, an arrangement that would remain lawful in planning terms, it is not considered that its lawful retention and use to serve one dwelling (as it already could in the event that Appletree Cottage resumed use of it) would merit additional highway safety concerns that might otherwise justify refusal of an application.
- 6.32 The proposal provides a new access a few metres to the east of the existing access. It is the view of highway officers that any new access should comply to current design standards including with sightlines. The sightlines for the new access do not comply with current standards when looking to the left (west), but the new access does provide a marginal improvement to sight lines in this direction compared to the existing access. As mentioned above it would be difficult for highway officers to object to the use of the existing access.
- 6.33 Therefore, even though the new access still does not have sightlines that comply to current standards, because it is a marginal improvement on the existing access, it is the view of highway officers that it would be difficult to object to this planning application on access grounds. Planning officers note that the existing access, with decreased visibility beyond that proposed would represent a viable fallback position for the applicant, and therefore support this betterment.
- 6.34 The sight lines currently shown have been drawn incorrectly with one distance only being 2.0 metres, when in the view of the highway officers, 2.4 metres is required. A condition would need to be applied for amended details of sight lines to be submitted and secured. This would not affect the overall conclusions mentioned above.
- 6.35 On balance, highway officers raised no objection to this proposal. Conditions were requested securing an electric charging point for vehicles, a construction method statement, access closure with reinstatement, set back of gates, surfacing of the access, visibility splay details and parking/turning in accordance with the approved plans.
- 6.36 As such, it is considered that the application is in accordance with current development plan policies relating to highway matters.

Historic environment

- 6.37 According to Policy SP9, development proposals will be required to conserve and, where appropriate, enhance those aspects of the historic environment which are recognised as being of archaeological, architectural, artistic or historic interest, or of landscape or townscape significance.
- 6.38 Policy DM14 requires development affecting heritage assets of archaeological interest and their settings to be determined in accordance with policy SP9, and to demonstrate why the works are desirable or necessary, and how the significance of the assets will be preserved.
- 6.39 The application site is not within a conservation area and there are no neighbouring listed buildings. Apple Tree Cottage is noted within the Historic Environment Record and the Council's Conservation Officer was consulted on the proposals. It was considered that there would be only a very minor impact as a result of the proposals, and confirmed that they did not have major conservation-based concerns.
- 6.40 The Council's Archaeologist was also consulted, and did not consider that there would be a major impact on any below ground archaeological remains as a result of the development.
- 6.41 The application is therefore considered to be in accordance with current development plan policies relating to the historic environment.

Flooding and drainage

- 6.42 According to Policy SP6, in order to restrict or reduce runoff, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS) in accordance with the SuDS Supplementary Planning Document, best practice, and the Non-statutory Technical Standards for Sustainable Drainage. A site specific flood risk assessment (FRA) is required for developments that could be subject to flooding, including surface water or ground water flooding.
- 6.43 Policy SP5, which sets out how applications should respond to climate change, requires development to demonstrate that flood risk from all sources can be avoided or managed in accordance with policy SP6 and to use sustainable urban drainage systems.
- 6.44 During the course of the application additional information was submitted, and a drainage technical note and a foul and surface water drainage strategy were assessed by the Lead Local Flood Authority. These were found to be acceptable and are recommended to be secured by condition.
- 6.45 The application is therefore considered to be in accordance with current development plan policies relating to flooding and drainage.

Trees

- 6.46 Policy SP10 of the Local Plan Review seeks to strengthen both local and strategic green infrastructure assets across the District. According to Policy DM15, development which conserves and enhances trees, woodland and hedgerows will be supported. Development proposals should be accompanied by an appropriate Arboricultural Survey, Arboricultural Impact Assessment and/or an Arboricultural Method Statement. Proposals will be expected to clearly demonstrate that wherever possible existing

trees, woodland and hedgerows have been incorporated into the design and layout of a scheme from the outset.

- 6.47 During the course of the application amended details for tree protection were submitted and found to be acceptable by the Council's Tree Officer. Conditions securing the arboricultural method statement and arboricultural supervision are recommended to be attached to any permission granted. A condition securing the implementation, prior to works commencing on site, of the no dig grass surface between trees T23 and T24 is also recommended. This is because agricultural access will no longer be possible once the development has begun, and access will need to be retained throughout. Failure to provide this surfacing risks the health of trees that contribute in a positive manner to the character of the area.
- 6.48 The application is therefore considered to be in accordance with current development plan policies relating to trees.

Ecology

- 6.49 According to Policy SP11, development proposals will be required to demonstrate how they conserve and enhance biodiversity and/or geodiversity including their long-term future management and, where required, deliver Biodiversity Net Gains.
- 6.50 The Council's Ecologist reviewed the proposals and considered that sufficient information had been provided. Conditions securing a lighting strategy, ecological enhancements and compliance with the submitted ecological information were requested. A condition securing a Habitat Management and Monitoring Plan for Biodiversity Net Gain was also requested.

Climate change

- 6.51 According to Policy SP5, the principles of climate change mitigation and adaptation will be required to be embedded into new development. Proposals should be accompanied by a Sustainability Statement which demonstrates how the principles in Policy SP5 have been embedded into the development, proportionate to the scale and nature of the development proposed. Policy DM4 of the Local Plan Review seeks to secure new development that achieves net zero operational carbon emissions (regulated and unregulated energy) by implementing the energy hierarchy.
- 6.52 The proposed dwelling would comply with the minimum construction standard set out in Part 1.A of policy DM4, with a Fabric Energy Efficiency of 36.2 kWh/m²/yr. More than a 63% reduction in carbon emissions has been demonstrated prior to the addition of on-site renewable energy generation.
- 6.53 Policy DM4 goes on to require development to be a zero-carbon through the use of renewable energy systems. The Energy Statement shows that through the provision of solar panels on site renewable energy provision would reduce carbon emissions of the site on the baseline to 87.6% of the regulated energy.
- 6.54 The total residual emissions from regulated and unregulated sources amount to 1.386 CO₂/tons/yr. It is not possible to offset this onsite, and therefore it has been calculated that the contribution to offset the remaining carbon emissions would be £1,692.58. This is recommended to be secured by way of a legal agreement, which would ensure compliance with policy DM4.
- 6.55 A Sustainability Statement was submitted during the course of the application and is recommended to be secured by condition.

- 6.56 The application is therefore considered to be in accordance with current development plan policies relating to climate change and sustainability.

Water use

- 6.57 Developments are required under policy DM7 to minimise water use. All new residential developments are required to meet Building Regulations optional higher water efficiency standards. Development proposals must demonstrate efficient water use through measures such as rainwater harvesting and greywater recycling, ensure separate drainage of foul and surface water, safeguard land and access for water and drainage infrastructure, and avoid adverse impacts on water quality, ecological value, or drainage function of water bodies, including within Source Protection Zones.
- 6.58 A condition requiring the proposed dwelling to meet the requirements of the Building Regulations optional higher water efficiency standard of 110 litres per person per day is recommended to be attached to any permission granted in order to reduce water consumption.

Accessible dwellings

- 6.59 Policy SP15 of the Local Plan Review directs all dwellings to be delivered as accessible and adaptable dwellings in accordance with Building Regulations M4(2). A condition securing this standard is recommended to be attached to any permission granted.

7. Planning Balance and Conclusion

- 7.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions. It includes a presumption in favour of sustainable development which means approving development proposals that accord with an up-to-date development plan without delay. However, where a planning application conflicts with an up-to-date development plan, permission should not usually be granted.
- 7.2 In order to ensure compliance with policy DM4, a legal agreement is required to be entered into to secure a carbon off-setting contribution. This is necessary to make the development acceptable in planning terms, and would be directly related to the development. It is considered that such a legal agreement would be fairly and reasonably related in scale and kind to the development.
- 7.3 For the reasons given in this report it is considered that the proposal is in accordance with current development plan policies and material considerations do not indicate that planning permission should otherwise be refused. The application is therefore recommended for approval subject to the completion of a legal agreement and conditions as detailed.

8. Full Recommendation

- 8.1 PROVIDED THAT a Section 106 Agreement has been completed within three months of the date of the committee resolution (or such longer period that may be authorised by the Development Manager, in consultation with the Chairman or Vice Chairman of the Eastern Area Planning Committee), to delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed below.

- 8.2 OR, if a Section 106 Agreement is not completed, to delegate to the Development Manager to REFUSE PLANNING PERMISSION for the reasons listed below.

Conditions

1.	Commencement of development The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2.	Approved plans The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below: (i) Block and location plan 3971/200 Rev D received on 02.06.2025 – with respect to location plan only; (ii) Proposed site and foul drainage plan 3971/202 Rev J received on 10.12.2025; (iii) Proposed dwelling 3971/201 Rev F received on 28.05.2025; (iv) Proposed detached garage 3971/203 Rev E received on 02.06.2025; (v) Site sections 3971/205 received on 28.05.2025; (vi) Biodiversity net gain assessment V02 received on 02.06.2025; (vii) Biodiversity metric calculation received on 02.06.2025; (viii) Condition assessment sheets received on 02.06.2026. Reason: For the avoidance of doubt and in the interest of proper planning.
3.	Materials No works shall take place above ground level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted, has been submitted to and approved in writing by the Local Planning Authority. Samples of materials shall be made available upon request. Thereafter the development shall be carried out in accordance with the approved details. Reason: To ensure the appropriate use of external materials. This condition is applied in accordance with the National Planning Policy Framework, Policy SP7 of the West Berkshire Local Plan Review 2023-2041, and Supplementary Planning Document Quality Design (June 2006).
4.	Habitat Management and Monitoring Plan The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with a Biodiversity Gain Plan (BGP), which shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall be prepared to accompany the Biodiversity Gain Plan, and shall be submitted for approval alongside or after the submission the BGP. (NOTE: In accordance with Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990, this planning permission is subject to the condition (the biodiversity gain condition) that the development may not be begun unless (a) a biodiversity gain plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. This is deemed to be applied by Schedule 7A of the Town and Country Planning Act 1990, and is not replicated on this decision notice. Full details are set out in the informative below.)

	The HMMP shall include: (1) a non-technical summary; (2) the roles and responsibilities of the people or organisation(s) delivering the HMMP; (3) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan; (4) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and (5) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority. The details provided in relation to point (5) shall ensure that, as a minimum, monitoring takes place in 2 years, 5 years, 10 years, 15 years, 20 years, 25 years, 30 years following completion of the development. For the purposes of this condition, completion of development shall be taken as the completion of the Erection of one detached 5-bedroom dwelling, alongside the demolition and replacement of an existing garage building. No occupation shall take place until: (6) the habitat creation and enhancement works set out in the approved HMMP have been completed; and (7) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority. Notice in writing shall be given to the Council when the: (8) HMMP has been implemented; and (9) habitat creation and enhancement works as set out in the HMMP have been completed. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP. Where monitoring identifies the required habitat condition is not being maintained in accordance with the Biodiversity Gain Plan, the submission to the Local Planning Authority shall include any necessary remedial measures, and thereafter any such measures shall be carried out within a timescale agreed with the Local Planning Authority. Supplemental reports may be required pursuant to this condition where necessary. Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990. A pre-commencement condition is required because the habitat and management arrangements need to be determined before existing habitats are affected.
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5.	SuDS The dwelling hereby permitted shall not be first occupied until sustainable drainage measures have been implemented/provided in accordance with the following approved details: (i) Drainage Technical Note by MJA Consulting, dated 17th April 2026, received on 12.06.2026; (ii) Foul and surface water drainage strategy 7492-MJA-SW-XX-DR-C-001 Rev P2 received on 03.02.2026. The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter. Reason: To ensure that surface water will be managed in a sustainable manner. This condition is imposed in accordance with the National Planning Policy Framework, Policy SP6 of the Local Plan Review, Supplementary Planning Document Quality Design – Part 4 Sustainable Design Techniques (June 2006) and Sustainable Drainage Systems Supplementary Planning Document (SPD).
6.	Hours of work No demolition or construction works shall take place outside the following hours, unless otherwise agreed in writing by the Local Planning Authority: 7:30am to 6:00pm Mondays to Fridays; 8:30am to 1:00pm Saturdays; No work shall be carried out at any time on Sundays or Bank Holidays. Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, and Policies DM5 and DM30 of the West Berkshire Local Plan Review 2023-2041.
7.	Contamination If any previously unidentified contaminated land is found or suspected during demolition and/or construction activities, it shall be reported immediately in writing to the Local Planning Authority (LPA). Appropriate investigation and risk assessment shall be undertaken, and any necessary remediation measures shall be submitted and approved in writing by the LPA. These submissions shall be prepared by a competent person (a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation), and conducted in accordance with current best practice. The remediation scheme shall ensure that, after remediation, as a minimum, the land shall not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. Thereafter, any remediation measures shall be carried out in accordance with the approved details. Unless otherwise agreed in writing by the LPA, the dwelling hereby approved shall not be first occupied until any approved remediation measures have been completed and a verification report to demonstrate the effectiveness of the remediation has been submitted to and approved in writing by the LPA. Reason: To ensure that any unexpected contamination encountered during the development is suitably assessed and dealt with, such that it does not pose an unacceptable risk to human health or the environment. This condition is applied in accordance with the National Planning Policy Framework and Policy DM5 of the West Berkshire Local Plan Review 2023-2041.
8.	Air source heat pump

	The air source heat pump shown on the approved plans shall not be installed until details have been submitted and approved in writing by the Local Planning Authority. Such details shall include: exact location of the unit (e.g. ground-mounted or wall-mounted), the distance from the nearest residential properties, particularly the residential premises known as Garlands, any available MCS (Microgeneration Certification Scheme) noise assessment report or equivalent documentation, details of any mitigation required to ensure that the amenity of neighbouring properties is preserved. Thereafter, the air source heat pump shall be installed and maintained in accordance with the approved details. Reason: Insufficient information has been submitted with the application. This information is required to ensure that the installation complies with relevant noise and environmental standards. This condition is applied in accordance with the NPPF and policies DM5 and DM30 of the West Berkshire Local Plan Review 2023-2041.
9.	Arboricultural Method Statement (submitted) The Arboricultural Method Statement and tree protection measures within TGA Arboricultural Consultants revised Arboricultural Impact Assessment and Arboricultural Method Statement dated 3rd Oct 2025 and revised Tree Protection Plan TGA.2684.TPP.002A dated 3rd Oct 2025, both received on 02.06.2025, 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. <i>Reason:</i> To ensure the protection of trees identified for retention at the site in accordance with the objectives of the NPPF and Policies SP10 and DM15 of the West Berkshire Local Plan Review 2023-2041.
10.	Arboricultural supervision condition No development shall take place (including site clearance and any other preparatory works) until the applicant has secured the implementation of an arboricultural watching brief in accordance with a written scheme of site monitoring, which has been submitted to and approved in writing by the Local Planning Authority. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; tree protection installation measures and site supervision works may be required to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place. Reason: Required prior to the commencement of development in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with the objectives of the NPPF and Policies SP10 & DM15 of the West Berkshire Local Plan Review 2023-2041.
11.	Agricultural access

	The no dig grass surface shall be installed adjacent to trees T23 and T24, as shown on the Tree Protection Plan TGA.2684.TPP.002A received on 02.06.2025, prior to development commencing on site. Reason: Agricultural access is required to land to the rear of the application site, and will not be possible through the application site on commencement of development. The surfacing is required in order to ensure that important trees are not harmed as a result of the movement of agricultural vehicles. This condition is applied in accordance with the NPPF and Policies SP10 and DM15 of the West Berkshire Local Plan Review 2023-2041.
12.	Hard landscaping The dwelling hereby permitted shall not be first occupied until the hard landscaping of the site has been completed in accordance with a hard landscaping scheme that has first been submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include details of any boundary treatments (e.g. walls, fences, gates) and hard surfaced areas (e.g. driveways, paths, patios, decking) to be provided as part of the development. Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies SP7, SP8 and SP10 of the West Berkshire Local Plan Review 2023-2041, and the Quality Design SPD.
13.	Soft Landscaping The dwelling hereby permitted shall not be first occupied until a detailed soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme shall include detailed plans, planting and retention schedule, programme of works, and any other supporting information. All soft landscaping works shall be completed in accordance with the approved soft landscaping scheme within the first planting season following completion of building operations/first occupation of the new dwelling (whichever occurs first). Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved soft landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved. Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies SP7, SP8 and SP10 of the West Berkshire Local Plan Review 2023-2041, and the Quality Design SPD.
14.	Water efficiency The dwelling shall not be first occupied until it has met the Building Regulations optional higher water efficiency standard of 110 litres per person per day, using the 'Fittings Approach' as set out in Table 2.2 of the Building Regulations G2. This standard shall be complied with for the dwelling and retained in perpetuity thereafter. Reason: To ensure that the new dwelling is water efficient reducing water consumption demonstrating that the principles of climate change mitigation and adaptation are embedded into new development. This condition is applied in accordance with the National Planning Policy Framework, Policies SP6 and DM7 of the West Berkshire Local Plan Review (2023-2041).
15.	Accessible dwelling

	The dwelling hereby permitted shall be constructed to meet the requirements of Building Regulations Optional Requirement M4(2) (Accessible and Adaptable Dwellings) as set out in Approved Document M, Volume 1 (or any subsequent revision). Prior to occupation, evidence shall be submitted to and approved in writing by the Local Planning Authority confirming compliance with the M4(2) standard. The dwelling shall thereafter be retained in accordance with the approved details. Reason: To ensure that the dwelling provides accessible and adaptable accommodation to meet the needs of all occupiers. This condition is applied in accordance with the National Planning Policy Framework, Policy SP15 of the West Berkshire Local Plan Review (2023-2041).
16.	Construction method statement No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved CMS. The CMS shall include measures for: (a) A site set-up plan during the works; (b) Parking of vehicles of site operatives and visitors; (c) Loading and unloading of plant and materials; (d) Storage of plant and materials used in constructing the development; (e) Erection and maintenance of security hoarding including any decorative displays and/or facilities for public viewing; (f) Wheel washing facilities; (g) Measures to control dust, dirt, noise, vibrations, odours, surface water run-off, and pests/vermin during construction; (h) A scheme for recycling/disposing of waste resulting from demolition and construction works. Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, and Policies SP19, DM5 and DM30 of the West Berkshire Local Plan Review 2023-2041. A pre-commencement condition is required because the CMS must be adhered to during all demolition and construction operations.
17.	Access Closure with reinstatement The existing vehicular access at the site shall be stopped up and abandoned immediately after the new access hereby approved has been brought into use. The verge shall, at the same time as the stopping-up and abandonment, be reinstated to the satisfaction of the Local Planning Authority. Reason: In the interest of road safety and highway maintenance. This condition is imposed in accordance with the National Planning Policy Framework 2024 and Policies SP19 and DM42 of the West Berkshire Local Plan Review 2023 – 2041.
18.	Access construction The new vehicular access to the highway hereby approved shall not be constructed until details of the access into the site have been submitted to and approved in writing by the Local Planning Authority. The use shall not commence until the access has been constructed in accordance with the approved details.

	Reason: In the interest of road safety. This condition is imposed in accordance with the National Planning Policy Framework 2024 and Policies SP19 and DM42 of the West Berkshire Local Plan Review 2023 – 2041.
19.	Visibility splays The new vehicular access to the highway hereby approved shall not be constructed until details have been submitted and approved of visibility splays of 2.4 by 43.0 metres to the east and 2.4 metres to the western site boundary have been provided at the access. The visibility splays shall, thereafter, be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level. Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework 2024 and Policy SP19 of the West Berkshire Local Plan Review 2023 – 2041.
20.	Access surface The new vehicular access to the highway hereby approved shall not be constructed until details of the surfacing arrangements have been submitted to and approved in writing by the Local Planning Authority. Such details shall ensure that bonded material is used across the entire width of the access for a distance of 3.0 metres measured back from the carriageway edge. Thereafter the accesses shall be constructed in accordance with the approved details. Reason: To avoid migration of loose material onto the highway in the interest of road safety. This condition is applied in accordance with the National Planning Policy Framework, and Policy SP19 of the West Berkshire Local Plan Review 2023-2041.
21.	Parking The dwelling hereby approved shall not be first occupied until vehicle parking and turning spaces for that dwelling have been completed in accordance with the approved plans (including any surfacing arrangements and marking out). Thereafter the parking and turning spaces shall be kept available for parking and manoeuvring (of private cars and/or private light goods vehicles) at all times. 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 applied in accordance with the National Planning Policy Framework, and Policies SP19 and DM44 of the West Berkshire Local Plan Review 2023-2041.
22.	Set back of gates Any gates to be provided at access where vehicles will enter or leave the site, shall open away from the adjoining highway and be set back a distance of at least 5.0 metres from the edge of the highway. Reason: In the interest of road safety and to ensure that vehicles can be driven off the highway before the gates are opened. This condition is applied in accordance with the National Planning Policy Framework, and Policy SP19 of the West Berkshire Local Plan Review 2023-2041.
23.	EV Charger The dwelling hereby approved shall not be first occupied until an electric vehicle charging point has been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the charging points shall be maintained, and kept available and operational for electric vehicles at all times.

	Reason: To secure the provision of charging points to encourage the use of electric vehicles. This condition is applied in accordance with the National Planning Policy Framework, and Policies SP19 and DM44 of the West Berkshire Local Plan Review 2023-2041.
24.	Lighting design strategy for light sensitive biodiversity No external lighting shall be installed until a “lighting design strategy for biodiversity” for the new dwelling, garage and garden has been submitted to and approved in writing by the local planning authority. The strategy shall: - identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and - show how and where external lighting will be installed (through the provision of Isolux lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places; and - Ensure all lighting levels are designed within the limitations of Environmental Lighting Zone 1, as described by the Institute of Lighting Engineers. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority. Reason: Bats are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation. To conserve the dark night skies of the North Wessex Downs National Landscape. This condition is applied in accordance with the National Planning Policy Framework, Policies SP2 and SP11 of the West Berkshire Local Plan Review 2023-2041 and the North Wessex Downs AONB Management Plan 2019-24.
25.	Compliance with existing detailed biodiversity method statements, strategies, plans and schemes All ecological measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (May 2025, Joanna Graham Ecology Limited), as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination. Reason: To ensure the adequate safeguarding of protected species and the mitigation and enhancement measures proposed with the application, required to conserve and enhance biodiversity. This condition is applied in accordance with the National Planning Policy Framework and Policy SP11 of the West Berkshire Local Plan Review 2023-2041.
26.	Biodiversity measures The development hereby permitted shall not be first occupied until two bird boxes and one integrated bat box or bat tile with a suitable gap, have been installed in accordance with the Preliminary Ecological Appraisal (May 2025, Joanna Graham Ecology Limited), in particular section 4.5 and appendix 5.

	Reason: To ensure biodiversity enhancements are incorporated into the development. This condition is applied in accordance with the National Planning Policy Framework, and Policy SP11 of the West Berkshire Local Plan Review 2023-2041.
27.	PD rights – extensions/outbuildings Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no extensions, alterations, buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C and/or E of that Order shall be carried out, without planning permission being granted by the Local Planning Authority on an application made for that purpose. Reason: To prevent the overdevelopment of the site and in the interests of respecting the character and appearance of the surrounding area. To prevent overlooking of adjacent properties/land, in the interests of safeguarding the privacy of the neighbouring occupants. This condition is applied in accordance with the National Planning Policy Framework, Policies SP8 and DM30 of the West Berkshire Local Plan Review 2023-2041, the Quality Design SPD and the Basildon Village Design Statement (2001).
28.	Energy statement The development shall be carried out in full accordance with the following approved documents: (i) Energy statement dated November 2025 by UK SAPS received on 28.11.2025; (ii) Carbon offsetting calculator received on 28.11.2025. The dwelling hereby approved shall not be first brought into use until all approved measures have been completed. Reason: To secure sustainable construction measures in accordance with Policy DM4 of the West Berkshire Local Plan Review 2023-2041.
29.	Sustainability statement The development hereby permitted shall incorporate the sustainability measures set out in the Sustainability Statement received on 27.07.2026. The dwelling hereby approved shall not be first brought into use until all sustainability measures have been provided in full accordance with these approved details. Reason: To secure the sustainability measures that the development is contributing to the district's response to climate change in accordance with Policy SP5 of the West Berkshire Local Plan Review 2023-2041.

Heads of Terms for Section 106 Agreement

1	Carbon offsetting Financial contribution payable to address residual carbon emissions, totalling £1,692.58, payable prior to first occupation of the new dwelling.
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Refusal Reasons

1	Planning obligation The application fails to provide an appropriate planning obligation to secure a financial contribution to address residual carbon emissions and biodiversity net gain measures in the event of the self-build exemption being revoked. The development therefore fails to deliver a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 in the event of the self-build exemption being revoked.
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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. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has worked proactively with the applicant to secure and accept what is considered to be a development which improves the economic, social and environmental conditions of the area.
2	The development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and thus 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, if applicable, will be sent out separately from this Decision Notice. It is your responsibility to contact the CIL Team as soon as possible to confirm whether the development is CIL liable. If subsequently confirmed as CIL liable, 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 a Commencement Notice will affect any exemptions claimed, including 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	Access construction The Asset Management team, West Berkshire District Council, Environment Department, Council Offices, Market Street, Newbury, RG14 5LD, or highwaysassetmanagement@westberks.gov.uk should be contacted to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made, allowing at least four (4) weeks' notice, to obtain details of underground services on the applicant's behalf.
4	Damage to footways, cycleways and verges The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge arising during building operations.
5	Damage to the carriageway The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.
6	Incidental works affecting the highway

	Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from, the Principal Engineer (Streetworks), West Berkshire District Council, Transport & Countryside, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 503233, before any development is commenced.
7	Official Postal Address Please complete and online street naming and numbering application form at https://www.westberks.gov.uk/snn to obtain an official postal address(s) once development has started on site. Applying for an official address promptly at the beginning of development will be beneficial for obtaining services. Street naming and numbering is a statutory function of the local authority.
8	Breeding Birds Informative The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees, scrub, hedgerows and buildings are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.
9	Reptiles informative The applicant is reminded that reptiles are protected at all times by the Wildlife and Countryside Act 1981 (As amended). Under section 9 (1) this legislation makes it an offence to intentionally kill or injure any reptiles. Planning permission for development does not provide a defence against prosecution under this legislation. If reptiles or evidence of reptiles is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist.
10	Great Crested Newts The applicant is reminded that great crested newts are protected at all times by the Conservation of Habitats and Species Regulations 2018 and the Wildlife and Countryside Act 1981 (As amended). Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a great crested newt licence if an offence is likely. If great crested newts or evidence of great crested newts is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact Natural England.
11	Biodiversity net gain The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be West Berkshire District Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun

because none of the statutory exemptions or transitional arrangements listed below are considered to apply. If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply. In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans). EXEMPTIONS AND TRANSITIONAL ARRANGEMENTS The following are the statutory exemptions and transitional arrangements in respect of the biodiversity gain condition. 1. The application for planning permission was made before 12 February 2024. 2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies. 3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024. 4. The permission which has been granted is for development which is exempt being: 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where: i) the application for planning permission was made before 2 April 2024; ii) planning permission is granted which has effect before 2 April 2024; or iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii). 4.2 Development below the de minimis threshold, meaning development which: i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric). 4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

IRREPLACEABLE HABITAT

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

THE EFFECT OF SECTION 73D OF THE TOWN AND COUNTRY PLANNING ACT 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

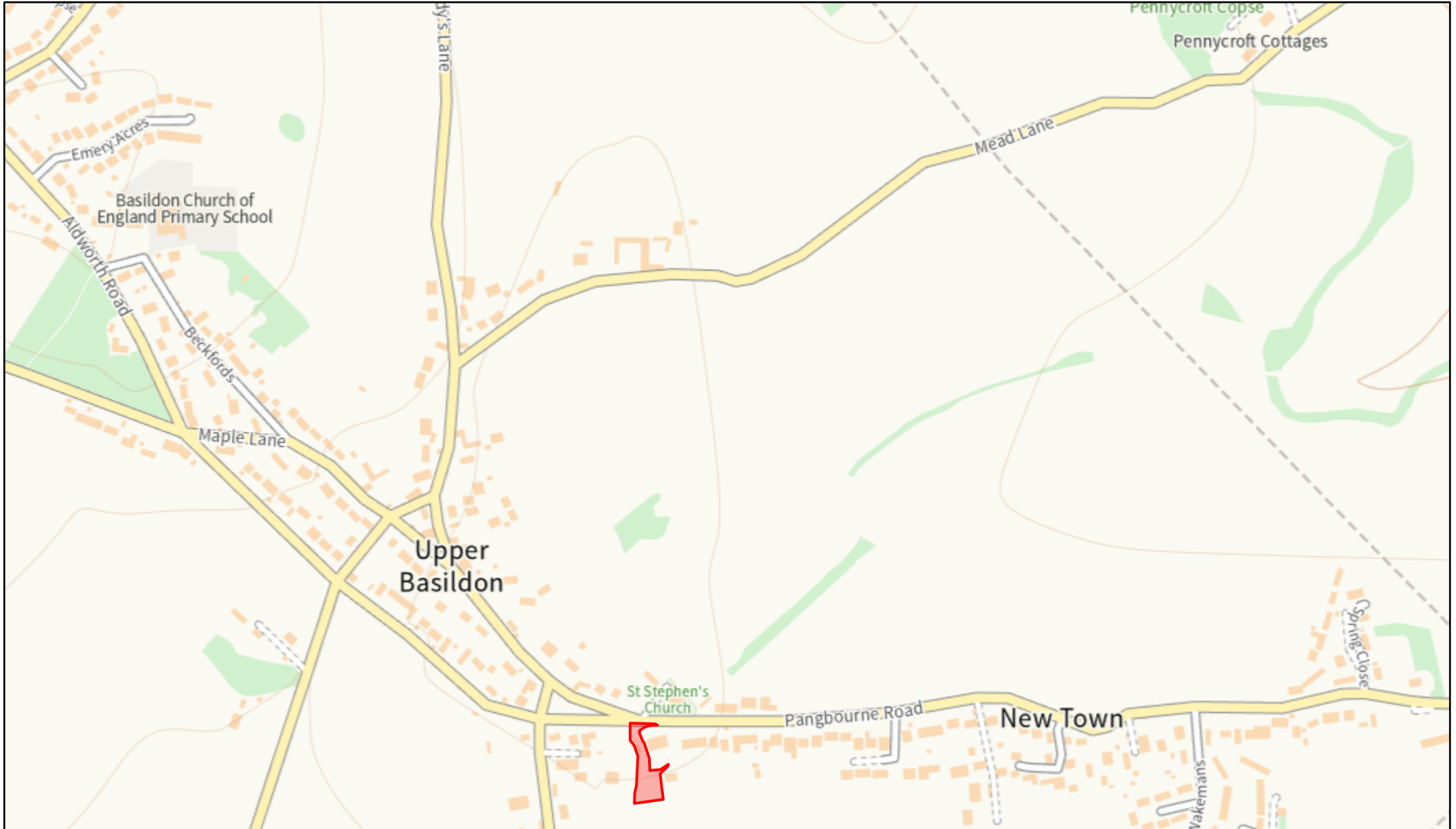
- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and

	ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.
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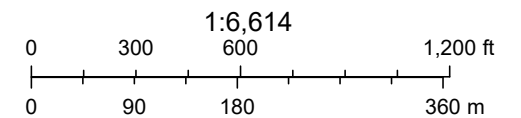
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25/01252/FUL – Land at Appletree Cottage, Pangbourne Road, Upper Basildon, RG8 8LN

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Agenda Item 4.(2)

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(2)	25/02375/FUL Streatley Parish	09.12.2025 ¹	Proposed new dwelling including new landscaping and parking Churn Lodge Wantage Road Streatley Reading RG8 9LA Nigel Parsons

¹ Extension of time agreed with applicant until 06.03.2026

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

<https://publicaccess.westberks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T44COIRDMKS00>

Recommendation Summary: Approval subject to conditions and legal agreement

Ward Member(s): Councillor Laura Coyle

Reason for Committee Determination: Called in if recommended for approval. Overdevelopment of the plot, overbearing on neighbouring properties. Design is intrusive and dominating, particularly in terms of loss of privacy, light and visual amenity. Impact on street scene. Conflict with Streatley Village Design Statement.

Committee Site Visit: 29 July 2026

Contact Officer Details

Name: Catherine Ireland
Job Title: Senior Planning Officer
Tel No: 01635 519111
Email: Catherine.Ireland@westberks.gov.uk

1. Introduction

- 1.1 The purpose of this report is for the Committee to consider the proposed development against the policies of the development plan and the relevant material considerations, and to make a decision as to whether to approve or refuse the application.
- 1.2 This application seeks planning permission for a new, three storey, 4 bed dwelling to the south of the property known as Churn Lodge.
- 1.3 The application site is within the settlement boundary of Streatley, a smaller settlement outside of the settlement hierarchy under policy SP3 of the Local Plan Review [LPR]. It is also within the North Wessex Downs National Landscape and is in an area of open downland which meets and area of elevated wooded chalk with slopes and land within a lower river valley according to the Landscape Character Assessment (2019). The area for the proposed dwelling is currently within the curtilage of Churn Lodge, which is located within an established residential area.
- 1.4 The access to the site is via a track accessed from the A417 Wantage Road, and which currently serves 6 dwellings. The Wantage Road, is listed within the historic environment record as the Streatley to Wantage Toll Road. It is within flood zone 1 and is not shown as being at risk of surface water or ground water flooding in Council records. The ground water levels are shown as being at least 5 metres below the ground surface, and the ground water flood risk as low.
- 1.5 The area is within a green risk zone for Great Crested Newts and there is a Site of Special Scientific Interest [SSSI] less than 250 metres to the south west. Land approximately 75 metres to the west is within a biodiversity opportunity area.
- 1.6 The levels fall away sharply on the site from the west to the east, with a change in approximately 8.75 metres from the road to the east boundary. The site also slopes from the south to the north. The existing dwelling, Churn Lodge, is a large, detached two storey dwelling finished in red brick and white render, with a plain clay tile roof. The garage block, adjacent to the site access, is a 1.5 storey building in similar materials, with timber framing and dormer windows in the roof. It is finished with dark plain tiles on the roof.
- 1.7 It is proposed to divide off the southern half of the land associated with Churn Lodge to provide the plot for the new dwelling. This would include the allocation of the existing access to the new dwelling, along with the existing garage building. The new dwelling would be sited approximately 4.2 metres further to the east than the front elevation of Churn Lodge, and 4.8 metres beyond the rear elevation, or 8.2 metres when including the proposed rear raised amenity area.
- 1.8 The proposed dwelling would be over three storeys, with the basement largely hidden due to the change in levels across the site. It would have a simple design, with dual pitched roof and gable ends facing east and west and would be clad in timber with a clay tile roof.
- 1.9 When measured from the front elevation, the ridge height would be approximately 7.5 metres and the eaves height 4.8 metres. When measured at the east end of the ridge, using the adjacent ground level on the north elevation, these heights increase to 8.6 metres and 5.9 metres respectively.
- 1.10 When viewed from the lowest point of the rear of the house, the full height of the three storeys would be revealed, with the height to the ridge of 10.7 metres and to the eaves of 8.1 metres. However, the basement would be partially screened by virtue of being set lower than the adjacent ground levels.

- 1.11 Three parking spaces are proposed to serve the dwelling, with three further spaces to be provided to serve Churn Lodge outside of the application site. The access to Churn Lodge will be provided via the property to the north, Acer Lodge, which is also within the applicant's ownership.

2. Planning History

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

Application	Proposal	Decision / Date
98/53480/FUL	New dwelling	Approved 26.11.1998
99/55783/FUL	Amendment to and re positioning of garage- approved under no. 153480	Approved 19.11.1999
08/01925/HOUSE	Extensions, replacement garage and relocation of summer house	Approved 11.12.2008
14/00877/NONMAT	Non Material Amendment of approved application 08/01925/HOUSE - Extensions, replacement garage and relocation of summer house. Amendments: Creation of a gallery space above entrance all , with glazed gable, additional front window and a south elevation dormer over existing window.	Refused 20.05.2014
14/01466/HOUSE	Extensions	Approved 04.08.2014
25/01218/FUL	Proposed new dwelling including new landscaping and parking.	Refused 02.09.2025

3. Legal and Procedural Matters

- 3.1 **Environmental Impact Assessments (EIA):** The proposed development falls within the column 1 description at paragraph 10(b) (urban development projects) of Schedule 2. Although it does not meet/exceed the relevant threshold in column 2, it is located in a sensitive area, namely the North Wessex Downs National Landscape. The proposal is therefore "Schedule 2 development" within the meaning of the Regulations.
- 3.2 However, taking into account the selection criteria in Schedule 3, it is not considered that the proposal is likely to have significant effects on the environment. Accordingly, the proposal is not considered "EIA development" within the meaning of the Regulations.
- 3.3 **Publicity:** Publicity has been undertaken in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council's Statement of Community Involvement. A site notice was displayed on 19.11.2025 at the access onto Wantage Road, with a deadline for representations of 10.12.2025. Three notification letters were sent in regards to the application.

- 3.4 **Local Financial Considerations:** Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Whether or not a 'local finance consideration' is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision based on the potential for the development to raise money for a local authority or other government body. The table below identified the relevant local financial considerations for this proposal.

Consideration	Applicable to proposal	Material to decision	Refer to paragraph(s)
Community Infrastructure Levy (CIL)	Yes	No	3.5
New Homes Bonus	No	No	3.6
Affordable Housing	No	No	
Public Open Space or Play Areas	No	No	
Developer Contributions (S106)	Yes	Yes	
Job Creation	Yes	Yes	

- 3.5 **Community Infrastructure Levy (CIL):** Community Infrastructure Levy (CIL) is a levy charged on most new development within an authority area. The money is used to pay for new infrastructure, supporting the development of an area by funding the provision, replacement, operation or maintenance of infrastructure. CIL will be used to fund roads and other transport facilities, schools and other educational facilities, flood defences, medical facilities, open spaces, and sports and recreational areas. Subject to the application of any applicable exemptions, CIL will be charged on residential (Use Classes C3 and C4) and retail (former Use Classes A1 – A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of gross internal area (including extensions) or when a new dwelling is created (even if it is less than 100 square metres). CIL liability, and the application of any exemptions, will be formally confirmed by the CIL Charging Authority under separate cover following any grant of planning permission. More information is available at <https://www.westberks.gov.uk/community-infrastructure-levy>
- 3.6 **New Homes Bonus (NHB):** New Homes Bonus payments recognise the efforts made by authorities to bring residential development forward. NHB money will be material to the planning application when it is reinvested in the local areas in which the developments generating the money are to be located, or when it is used for specific projects or infrastructure items which are likely to affect the operation or impacts of those developments. NHB is not considered to be a relevant material consideration in this instance, but can be noted for information.
- 3.7 **Public Sector Equality Duty (PSED):** In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The Council must have due regard to the need to achieve the following objectives:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;

- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 3.8 Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—
 - (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
 - (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
 - (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
- 3.9 The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have regard to and remove or minimise disadvantage. In considering the merits of this planning application, due regard has been given to these objectives.
- 3.10 There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.
- 3.11 All new buildings within the development will be required to comply with Building Regulations which have their own criteria to apply for the design of buildings which also has due regard to the Act. CIL contributions are also taken towards healthcare and education & training facilities as part of the development.
- 3.12 **Human Rights Act:** The development has been assessed against the provisions of the Human Rights Act, including Article 1 of the First Protocol (Protection of property), Article 6 (Right to a fair trial) and Article 8 (Right to respect for private and family life and home) of the Act itself. The consideration of the application in accordance with the Council procedures will ensure that views of all those interested are taken into account. All comments from interested parties have been considered and reported in summary in this report, with full text available via the Council's website.
- 3.13 Any interference with property rights is in the public interest and in accordance with the Town and Country Planning Act 1990 regime for controlling the development of land. This recommendation is based on the consideration of the proposal against adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.
- 3.14 **National Landscapes (AONB):** Section 85 of the Countryside and Rights of Way (CRoW) Act 2000 (as amended) provides a general duty for public bodies: "Any relevant authority exercising or performing any functions in relation to, or so as to effect, land in an area of outstanding natural beauty in England must seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty)." AONBs have been rebranded to be known as National Landscapes, although their legal AONB status continues.

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.

Streatley Parish Council:	Conditional 'no objection' based on consideration of the following: 1. Existing vegetation masks the views of the proposed dwelling from the Wantage Road. Such vegetation must be maintained. The view of the new building from the Wantage Road across the driveway must be masked with new planting. 2. The new property will intensify the density of buildings along Wantage Road, converting the country village ambiance to a suburban nature contrary to the Parish Plan. 3. Materials conflict with the Parish Plan. 4. Some existing trees are reported to have not been shown on the block plans for removal and some trees had been removed before submission of the application. This requires confirmation as part of the WBC assessment.
Highways:	Recommend conditional approval.
Archaeology:	No evidence of any below ground archaeology and do not think there would be a major impact on any heritage assets of archaeological interest.
Environmental health:	Two environmental health concerns to raise: construction noise and land contamination. Conditions requested.
Ecology:	No likely significant impacts. Conditions requested.
Trees:	Comments as for 25/01218/FUL: No objection subject to conditions.
Lead Local Flood Authority:	Condition requested.
Waste Management:	No objections.
Public rights of way, Rambler's, North Wessex Downs National Landscape, Thames Water:	No response at time of writing.

Public representations

- 4.2 Representations have been received from 6 contributors, all 6 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 and appearance of the area.
- Cramped layout, inappropriate location.
- Impact on adding properties.
- Levels on the site – building would rise significantly above the natural contours.
- Impact on neighbouring living conditions: overlooking, outlook, noise during construction.
- No drainage strategy.
- Design concerns, poor quality scheme.
- Concern regarding the private lane which provides access to Churn Lodge. Narrow, steep. Difficult for large vehicles to manoeuvre, dangerous to neighbours.
- Increase in traffic.
- Conflict with the Streatley Design Statement.
- Proposals fail to overcome the concerns raised in relation to the previous scheme.
- Parking concerns.
- Concern regarding removal and transportation of spoil.

4.4 Concern was raised regarding the impact of the excavation works for the basement in terms of structural and construction-related impacts. Land stability can be a material planning consideration; however, no substantive evidence has been submitted to support a concern beyond that which is typical at this stage in the planning process. The agent has confirmed that a full intrusive site investigation would be undertaken prior to technical design to confirm ground conditions and to inform the appropriate foundation and structural strategy for the dwelling.

5. Planning Policy

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

Development Plan Document	Relevant Policies
<u>West Berkshire Local Plan Review 2023-2041</u>	Strategic Policies • Policy SP1 The Spatial Strategy • Policy SP2 North Wessex Downs AONB • Policy SP3 Settlement Hierarchy • Policy SP5 Responding to Climate Change • Policy SP6 Flood Risk • Policy SP7 Design Quality • Policy SP8 Landscape Character • Policy SP10 Green Infrastructure • Policy SP11 Biodiversity & Geodiversity • Policy SP12 Approach to Housing Delivery • Policy SP15 Housing Type and Mix • Policy SP19 Transport Development Management Policies

	• Policy DM3 Health & Wellbeing • Policy DM4 Building Sustainable Homes & Businesses • Policy DM5 Environmental Nuisance & Pollution Control • Policy DM6 Water Quality • Policy DM7 Water Resources & Waste Water • Policy DM14 Assets of Archaeological Importance • Policy DM15 Trees, Woodland & Hedgerows • Policy DM30 Residential Amenity • Policy DM42 Transport Infrastructure • Policy DM44 Parking
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5.2 The following material considerations are relevant to the consideration of this application:

- The National Planning Policy Framework (NPPF)
- The Planning Practice Guidance (PPG)
- National Design Guide
- Quality Design SPD (2006)
- Sustainable Drainage Systems SPD (2018)
- Streatley Village Design Statement (2009)

6. Appraisal

Principle of development

- 6.1 The application site is within the settlement boundary of Streatley, a smaller settlement with a settlement boundary. Policy SP1 of the Local Plan Review [LPR] sets out the overarching spatial strategy for West Berkshire; this policy supports development and redevelopment within settlement boundaries set out in appendix 2 of the LPR, which includes Streatley.
- 6.2 The site is also located within the North Wessex Downs National Landscape (previously Area of Outstanding Natural Beauty/AONB), which, under policy SP1, will have appropriate and sustainable growth that support conserves and enhances the special landscape qualities, as set out in policy SP2. Policy SP2 requires development to respond positively to the local context, conserving and enhancing local distinctiveness, sense of place and setting of the National Landscape.
- 6.3 As such, the proposal is considered to be acceptable in principle.

Design, character and appearance

- 6.4 The NPPF requires planning decisions to ensure that developments add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Decisions should secure development that is sympathetic to the local character and history.
- 6.5 According to Policy SP7 of the LPR, new development will be required to strengthen a sense of place through high quality locally distinctive design and place shaping. This will enable healthy place making, creating places that are better for people, taking

opportunities available for conserving and enhancing the character, appearance and quality of an area and the way it functions. Development proposals will be expected to show how they have responded positively to both national and local design guidance. At a national level this includes the characteristics of a well-designed place as set out in the National Design Guide (2021), or as superseded, and at a local level, this includes neighbourhood plans, design guides or codes and relevant community planning documents that identify the local character and distinctiveness of an area which is valued by local communities.

- 6.6 The Landscape Character Assessment (2019) denotes the application site as being in an area of open downland which meets and area of elevated wooded chalk with slopes to the west whilst to the east is land within a lower river valley.
- 6.7 The Streatley Village Design Statement [SVDS] (2009) notes that the Wantage Road, from which the site is accessed, is one of two northern gateways to Streatley, and that the approach along the Wantage Road represents a sudden change from open farmland to low density residential development. The SVDS states that houses within this part of Streatley are mostly detached, on generous plot widths frequently providing high hedge of tree screening between properties.
- 6.8 The new dwelling would be sited to the south of Churn Lodge, and would utilise the existing access from the Wantage Road. The plot would be separated off from Churn Lodge, with a new fence boundary between the two properties. As such, vehicular access to Churn Lodge would be provided through Acer Lodge, to the north, which is also within the applicant's ownership. The existing garage building on site would therefore fall within the curtilage of the new dwelling, and a condition securing the ancillary to use to the new dwelling is recommended to be attached to any permission granted.
- 6.9 The plot size created would be approximately 1071.55m², excluding the access and driveway to the south of the gates to the site, with approximately 450m² of private rear amenity space being provided for the new dwelling. More than 700m² of private rear amenity space would be retained by Churn Lodge. Both are in excess of the 100m² recommended in the Supplementary Planning Document Quality Design – West Berkshire, Part 2 Residential Development for houses with 3 or more bedrooms.
- 6.10 Concern has been raised in representation letters regarding the appropriateness of the proposals in respect of the character of the area, overdevelopment and layout. To the west of Wantage Road, the dwellings opposite the site are set on deep plots, with the houses set back from the highway. There is not the same uniformity of plots on the east side of Wantage Road, although many plots are of a generous size, and due to the way that housing has developed, the area lacks the linear form of development seen to the west. The proposed plot would be smaller than that of Churn Lodge, Acer Lodge, Drumbeg and Maple House. However, it would be larger than that of The Spinney and Copse House, which replaced a single dwelling under planning permission reference 19/01044/FULD.
- 6.11 The wider area around Churn Lodge is characterised by steeply sloping land, with properties to the west of Wantage Road being set at a much higher level than those to the east. The land continues to drop away to the east, with a drop in levels from Wantage Road to the rear of the site of approximately 8.7 metres. At the same time, there is a gentle slope from the south boundary to the site to the north boundary with Churn Lodge.
- 6.12 The new dwelling would not be located forward of the front elevation of Churn Lodge, and would have a lower ridge height, being approximately 2.2 metres lower than the highest ridge of Churn Lodge. The ridge height would be approximately 1.8 metres

lower than the highest ridge of the Spinney, and approximately 0.6 metres lower than the front projecting ridge of the Spinney. The new dwelling would be approximately 0.4 metres higher than the highest ridge of Copse House, and 0.7 metres higher than the front projecting ridge. It would be approximately 1.5 metres higher than the ridge of the existing garage building when taking into account the change in levels on the site.

- 6.13 By virtue of the changes in ground levels and the existing garage building to the front of the site, the dwelling would be screened from Wantage Road to an extent. Given the heights of the neighbouring properties to the north and south, the building would read as part of the existing street scene without being incongruous.
- 6.14 The design of the proposed dwelling is simple, a dual pitched roof with gable ends, with the fenestration being orientated largely to the east and west elevations so as to prevent overlooking of neighbouring properties. Accommodation would be situated over three storeys, but with the basement being set below ground level to the west. To the east, where the existing ground levels are lower, the basement would be partly visible, as it would be partially from the side elevations.
- 6.15 Two different types of vertical timber cladding are proposed for the elevation treatments. Wider timber cladding would be used on the ground floor with a narrower timber cladding to be used at the first floor level. The basement would be finished with a through coloured render. Clay tiles are proposed for use on the roof. Given the simple nature of the design, it is considered important that high quality materials are used, to ensure an interesting design, particularly in terms of the two types of timber cladding. Poor quality or inappropriate materials would detract from the design and would result in harm to the character of the area. The materials would also need to complement the surrounding properties, which use a mix of finishes, including brick, clay tiles and timber cladding. A condition securing a schedule of materials is therefore recommended to be attached to any permission granted.
- 6.16 The existing landscaping contributes strongly to the character of the area. A condition securing tree protection measures is therefore recommended to be attached to any permission granted, along with a landscaping scheme for the new dwelling. A condition securing details of new boundary treatments is also recommended.
- 6.17 Given the amount of spoil that would need to be removed to accommodate the basement level, a condition securing details of spoil removal or reuse on site is recommended to be attached to any permission granted. Due to the constraints on site regarding levels and the layout of surrounding properties, a condition restricting permitted development rights for extensions and outbuildings is also recommended.
- 6.18 The application is therefore considered to be in accordance with current development plan policies relating to design, character and appearance.

Residential amenity (neighbours)

- 6.19 According to Policy DM30, all development will be required to provide and/or maintain a high standard of amenity for existing and future users of land and buildings.
- 6.20 When considering the impact on the living conditions of existing and proposed residential dwellings, development proposals will be supported where there is no unacceptable harm in terms of the following criteria:
- a. Any significant loss of daylight and/or sunlight to land and buildings;
 - b. Any significant overlooking of land and buildings that results in a harmful loss of privacy;

- c. Development resulting in an undue sense of enclosure, overbearing impact, or a harmful loss of outlook; and
 - d. Noise, dust, fumes and odours.
- 6.21 Criterion f of Policy DM28 also requires that the proposal is not overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of outlook, daylight, sunlight and / or privacy in accordance with policy DM30.
- 6.22 The new dwelling would be to the south of Churn Lodge. The separation distance between the two dwellings would be approximately 9.1 metres. There are two ground floor windows serving a study and a drawing room/sitting room on the south elevation of Churn Lodge. At first floor there two windows serving two bedrooms. All rooms on the south elevation have secondary windows either on the east or west elevation. As such, it is not considered that there would be a sufficiently harmful loss of light or overshadowing of Churn Lodge as to warrant refusal of the application.
- 6.23 To the south, The Spinney would be a minimum distance of 16.1 metres from the new dwelling, whilst the separation distance between the dwelling and Copse House would be approximately 13.1 metres at the closest point. The windows on both properties at first floor level serve bedrooms, whilst a ground floor window on Copse House appears to serve a utility room, a non-habitable room. The separation distance and the level of the new dwelling is considered sufficient as to prevent a harmful loss of daylight to these properties.
- 6.24 The separation distances between the new dwelling and the properties to the south east, east and north east (Maple House, Conifers and Drumbeg respectively) are in excess of 21 metres. As such, although there are level changes, it is not considered that the new dwelling would result in demonstrable harm as a result of a loss of sunlight or daylight.
- 6.25 Given the separation distances and the arrangement of windows on the closest neighbouring properties it is not considered that there would be an overbearing impact of a level as to warrant refusal.
- 6.26 The new dwelling would have tall first floor windows on the front (west) elevation and rear (east) elevation. The separation distance from the east and west elevation windows, combined with the angle of the dwelling compared to neighbouring properties to the south, is sufficient as to prevent unacceptable overlooking towards neighbouring windows. The separation distance to properties to the east is sufficient as to prevent harmful levels of overlooking or loss of privacy.
- 6.27 On the north and south side elevations only roof lights are proposed; four on the south roof slope and two on the north. These would all have a cill height of at least 2.2 metres from the finished floor level. As such, they would not result in a loss of privacy towards neighbouring properties.
- 6.28 The level of the basement windows is such that they would not result in harm to neighbouring amenity.
- 6.29 The difference in levels between the walkway to the north side of the house and the paved area serving Churn Lodge is approximately 0.1 metres. It is not therefore considered that this will result in harmful overlooking. The raised area to the east (rear) elevation has been amended to include screening on the north and south elevations. The screens would have a height of approximately 1.8 metres and details of these are recommended to be secured by condition. The levels difference between the raised area and the properties to the rear is noted; however, on balance, given the separation

distance, it is not considered that this would result in a level of harm to warrant refusal of the application.

- 6.30 A condition restricting the hours of work during the construction period is recommended to be attached to any permission granted. A further condition securing a Construction Method Statement is recommended to protect neighbouring amenity. Permitted development rights for windows and extensions are recommended to be restricted; further works would need to be assessed for potential impact on neighbouring properties.

Residential amenity (site occupants)

- 6.31 According to Policy DM30, all new residential development will be expected to include the provision of the following:

- i. Functional amenity space of a quality and size to meet the needs of the occupants;
- ii. Internal accommodation of an adequate size and layout relative to the intensity of occupation envisaged;
- iii. Natural light in all habitable rooms of the proposed development;
- iv. A garden size which is at least a minimum of 10.5 metres in depth, where possible; and
- v. A minimum distance of 21 metres between directly facing windows, serving habitable rooms.

- 6.32 The functional amenity space to be provided is well in excess of the 100m² recommended in SPD Quality Design West Berkshire Part 2. The garden depth would be approximately 18.5 metres.

- 6.33 The internal floor area would be approximately 248.8m². The nationally described space standard sets out a minimum floor area of 130m² for a four bed house with 8 bed spaces over three floors. Each bedroom is of a size as to comply with the space standard requirements for a double or twin room.

- 6.34 All habitable rooms would receive natural daylight. The rooms in the lower ground floor/basement space to the rear, providing a social room and games room, would likely receive restricted light due to the positioning of the windows and the surrounding ground levels. As all main habitable rooms at ground floor and above would receive sufficient natural light, this is considered to be acceptable.

- 6.35 There would be no direct overlooking of habitable room windows. Where distances are under 21 metres, windows are at an oblique angle, sufficient to prevent direct overlooking.

- 6.36 The proposed dwelling is therefore considered to be in accordance with current development plan policies relating to the amenity of the site occupants.

Highway matters

- 6.37 According to Policy SP19, development that generates a transport impact will be required to (amongst others) mitigate any adverse impact on local transport networks. Criterion h of Policy DM28 requires that following construction of the extension,

sufficient space is available for on-site vehicular parking in accordance with policy DM44 in a way that does not detract from the character and appearance of the area.

- 6.38 Three parking spaces are to be retained for Churn Lodge, with three to be provided for the new dwelling. This was considered to be acceptable by the Highway Authority, who requested an electric vehicle charging point and secure, undercover cycle storage. The parking layout, EV charger and cycle storage can be secured by condition.
- 6.39 The new dwelling would use the existing access for Churn Lodge. In turn, Churn Lodge would be accessed via the property to its north, Acer Lodge. All land is within the applicant's ownership. A condition securing the creation of access to Churn Lodge via Acer Lodge prior to the existing access being blocked up is recommended to be attached to any permission granted. The highway authority were satisfied that this would be sufficient.
- 6.40 The application is therefore considered to be in accordance with current development plan policies relating to highway matters.

Historic environment

- 6.41 According to Policy SP9, development proposals will be required to conserve and, where appropriate, enhance those aspects of the historic environment which are recognised as being of archaeological, architectural, artistic or historic interest, or of landscape or townscape significance.
- 6.42 Policy DM14 requires development affecting heritage assets of archaeological interest and their settings to be determined in accordance with policy SP9, and to demonstrate why the works are desirable or necessary, and how the significance of the assets will be preserved.
- 6.43 Wantage Road, to the front of the application site, is recorded in the Historic Environment Record as a toll road, the turnpike having been authorised in 1803. There are no listed buildings adjoining the application site, which is not within a conservation area.
- 6.44 The Council's Archaeologist was consulted on the application, noting that the proposal would infill an area of Streatley that appears to be of mid-later 20th century. There is no evidence of any below ground archaeology and the Council's Archaeologist did not consider that there would be a major impact on any heritage assets of archaeological interest from the proposal.
- 6.45 The application is therefore considered to be in accordance with current development plan policies relating to the historic environment.

Flooding and drainage

- 6.46 According to Policy SP6, in order to restrict or reduce runoff, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS) in accordance with the SuDS Supplementary Planning Document, best practice, and the Non-statutory Technical Standards for Sustainable Drainage. A site specific flood risk assessment (FRA) is required for developments that could be subject to flooding, including surface water or ground water flooding.
- 6.47 Policy SP5, which sets out how applications should respond to climate change, requires development to demonstrate that flood risk from all sources can be avoided or

managed in accordance with policy SP6 and to use sustainable urban drainage systems.

- 6.48 The application site is within flood zone 1 and is not shown as being at risk of surface water or ground water flooding in Council records. The ground water levels are shown as being at least 5 metres below the ground surface, and the ground water flood risk as low.
- 6.49 No objection was raised by the Lead Local Flood Authority subject to a condition securing details of sustainable drainage methods to be implemented within the site. The application is therefore considered to be in accordance with current development plan policies relating to flooding and drainage.

Trees

- 6.50 Policy SP10 of the Local Plan Review seeks to strengthen both local and strategic green infrastructure assets across the District. According to Policy DM15, development which conserves and enhances trees, woodland and hedgerows will be supported. Development proposals should be accompanied by an appropriate Arboricultural Survey, Arboricultural Impact Assessment and/or an Arboricultural Method Statement. Proposals will be expected to clearly demonstrate that wherever possible existing trees, woodland and hedgerows have been incorporated into the design and layout of a scheme from the outset.
- 6.51 There are no tree preservation orders on or adjacent to the application site, which is not within a conservation area.
- 6.52 The Council's Tree Officer referred back to their comments received for application 25/01218/FUL. Within these comments the Tree Officer considered that it had been demonstrated that the development can take place with acceptable levels of impact on local trees, provided that the Tree Protection Plan provided was adhered to. A condition securing the tree protective fencing and landscaping were requested and are recommended to be attached to any permission granted.
- 6.53 The application is therefore considered to be in accordance with current development plan policies relating to trees.

Ecology

- 6.54 According to Policy SP11, development proposals will be required to demonstrate how they conserve and enhance biodiversity and/or geodiversity including their long-term future management and, where required, deliver Biodiversity Net Gains.
- 6.55 The Council's Ecologist was consulted on the application, noting that whilst no ecological information has been submitted in support of the application, having reviewed available data, the proposed development has limited potential to result in ecological impacts and as such, were satisfied that there is no requirement for an ecological survey in this instance.
- 6.56 Conditions securing compliance with the submitted block plan and the submission of a Construction Environmental Management Plan were requested and are recommended to be attached to any permission granted. Informatives regarding breeding birds, reptiles and great crested newts were also requested.

Climate change

- 6.57 According to Policy SP5, the principles of climate change mitigation and adaptation will be required to be embedded into new development. Proposals should be accompanied by a Sustainability Statement which demonstrates how the principles in Policy SP5 have been embedded into the development, proportionate to the scale and nature of the development proposed. Policy DM4 of the Local Plan Review seeks to secure new development that achieves net zero operational carbon emissions (regulated and unregulated energy) by implementing the energy hierarchy.
- 6.58 Sustainability measures have been included within the Design and Planning Statement. These are recommended to be secured by condition.
- 6.59 An Energy Assessment was submitted in support of the application; the development would achieve more than the 63% reduction required by policy DM4 to be achieved by on-site measures prior to on-site renewable energy.
- 6.60 A carbon offset payment of £758.66 was calculated as being payable in respect of the development. This can be secured by way of a legal agreement.

Water use

- 6.61 Developments are required under policy DM7 to minimise water use. All new residential developments are required to meet Building Regulations optional higher water efficiency standards. Development proposals must demonstrate efficient water use through measures such as rainwater harvesting and greywater recycling, ensure separate drainage of foul and surface water, safeguard land and access for water and drainage infrastructure, and avoid adverse impacts on water quality, ecological value, or drainage function of water bodies, including within Source Protection Zones.
- 6.62 A condition requiring the proposed dwelling to meet the requirements of the Building Regulations optional higher water efficiency standard of 110 litres per person per day is recommended to be attached to any permission granted in order to reduce water consumption.

Accessible dwellings

- 6.63 Policy SP15 of the Local Plan Review directs all dwellings to be delivered as accessible and adaptable dwellings in accordance with Building Regulations M4(2). A condition securing this standard is recommended to be attached to any permission granted.

7. Planning Balance and Conclusion

- 7.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions. It includes a presumption in favour of sustainable development which means approving development proposals that accord with an up-to-date development plan without delay. However, where a planning application conflicts with an up-to-date development plan, permission should not usually be granted.
- 7.2 In order to ensure compliance with policy DM4, a legal agreement is required to be entered into to secure a carbon off-setting contribution. It is also necessary for the agreement to secure compliance with Biodiversity Net Gain requirements should self-

build exemption be revoked at a later date. This is necessary to make the development acceptable in planning terms, and would be directly related to the development. It is considered that such a legal agreement would be fairly and reasonably related in scale and kind to the development.

- 7.3 For the reasons given in this report it is considered that the proposal is in accordance with current development plan policies and material considerations do not indicate that planning permission should otherwise be refused. The application is therefore recommended for approval subject to the completion of a legal agreement and conditions as detailed.

8. Full Recommendation

- 8.1 PROVIDED THAT a Section 106 Agreement has been completed within three months of the date of the committee resolution (or such longer period that may be authorised by the Development Manager, in consultation with the Chairman or Vice Chairman of the Eastern Area Planning Committee), to delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed below.
- 8.2 OR, if a Section 106 Agreement is not completed, to delegate to the Development Manager to REFUSE PLANNING PERMISSION for the reasons listed below.

Conditions

1	Commencement of development The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2	Approved plans The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below: i. Site location plan 01-01 Rev PL1 received on 14.10.2025; ii. Proposed block plan 02-02 Rev PL3 received on 17.02.2026; iii. Elevations – Sheet 1 05-10 Rev PL2 received on 16.02.2026; iv. Elevations – Sheet 2 05-11 Rev PL3 received on 24.03.2026; v. Proposed GA Plans 03-10 Rev PL3 received on 24.03.2026; vi. Sections – Sheet 1 04-10 Rev PL2 received on 16.02.2026; vii. Arboricultural impact assessment by SJ Stephens Associates Project no. 2432 received on 30.01.2026; viii. Tree protection plan 2434-01 by SJ Stephens Associates received on 30.01.2026. Reason: For the avoidance of doubt and in the interest of proper planning.
	Materials No works shall take place above ground level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted, has been submitted to and approved in writing by the Local Planning Authority. Samples of materials shall be made available upon request. Thereafter the development shall be carried out in accordance with the approved details.

	Reason: To ensure the appropriate use of external materials. This condition is applied in accordance with the National Planning Policy Framework, Policy SP7 of the West Berkshire Local Plan Review 2023-2041, and Supplementary Planning Document Quality Design (June 2006).
	Screen details The dwelling hereby approved shall not be first occupied until details of screening on the north and south sides of the rear platform/amenity space on the rear elevation have been installed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The details shall include dimensions, material(s) and finish. The screening shall be permanently retained in that condition thereafter. Reason: To prevent overlooking of adjacent properties/land, in the interests of safeguarding the privacy of the neighbouring occupants. This condition is applied in accordance with the National Planning Policy Framework, Policy DM30 of the West Berkshire Local Plan Review 2023-2041, and the Quality Design SPD.
	Tree protection All Tree Protective Fencing shall be erected in accordance with the submitted plans, reference SJ Stephens Associates Tree Protection Plan 2434-01 dated April 2025 and received on 30.01.2026. The protective fencing shall be implemented and retained intact for the duration of the development. Within the fenced area(s), there shall be no excavations, storage or mixing of materials, washings, storage of machinery, parking of vehicles or fires. Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the National Planning Policy Framework, and Policies SP8, SP10 and DM15 of the West Berkshire Local Plan Review 2023-2041.
	Landscaping The dwelling hereby permitted shall not be first occupied until a detailed soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme shall include detailed plans, planting and retention schedule, programme of works, and any other supporting information. All soft landscaping works shall be completed in accordance with the approved soft landscaping scheme within the first planting season following completion of building operations /first occupation of the new dwelling (whichever occurs first). Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved soft landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved. Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies SP7, SP8 and SP10 of the West Berkshire Local Plan Review 2023-2041, and the Quality Design SPD.

	No development or other operations shall commence on site until a detailed scheme of landscaping for the site is submitted to and approved in writing by the Local Planning Authority. The details shall include: • schedules of plants noting species, plant sizes and proposed numbers/densities • an implementation programme providing sufficient specifications to ensure successful cultivation of trees, shrub and grass establishment. The scheme shall ensure; a) Completion of the approved landscape scheme within the first planting season following completion of development. b) Any trees shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; landscaping measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place. 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 NPPF and West Berkshire Local Plan Review 2023-2041.
	Hard landscaping The dwelling hereby permitted shall not be first occupied until the hard landscaping of the site has been completed in accordance with a hard landscaping scheme that has first been submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include details of any boundary treatments (e.g. walls, fences) and hard surfaced areas (e.g. driveways, paths, patios, decking) to be provided as part of the development. Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies SP7, SP8 and SP10 of the West Berkshire Local Plan Review 2023-2041, and the Quality Design SPD.
	SuDS The dwelling hereby permitted shall not be first occupied until a scheme of surface water drainage has been implemented in accordance with details first submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate sustainable drainage principles to deal with surface water run-off from the roof of the dwelling hereby permitted / within the application site. The approved method of surface water drainage shall be retained thereafter. The planning, design and implementation of sustainable drainage methods (SuDS) should be carried out in accordance with Policy SP6 of the Local Plan Review, the WBC SuDS Supplementary Planning Document (2018), the Non-Statutory Technical Standards for SuDS (2015) and the SuDS Manual C753 (2015) and with particular emphasis on green SuDS that provide environmental/biodiversity benefits and water re-use.

	Reason: Reason: To ensure that surface water will be managed in a sustainable manner. This condition is imposed in accordance with the National Planning Policy Framework, Policy SP6 of the Local Plan Review, Supplementary Planning Document Quality Design – Part 4 Sustainable Design Techniques (June 2006) and Sustainable Drainage Systems Supplementary Planning Document (SPD).
	Compliance with existing detailed biodiversity method statements, strategies, plans and schemes All ecological measures and/or works shall be carried out in accordance with the details contained in “Proposed block plan, drawing 02-02” (Colony, September 2025) and the Design and Planning Statement received on 14.10.2025 as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination. Reason: To secure the mitigation and enhancement measures proposed with the application, required to conserve and enhance biodiversity. This condition is applied in accordance with the National Planning Policy Framework and Policy SP11 of the West Berkshire Local Plan Review 2023-2041.
	Construction Environmental Management Plan No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following: a) Risk assessment of potentially damaging construction activities. b) Identification of “biodiversity protection zones”. c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority. Reason: To avoid harm to protected species during demolition/construction and preparatory operations. This condition is applied in accordance with the National Planning Policy Framework and Policy SP11 of the West Berkshire Local Plan Review 2023-2041. A pre-commencement condition is required because the CEMP will need to be adhered to throughout construction.
	Spoil No development shall take place until details of how all spoil arising from the development will be used and/or disposed have been submitted to and approved in writing by the Local Planning Authority. These details shall: (a) Show where any spoil to remain on the site will be deposited;

	(b) Show the resultant ground levels for spoil deposited on the site (compared to existing ground levels); (c) Include measures to remove all spoil from the site (that is not to be deposited); (d) Include timescales for the depositing/removal of spoil. All spoil arising from the development shall be used and/or disposed of in accordance with the approved details. Reason: To ensure appropriate disposal of spoil from the development and to ensure that ground levels are not raised in order to protect the character and amenity of the area. This condition is applied in accordance with the National Planning Policy Framework, and Policies SP8 and DM30 of the West Berkshire Local Plan Review 2023-2041. A pre-commencement condition is required because spoil may arise throughout development.
	Parking/turning in accord with plans The dwelling shall not be occupied until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times. Reason: To ensure the development is provided 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 applied in accordance with the National Planning Policy Framework and Policy SP19 of the West Berkshire Local Plan Review 2023-2041.
	Churn Lodge Access The existing access to Churn Lodge shall not be closed off until access has first been provided via Acer Lodge. This new access shall be maintained at all times, in perpetuity. Reason: To ensure Churn Lodge is provided with safe and suitable access. This condition is applied in accordance with the National Planning Policy Framework, and Policy SP19 of the West Berkshire Local Plan Review 2023-2041.
	Cycle storage The dwelling hereby approved shall not be first brought into use until cycle parking and storage has been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The cycle parking and storage shall thereafter be retained for this purpose at all times. Reason: To ensure that there is adequate and safe cycle storage space within the site. This condition is applied in accordance with the National Planning Policy Framework and Policy SP19 of the West Berkshire Local Plan Review 2023-2041.
	Electric Charging Point (details to be submitted) The dwelling hereby approved shall not be first occupied until an electric vehicle charging point has been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The charging point shall thereafter be retained and kept available for the potential use of an electric car. Reason: To promote the use of electric vehicles. This condition is applied in accordance with the National Planning Policy Framework and Policies DM44, SP7

	and SP19 of the West Berkshire Local Plan Review 2023-2041.
	Energy statement The development shall be carried out in full accordance with the following approved documents: (i) Energy Assessment Rev 01 by Energy Calculations Ltd, dated 1st May 2026, received on 01.06.2026; (ii) Energy Assessment Combined Report – Lean/Building Regulations England Part L (BREL) Compliance Report received on 01.06.2026; (iii) Carbon offsetting calculator received on 01.06.2026. The dwelling hereby approved shall not be first brought into use until all approved measures have been completed. Reason: To secure sustainable construction measures in accordance with Policy DM4 of the West Berkshire Local Plan Review 2023-2041.
	Sustainability statement The development hereby permitted shall incorporate the sustainability measures set out in the Design and Planning Statement received on 14.10.2025, and in particular section 6 ‘Sustainability Strategy’. The dwelling hereby approved shall not be first brought into use until all sustainability measures have been provided in full accordance with these approved details. Reason: To secure the sustainability measures that the development is contributing to the district’s response to climate change in accordance with Policy SP5 of the West Berkshire Local Plan Review 2023-2041.
	Hours of work No demolition or construction works shall take place outside the following hours, unless otherwise agreed in writing by the Local Planning Authority: 7:30am to 6:00pm Mondays to Fridays; 8:30am to 1:00pm Saturdays; No work shall be carried out at any time on Sundays or Bank Holidays. Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, and Policies DM5 and DM30 of the West Berkshire Local Plan Review 2023-2041.
	Contamination If any previously unidentified contaminated land is found or suspected during demolition and/or construction activities, it shall be reported immediately in writing to the Local Planning Authority (LPA). Appropriate investigation and risk assessment shall be undertaken, and any necessary remediation measures shall be submitted and approved in writing by the LPA. These submissions shall be prepared by a competent person (a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation), and conducted in accordance with current best practice. The remediation scheme shall ensure that, after remediation, as a minimum, the land shall not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. Thereafter, any remediation measures shall be carried out in accordance with the approved details. Unless otherwise agreed in writing by the LPA, the dwelling hereby approved shall not be first occupied until any approved remediation measures have been completed

	and a verification report to demonstrate the effectiveness of the remediation has been submitted to and approved in writing by the LPA. Reason: To ensure that any unexpected contamination encountered during the development is suitably assessed and dealt with, such that it does not pose an unacceptable risk to human health or the environment. This condition is applied in accordance with the National Planning Policy Framework and Policy DM5 of the West Berkshire Local Plan Review 2023-2041.
	Garage building tie The existing garage building on the application site shall not be occupied at any time other than for purposes ancillary and/or incidental to the residential use of the dwelling hereby approved. Reason: The creation of a separate planning unit has not been assessed and may be unacceptable in the interests of ensuring a sustainable pattern of development. This condition is applied in accordance with the National Planning Policy Framework, and Policies SP1, SP2, DM30 and DM44 of the West Berkshire Local Plan Review 2023-2041.
	CMS No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved CMS. The CMS shall include measures for: (a) A site set-up plan during the works; (b) Parking of vehicles of site operatives and visitors; (c) Loading and unloading of plant and materials; (d) Storage of plant and materials used in constructing the development; (e) Erection and maintenance of security hoarding including any decorative displays and/or facilities for public viewing; (f) Wheel washing facilities; (g) Measures to control dust, dirt, noise, vibrations, odours, surface water run-off, and pests/vermin during construction; (h) A scheme for recycling/disposing of waste resulting from demolition and construction works; (i) Hours of deliveries and preferred haulage routes; Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, and Policies SP19, DM5 and DM30 of the West Berkshire Local Plan Review 2023-2041. A pre-commencement condition is required because the CMS must be adhered to during all demolition and construction operations.
	Water efficiency The dwelling shall not be first occupied until it has met the Building Regulations optional higher water efficiency standard of 110 litres per person per day, using the 'Fittings Approach' as set out in Table 2.2 of the Building Regulations G2. This standard shall be complied with for the dwelling and retained in perpetuity thereafter. Reason: To ensure that the new dwelling is water efficient reducing water consumption demonstrating that the principles of climate change mitigation and adaptation are embedded into new development. This condition is applied in

	accordance with the National Planning Policy Framework, Policies SP6 and DM7 of the West Berkshire Local Plan Review (2023-2041).
	Accessible dwelling The dwelling hereby permitted shall be constructed to meet the requirements of Building Regulations Optional Requirement M4(2) (Accessible and Adaptable Dwellings) as set out in Approved Document M, Volume 1 (or any subsequent revision). Prior to occupation, evidence shall be submitted to and approved in writing by the Local Planning Authority confirming compliance with the M4(2) standard. The dwelling shall thereafter be retained in accordance with the approved details. Reason: To ensure that the dwelling provides accessible and adaptable accommodation to meet the needs of all occupiers. This condition is applied in accordance with the National Planning Policy Framework, Policy SP15 of the West Berkshire Local Plan Review (2023-2041).
	Permitted development restriction (extensions/outbuildings) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no extensions, alterations, buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C and/or E of that Order shall be carried out, without planning permission being granted by the Local Planning Authority on an application made for that purpose. Reason: To prevent the overdevelopment of the site and in the interests of respecting the character and appearance of the surrounding area. To prevent overlooking of adjacent properties/land, in the interests of safeguarding the privacy of the neighbouring occupants. This condition is applied in accordance with the National Planning Policy Framework, Policies SP8 and DM30 of the West Berkshire Local Plan Review 2023-2041, the Quality Design SPD and the Streatley Village Design Statement (2009).

Heads of Terms for Section 106 Agreement

1	Carbon offsetting Financial contribution payable to address residual carbon emissions, totalling £758.66, payable prior to first occupation of the new dwelling.
2	Biodiversity net gain To secure biodiversity net gain measures should the self-build exemption be revoked at a later date.

Refusal Reasons

1	Planning obligation The application fails to provide an appropriate planning obligation to secure a financial contribution to address residual carbon emissions and biodiversity net gain measures in the event of the self-build exemption being revoked.
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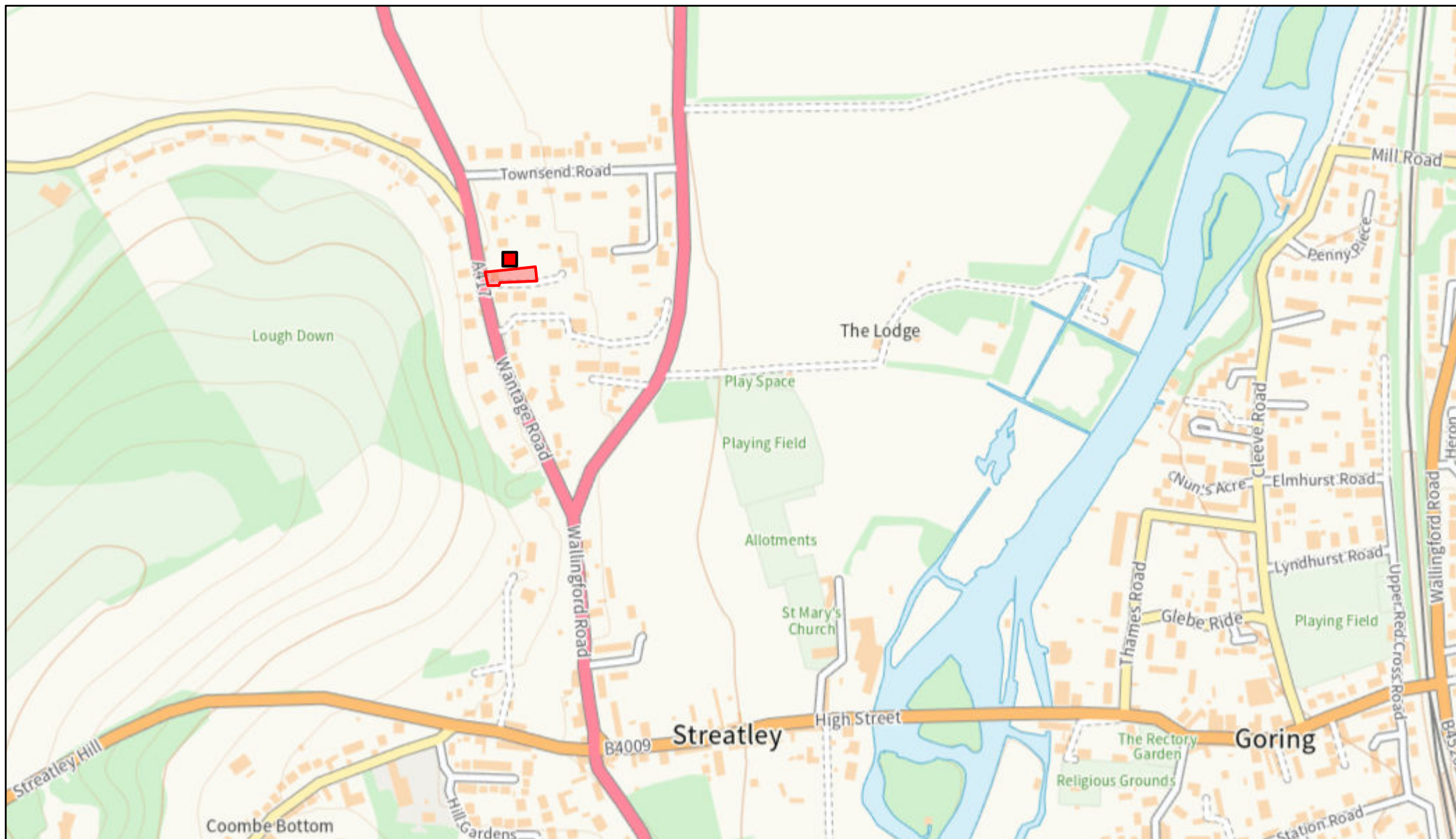
	The development therefore fails to deliver a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 in the event of the self-build exemption being revoked.
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Informatives

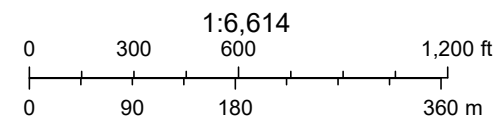
1	This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has worked proactively with the applicant to secure and accept what is considered to be a development which improves the economic, social and environmental conditions of the area.
2	The development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and thus 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, if applicable, will be sent out separately from this Decision Notice. It is your responsibility to contact the CIL Team as soon as possible to confirm whether the development is CIL liable. If subsequently confirmed as CIL liable, 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 a Commencement Notice will affect any exemptions claimed, including 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	Damage to footways, cycleways and verges The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge arising during building operations.
4	Damage to the carriageway The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.
5	Official Postal Address Please complete and online street naming and numbering application form at https://www.westberks.gov.uk/snn to obtain an official postal address(s) once development has started on site. Applying for an official address promptly at the beginning of development will be beneficial for obtaining services. Street naming and numbering is a statutory function of the local authority.
	Breeding Birds Informative The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees, scrub, hedgerows and buildings are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird

	activity on site during this period and has shown it is absolutely certain that nesting birds are not present.
	Reptiles informative The applicant is reminded that reptiles are protected at all times by the Wildlife and Countryside Act 1981 (As amended). Under section 9 (1) this legislation makes it an offence to intentionally kill or injure any reptiles. Planning permission for development does not provide a defence against prosecution under this legislation. If reptiles or evidence of reptiles is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist.
	Great Crested Newts The applicant is reminded that great crested newts are protected at all times by the Conservation of Habitats and Species Regulations 2018 and the Wildlife and Countryside Act 1981 (As amended). Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a great crested newt licence if an offence is likely. If great crested newts or evidence of great crested newts is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact Natural England.

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