

Notice of Meeting



Scan here to access the public documents for this meeting

Western Area Planning Committee Wednesday 19 August 2026 at 6.30 pm in the Council Chamber Council Offices Market Street Newbury

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

You can view all streamed Council meetings here: [Link to West Berkshire Council - Public Meetings](#)

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 18 August 2026 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 11 August 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 - Western Area Planning Committee to be held on Wednesday 19 August 2026
(continued)

To: Councillors Phil Barnett (Chairman), Clive Hooker (Vice-Chairman),
Adrian Abbs, Martin Colston, Paul Dick, Nigel Foot, Denise Gaines,
Tony Vickers and Howard Woollaston

Substitutes: Councillors Antony Amirtharaj, Dennis Benneyworth, Carolyn Culver,
Billy Drummond and Stuart Gourley

Agenda

Part I

Page No.

1. **Apologies for absence**
To receive apologies for inability to attend the meeting (if any).
 2. **Minutes** 5 - 8
To approve as a correct record the Minutes of the meeting of this Committee held on 15 July 2026.
The minutes will be to follow.
 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) **26/00036/MDOPO Street Record, Spring Meadows, Great Shefford** 9 - 20
Proposal: Modification of Planning Obligation on approved application 87/30084/ADD (130084) - the Seventh Schedule section (F) of legal agreement dated 24th May 1988.
Location: Street Record, Spring Meadows, Great Shefford
Applicant: Mr Paul Carter
Recommendation: GRANT PERMISSION subject to the completion of a deed of variation alongside the original planning obligation.
 - (2) **26/00854/PIP Land To The Rear Of 13 Woodside Newbury** 21 - 34
Proposal: Erection of a minimum of 1 single storey dwelling and a maximum 1 single storey dwelling.



Agenda - Western Area Planning Committee to be held on Wednesday 19 August 2026
(continued)

Location: Land To The Rear Of 13 Woodside Newbury
Applicant: Mr J Clarke
Recommendation: To DELEGATE to the Development Manager to
GRANT PERMISSION IN PRINCIPLE.

- (3) **26/00858/HOUSE 3 Blake Road Hermitage Thatcham RG18 9WN** 35 - 50
Proposal: Loft conversion and insertion of rooflights.
Location: 3 Blake Road
Hermitage
Thatcham
RG18 9WN
Applicant: Mr and Mrs Tandon
Recommendation: Approval

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
Thomas Radbourne on (01635) 519502.



West Berkshire
C O U N C I L

This page is intentionally left blank

Agenda Item 4.(1)

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	26/00036/MDOPO Great Shefford	9 th March 2026 ¹	Modification of Planning Obligation on approved application 87/30084/ADD (130084) - the Seventh Schedule section (F) of legal agreement dated 24th May 1988. Street Record, Spring Meadows, Great Shefford Mr Paul Carter

¹ Extension of time agreed with applicant until tbc

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=T8LE6RRD0OX00>

Recommendation Summary: GRANT PERMISSION subject to the completion of a deed of variation alongside the original planning obligation.

Ward Member(s): Councillor Clive Hooker

Reason for Committee Determination: Over 10 letters of objection

Committee Site Visit: N/A

Contact Officer Details

Name: Cheyanne Kirby
Job Title: Senior Planner
Tel No: 01635 519111
Email: Cheyanne.kirby@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 the modification of planning obligation on approved application 87/30084/ADD (130084) - the seventh schedule section (F) of a Section 52 legal agreement dated 24th May 1988 (Section 52 Agreements are essentially the precursor to S106 Agreements).
- 1.3 The application site includes the entire residential development of Spring Meadows however the proposal mainly concerns the historic football pitch/agricultural land located to the north-west of the site, shown on the plan below taken from the original Section 52 Legal Agreement.
- 1.4 A planning application for the development of the land for 16 dwellings (25/01800/FULMAJ) is currently pending consideration. However, this is a separate proposal and does not form part of the assessment of the current application.

2. Planning History

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

Application	Proposal	Decision / Date
87/30084/ADD	Residential development and football pitch	Approved / 26.10.1988
25/01800/FULMAJ	Proposed 16no dwellings, new access, public open space and landscaping	Pending Consideration

3. Legal and Procedural Matters

- 3.1 **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. Site notice were displayed on 3rd February at the gate to the land at Spring Meadows, with a deadline for representations of 24th February 2026. Notification letters were sent to neighbours on the 22nd January with a deadline for representations of 12th February 2026.
- 3.2 **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. No local financial considerations are material to this application.
- 3.3 **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>

- 3.4 **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.
- 3.5 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.
- 3.6 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.
- 3.7 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.
- 3.8 **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.

- 3.9 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.

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.

Great Shefford Parish Council:	Objection - The covenant was intentionally included to serve a clear planning purpose and has long been an established part of the local planning framework. Residents purchased their homes with the understanding that, if the land ceased to be used for football, it would be retained for agricultural use. This expectation has influenced property decisions for many years. The Parish Council considers that altering the covenant now would undermine the original intent of the agreement and weaken the protections it provides. They therefore request that the proposed modification be refused.
---------------------------------------	--

Public representations

- 4.2 Representations have been received from 18 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:
- Land not suitable for residential development
 - Original permission granted on the basis that land will be laid out as open recreational space
 - Lack of use does not mean planning obligation is obsolete
 - Flooding/surface water impacts
 - Should be used for leisure or school activities
 - Removes protection of land from building
 - Pitch not used due to increasing fees and flooding
 - Not in accordance with national and local policies
 - Wildlife impacts
 - Protected National Landscape
 - Impact on deeds

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>	Site Allocations • Policy RSA23 Land west of Spring Meadows, Great Shefford

- 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)
- Planning Obligations SPD (2014)

6. Appraisal

Legislative and Policy Context

- 6.1 This application seeks modification of a planning obligation contained within a Section 52 Agreement dated 24 May 1988 associated with planning permission 87/30084/ADD.
- 6.2 Section 52 agreements were the predecessor to Section 106 agreements and continue to have legal effect unless formally modified or discharged. Whilst entered into under earlier legislation, the principles that now apply to the review of planning obligations are reflected in Section 106A of the Town and Country Planning Act 1990.
- 6.3 The key question for the Local Planning Authority is whether the obligation continues to serve a useful planning purpose. Where an obligation continues to serve such a purpose, consideration must be given to whether that purpose could be equally well served by a modified obligation. Where the obligation no longer serves a useful planning purpose, modification or discharge is justified.
- 6.4 The assessment is therefore concerned with the present planning purpose and effect of the obligation rather than whether the obligation was justified when originally entered into. The application is not a determination of the acceptability of any future residential development on the land.

Original Purpose of the Obligation

- 6.5 Planning permission 130084 (87/30084/ADD) granted consent for residential development together with the provision of a football pitch. A Section 52 Agreement was completed in connection with that permission to secure a range of planning obligations.
- 6.6 The Seventh Schedule, Section F, required the land shown on Fig.1 to be used as a football pitch and further restricted future uses of the land to either:

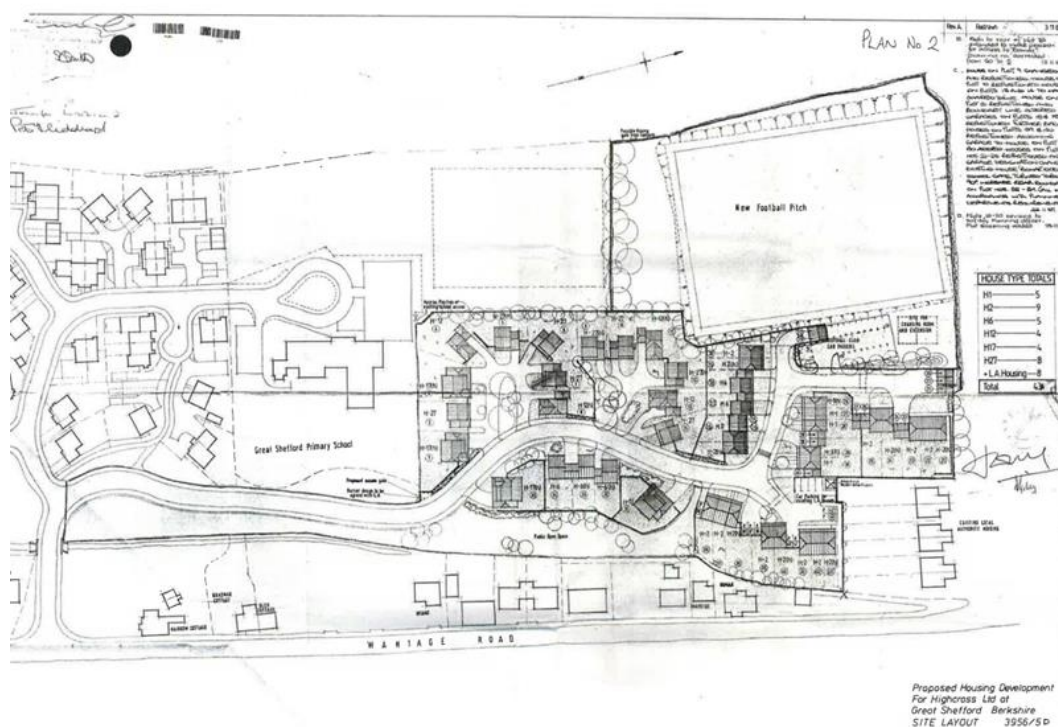
- use as a football pitch; or
- agricultural use,

subject to obtaining consent from the Council.

6.7 Having reviewed the terms of the agreement and associated correspondence submitted with the application, officers consider that the primary planning purpose of this obligation was:

1. to secure the provision of recreational land associated with the residential development approved in 1988;
2. to ensure the land remained free from alternative forms of development; and
3. to control the future use of the land in a manner consistent with the planning objectives prevailing at that time.

Fig. 1 Plan 2 Section 52 Agreement



Subsequent Changes in Circumstances

- 6.8 The evidence submitted demonstrates that the football club ceased operating many years ago.
- 6.9 Correspondence submitted with the application records that the lease between West Shefford Farms Limited and the Trustees of West Shefford Football Club enabled recovery of the land if the football club ceased its activities. The Council was notified in March 1998 that the football club had ceased to exist and that the landowner had resumed possession of the land.
- 6.10 Further correspondence submitted in August 2008 stated that the land had not been used as a football pitch for in excess of ten years and sought clarification regarding reversion of the land to agricultural use. The Council subsequently confirmed (in a

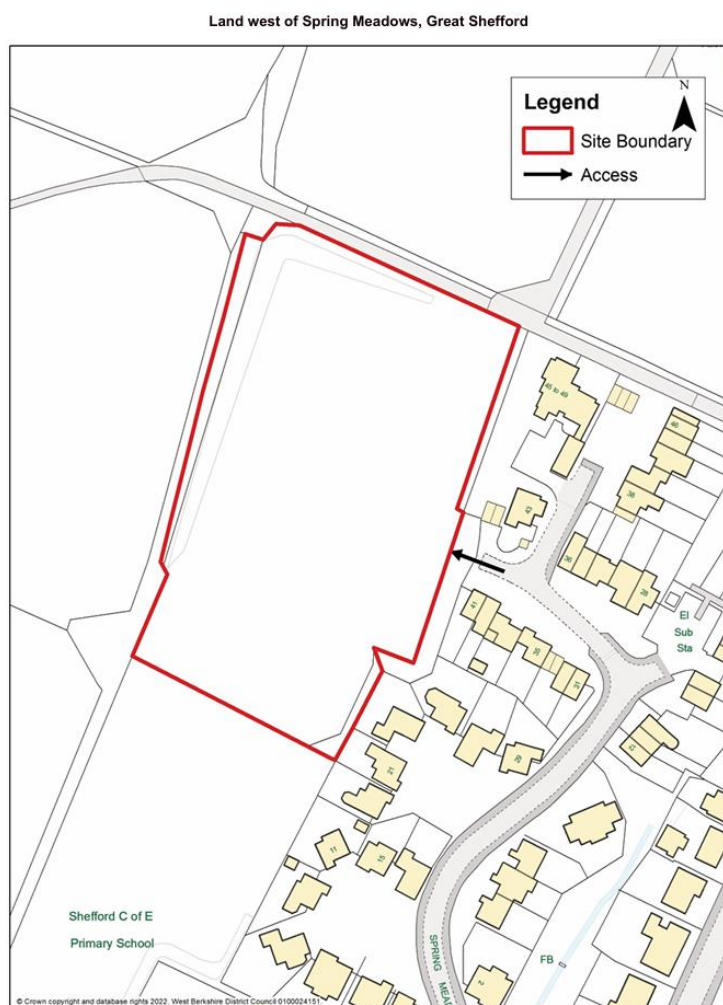
letter dated 9th September 2008) that a return to agricultural use accorded with the seventh schedule (Section F).

- 6.11 The land has therefore not performed its original recreational function for approximately three decades and has not operated as an active football pitch for a considerable period of time. Officers attach significant weight to this fact when assessing whether the original planning purpose continues to be served.

Effect of Current Development Plan Policy

- 6.12 The most significant change in planning circumstances since the agreement was entered into is the adoption of the West Berkshire Local Plan Review 2023-2041.
- 6.13 The application site forms part of the land allocated under Policy RSA23: Land West of Spring Meadows, Great Shefford (see Fig.2 below). The allocation was established through the statutory development plan process and was subject to public consultation, sustainability appraisal, independent examination and formal adoption.
- 6.14 Through that process the Council concluded that residential development on the site is acceptable in principle, subject to compliance with the detailed requirements of Policy RSA23 and other relevant development plan policies.
- 6.15 The restriction contained within Schedule 7(F) was intended, amongst other things, to prevent alternative forms of development occurring on the land without the Council's consent. However, the adopted development plan now supports residential development in principle on the site. As such, the obligation no longer aligns with the current planning strategy established by the adopted Local Plan.
- 6.16 Officers therefore consider that the planning objective previously served by Schedule 7(F), i.e. to prevent alternative development on this land, has been superseded by the adoption of Policy RSA23. The requirements of the seventh schedule (Section F) therefore no longer serves a useful purpose.

Fig.2 Non-Strategic Residential Site Allocations Policy RSA23 – Land west of Spring Meadows, Great Shefford



Assessment of Objections

6.17 Objectors have raised the following concerns:

- the original agreement was intended to provide long-term protection against development;
- residents purchased properties on the understanding that the land would remain open;
- the football pitch could potentially be brought back into use; and
- the original purpose of the agreement should be retained.

6.18 These representations have been carefully considered. Officers recognise that local residents may have reasonably understood the land would remain subject to the restrictions contained within the agreement. However, planning obligations are not permanent or immutable controls. Planning legislation expressly provides mechanisms through which such obligations may be modified or discharged where circumstances have changed.

- 6.19 The relevant test is not whether local residents wish the restriction to remain in place, nor whether it served a useful purpose in 1988. The question is whether the restriction continues to serve a useful planning purpose in current planning circumstances.
- 6.20 For the reasons set out above, officers consider that the cessation of the football use, the Council's acceptance of agricultural use in 2008 and the adoption of Policy RSA23 collectively demonstrate that the original purpose of the restriction no longer survives in its original form.
- 6.21 Matters raised by objectors that are not relevant to this application include:
- flood risk;
 - drainage;
 - ecology and biodiversity;
 - impact upon the National Landscape;
 - highways;
 - the principle of housing development; and
 - impacts arising from application 25/01800/FULMAJ.
- 6.22 These matters are not determinative in the assessment of the current application because they do not directly relate to whether Schedule 7(F) continues to serve a useful planning purpose.
- 6.23 Should a future planning application be approved on the site, those matters would require detailed assessment against relevant national and local planning policy within the context of that application.

Relationship with Application 25/01800/FULMAJ

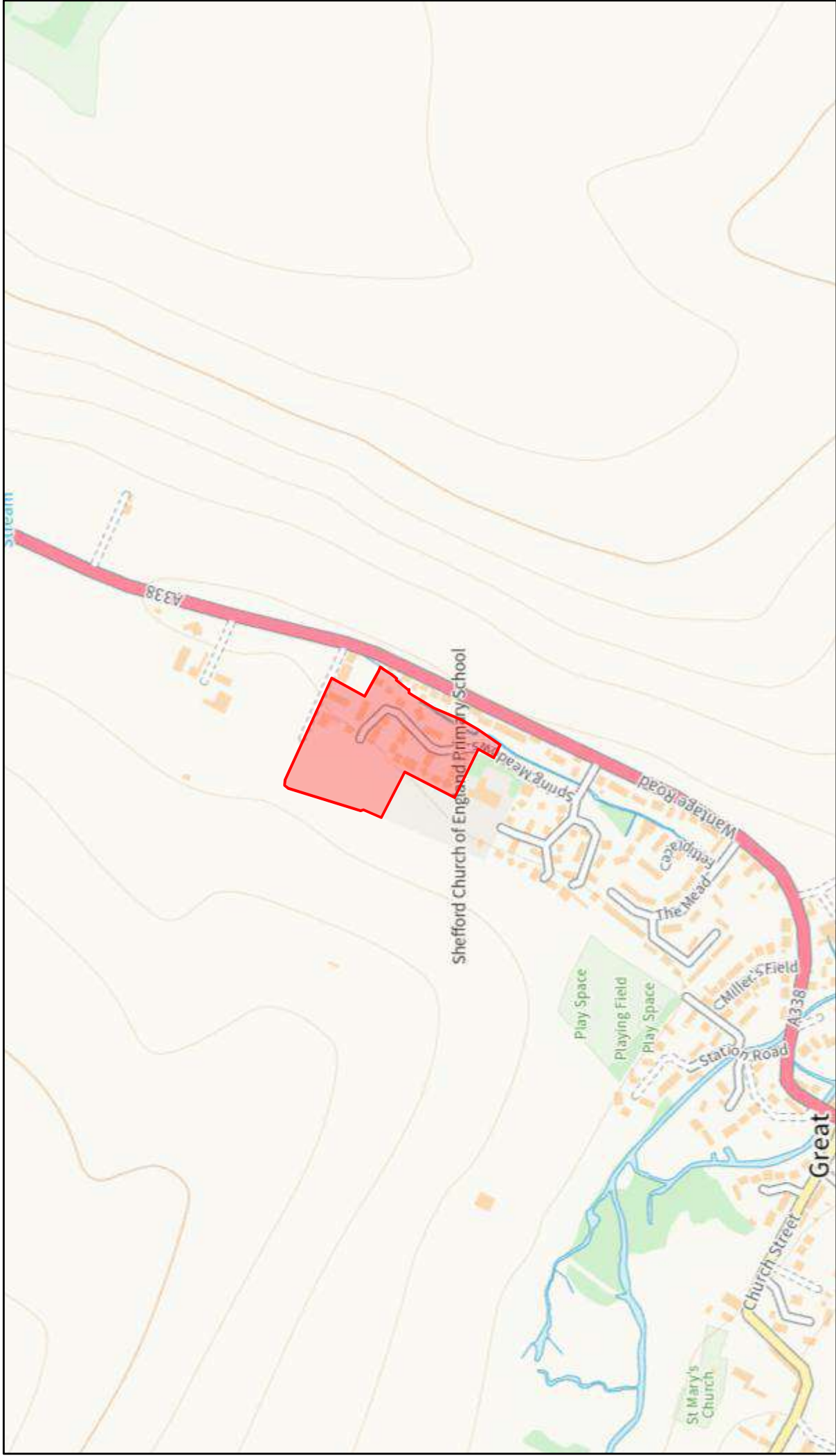
- 6.24 The Council is currently considering application 25/01800/FULMAJ for residential development of the site. However, that application remains separate from the determination of the current proposal.
- 6.25 Granting this application would not constitute approval of residential development. Any development proposal would remain subject to full assessment against Policy RSA23, the wider development plan and all material planning considerations before planning permission could be granted.

7. Planning Balance and Conclusion

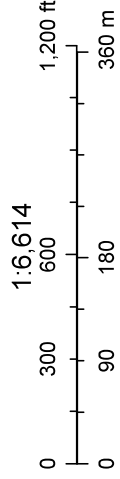
- 7.1 Officers are satisfied that significant changes in planning circumstances have occurred since the Section 52 Agreement was completed in 1988.
- 7.2 The football club for whose benefit the obligation was originally secured has long ceased to operate, the land has not functioned as a football pitch for many years, the Council accepted reversion to agricultural use in 2008, and the site has subsequently been allocated for residential development under the adopted West Berkshire Local Plan Review 2023-2041.
- 7.3 Having regard to these factors, officers conclude that the Seventh Schedule Section F restriction no longer serves a useful planning purpose.
- 7.4 The remaining provisions of the 1988 agreement would remain unaffected and the modification would be secured through a Deed of Variation linked to the original agreement.

8. Full Recommendation

- 8.1 To delegate to the Development Manager to GRANT PERMISSION subject to the completion of a deed of variation alongside the original planning obligation.



Street Record
Spring Meadows
Great Shefford
Hungerford



8/11/2026, 8:47:41 AM

This page is intentionally left blank

Agenda Item 4.(2)

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(2)	26/00854/PIP Newbury	9 th June 2026 ¹	Erection of a minimum of 1 single storey dwelling and a maximum 1 single storey dwelling. Land To The Rear Of 13 Woodside Newbury Mr J Clarke
¹ Extension of time agreed with applicant until 25 th August 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=TD_SLHDRD0MN00

Recommendation Summary: To DELEGATE to the Development Manager to GRANT PERMISSION IN PRINCIPLE.

Ward Member(s): Councillor Adrian Abbs
Councillor Patrick Clark
Councillor David Marsh

Reason for Committee Determination: The Council has received in excess of 10 objections, and the officer recommendation is to approve.

Committee Site Visit: 13th August 2026

Contact Officer Details

Name: Jake Brown
Job Title: Principal Planning Officer
Tel No: 01635 519111
Email: jake.brown@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 'permission in principle' for a residential development for 1no. new detached dwellinghouse on land to the rear of 13 Woodside, Newbury.
- 1.3 The site comprises an existing access from Woodside to land that was previously occupied by 3 garages. The site also includes part of the existing rear garden to No. 13 Woodside. The site currently contains low level vegetation and evidence of clearance and levelling as a result of the removal of the garages. To the east, adjacent to the site, is an area of woodland covered by a Tree Preservation Order, beyond which are the residential properties fronting Woodridge. To the south-west is an area of overgrown vegetation and some trees.
- 1.4 To the north-west are the existing rear garden areas and dwelling fronting Woodside. To the north-east is the end of the rear garden serving No. 12 Woodside.
- 1.5 In the immediate area there are semi-detached and terraced two storey dwellings.
- 1.6 The indicative layout indicates that 1no. single storey detached dwelling would be located within the site. The existing access for cars to the garages that previously existed would be used to provide access to the dwelling proposed.
- 1.7 The application site is located within the settlement boundary of Newbury and in Flood Zone 1. An area at risk of surface water flooding is identified along the access road.
- 1.8 The Town and Country Planning (Permission in Principle) Order 2017 (as amended) provides for an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in principle and the second (technical details consent) stage is when the detailed development proposals are assessed. This proposal relates to the first stage (permission in principle stage) for a residential development of 1no. dwelling.
- 1.9 The scope of permission in principle is limited to the consideration of location, land use and amount of development. Issues beyond these 'in principle' matters (such as dwelling design, access arrangement, tree impact and drainage etc.) should not be considered at the permission in principle stage. Such matters would be considered at the technical details consent ("Details") stage should this permission in principle application be approved.
- 1.10 In terms of the location, use and amount of development that is considered as part of this application, the following details are relevant:
 - Location: Land to the rear of 13 Woodside, Newbury.
 - Land use: Use Class C3, dwellinghouse.
 - Amount: 1no. dwelling house.

2. Planning History

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

Application	Proposal	Decision / Date
74/00946/ADD	To provide 7 no garages at existing site	05/06/1974

2.2 The above application was for the existing 3 garages to be removed and the erection of 7 garages. The applicant contends that the existing 3 garages at that time were removed but only 3 of the 7 garages approved were built.

3. Legal and Procedural Matters

3.1 **Environmental Impact Assessments (EIA):** Given the nature, scale and location of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.

3.2 **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 28 May 2026 attached to the fence post at the front of No.13 Woodside, directly adjacent to the public footpath, with a deadline for representations of 18 June 2026. Notification letters were sent to 12-15 Woodside, 11-12 Woodridge and La Redoute, Woodridge.

3.3 **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	3.4
New Homes Bonus	Yes	No	3.5
Affordable Housing	No	No	
Public Open Space or Play Areas	No	No	
Developer Contributions (S106)	No	No	
Job Creation	No	No	

3.4 **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>

- 3.5 **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.
- 3.6 **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.
- 3.7 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.
- 3.8 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.
- 3.9 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.

- 3.10 **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.
- 3.11 It is acknowledged that there are certain properties where there may be some impact (this can be mitigated by conditions where relevant). However, any interference with the right to a private and family life and home arising from the scheme as a result of impact on residential amenity is considered necessary in a democratic society in the interests of the economic well-being of the district and wider area and is proportionate given the overall benefits of the scheme in terms of provision of one dwelling.
- 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.

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.

Newbury Town Council:	Objection - On the grounds that the PROW issue should be resolved prior to a decision being made, and due to concerns regarding overdevelopment.
Highways:	The site lies within parking Zone 2, where a 2-bed requires two parking spaces and a 3 or 4-bedroom dwelling requires three off-street parking spaces. Each space should measure 2.4m x 5.0m when positioned in front of a garage, or 2.4m x 4.8m elsewhere. The block plan shows provision for only two driveway parking spaces, which is below the requirement for a 3-bed and would typically be appropriate for a 2-bedroom property. Please submit amended plans to demonstrate provision of three driveway parking spaces, together with adequate turning space within the site to enable vehicles to exit in a forward gear. In addition, the plans must show the retained parking provision for the existing dwelling. The proposed new dwelling must also incorporate an electric vehicle charging point.
Tree Officer:	The location for the proposed 1 storey dwelling is close to TPO 201/21/0478, however there is currently a concrete slab here and the difference in ground levels makes it unlikely that the RPAs of this TPO will be affected. To the southwest of the site the woodland

	continues, and while this section of woodland is not protected by 201/21/0478, works may impact the RPA here. The proposal is agreeable if adequate protective measures are put in place and possibly with the use of specialist material. An Arboricultural Method Statement would be required to highlight what is suitable for the site. I believe the landowner is aware of this being necessary.
Lead Local Flood Authority:	The access to the site is located within a surface water flow route and therefore the application would need to be supported by a Flood Risk Assessment.
Waste Services:	The addition of a further dwelling in this location raises no concerns with regard to the storage and collection of waste and recycling it should be noted that the proposed dwelling is set much further back from the public highway than the existing dwellings and the waste and recycling will need to be presented on Woodside for collection. This can cause issues for elderly or disabled residents and flat level access to manoeuvre bins is requested.
Archaeologist:	No objections.
Thames Water:	No response received.

Public representations

- 4.2 Representations have been received from 19 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:
- Inappropriate backland development that is out of keeping with the established character of Woodside.
 - Visually incongruous and harmful to the character of the neighbourhood.
 - Significant loss of privacy, overlooking, tranquillity and light for neighbouring properties.
 - Impact on views from neighbouring properties.
 - Would diminish the rural-edge feel of the surroundings.
 - Harm to amenity of neighbouring properties due to noise and disturbance.
 - Highway safety and clear risk of conflict between construction traffic, future residents, and existing users of the footpath due to lack of visibility and conflict between pedestrians and vehicles along access road.
 - Does not demonstrate that a safe and appropriate access arrangement can be achieved without creating visibility issues or adding pressure to Woodside, which is already limited in width.
 - Drainage concerns due to loss of permeable area.
 - Lack of drainage strategy.
 - Impact on biodiversity and loss of habitat.
 - PIP should not be granted until active application for public right of way is determined.
 - Impact and loss of trees including protected trees due to groundworks.

- Japanese Knotweed growing very close to the site, despite previous treatment by WBC.
- Adjacent trees will damage proposed dwelling and cars and are protected.
- Risk of destabilising ground which is sloped and resultant impact on trees or land slippage.
- Tree information provided is inaccurate.
- Unsustainable location for a dwelling.
- Site is elevated furthering impact on neighbouring properties.
- Loss of natural nature corridor.
- Lack of consultation or engagement with neighbours and local community.
- No identified shortfall in housing supply in West Berkshire that would elevate the weight to be attached to this proposal's contribution of a single dwelling above the weight properly attributable to the development plan policies with which it conflicts.
- Proposal conflicts with the density requirements of Policy SP1.
- Inefficient use of a constrained site in a location where the minimum density standard cannot be achieved.
- Principle of development on this site is not supported by the development plan.
- There is no housing land supply justification capable of overriding the conflict with adopted policy.
- Out of keeping with the established character and pattern of development in this part of Newbury.
- Development would function as an isolated plot with no meaningful connection to the residential neighbourhood it purports to form part of.
- The proposed dwelling would be contrary to the grain of the surrounding development, with no meaningful relationship either to the public highway or to the frontages of the properties that adjoin it.
- Introduction of a new residential curtilage would be incongruous with the scale and arrangement of the surrounding plots.
- Inappropriate and visually intrusive form of backland development that fails to integrate with the established urban grain and plot structure of the surrounding area.
- Contrary to Policies SP1, SP7, SP19, DM15, DM30, DM42.
- Garages have not been present for over 25 years and access road not used for over 25 years and was not designed to accommodate modern traffic, service vehicles, or construction machinery.
- Access road used regularly by pedestrians, including school children.
- Proposed residential dwelling would materially alter the character and frequency of movements along the access road.
- Need to establish impact on protected trees at this stage.
- Known issue with surface water runoff down access road.
- Adequate access by emergency vehicles cannot be achieved.
- Would result in overdevelopment of the site.
- The introduction of vehicle exhausts and sustained engine noise into a quiet, restricted lane will cause severe noise and air pollution.
- Lack of site notice publicising the application.
- Lack of amenity/garden area for proposed dwelling.
- Parking in the area already limited.

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 Document	Plan	Relevant Policies
<u>West Berkshire Local Plan Review 2023-2041</u>		Strategic Policies • Policy SP1 The Spatial Strategy • 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 & Mix • Policy SP19 Transport • Policy SP20 Infrastructure Requirements & Delivery 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 DM8 Air Quality • Policy DM14 Assets of Archaeological Importance • Policy DM15 Trees, Woodland & Hedgerows • Policy DM18 Self and Custom-Build Housing • Policy DM30 Residential Amenity • Policy DM42 Transport Infrastructure • Policy DM44 Parking

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)
- Planning Obligations SPD (2014)
- Sustainable Drainage Systems SPD (2018)
- Newbury Town Design Statement (2018)

6. Appraisal

‘Permission in Principle’ Scope

- 6.1 In accordance with Paragraph 012 of the Planning Practice Guidance, the scope of this ‘permission in principle’ application is focussed on whether the proposed location, land use and amount of development is acceptable. It therefore needs to be determined whether the proposed land use (C3 dwelling house) and the amount of development (1 dwelling house) is appropriate in this location. All matters relating to design, layout, scale, access, impact on neighbours, trees, drainage, biodiversity, and technical constraints are not relevant to this application and are expressly reserved for determination at the Technical Details Consent (TDC) stage if permission in principle is granted.

“Location”

- 6.2 According to policy SP12, new homes will be located in accordance with policies SP1 and SP3.
- 6.3 Policy SP1 sets out the Spatial Strategy for the district which includes support for development and redevelopment within settlement boundaries as defined in Policy SP3. Policy SP3 defines Newbury as an urban area which will be the prime focus for housing and economic development, offering development potential through:
- a. Regeneration and change in the existing built-up area including the redevelopment of suitable previously developed sites for both housing and employment purposes;
 - b. Strategic and non-strategic sites allocated for housing and economic development through other policies in the LPR and/or neighbourhood plans;
 - c. The retention of the individual identity of adjacent settlements; and
 - d. The necessary supporting infrastructure.
- 6.4 Therefore, given the site’s location within a sustainable and accessible settlement, it is considered that the location and use of the site for a C3 dwelling house would be acceptable in principle.

“Use”

- 6.5 The proposed land use is residential, which is consistent with both the surrounding character of the area and the objectives of the Local Plan Review to deliver new housing within sustainable locations.
- 6.6 Policy SP12 (Approach to Housing Delivery) supports the delivery of new homes within settlement boundaries, including small scale residential development, where such development accords with the spatial strategy and development management policies.
- 6.7 The proposed dwelling would be accessed using an existing lane from Woodside that originally served the garages on the site. As such, no new access is required for the proposed dwelling.
- 6.8 A number of representations have raised concerns regarding increased traffic generation, parking pressures and highway safety within Woodside. These concerns have been taken into account. The proposal, however, relates to a net increase of a single dwelling only. In assessing this application, the determining issue is whether there

is any fundamental highway constraint that would render the site unsuitable for residential development in principle, rather than whether all detailed highway design matters have been resolved.

- 6.9 The site is located within an established residential area where residential development is the prevailing land use. There is no evidence before the Local Planning Authority that the development of a single dwelling would result in severe impacts upon the operation of the local highway network or that safe access could not, in principle, be achieved. Furthermore, the consultation of the Local Highway Authority has not raised any objections in respect of highway safety or impact on the local highway network.
- 6.10 Matters such as the detailed design of vehicle parking, turning provision, refuse collection arrangements, visibility splays and any supporting technical highway information can be fully assessed at the Technical Details Consent stage should Permission in Principle be granted.
- 6.11 Representations received advise that an application to form a public right of way along the access road which would then turn southeast and travel to Pond Close within land outside of the application site has been submitted, and that this planning application should not be determined until the public right of way matter has been resolved.
- 6.12 At the time of writing this report, a public right of way has not been adopted. In any event, the access is existing and vehicle movements associated with one dwelling would be limited and not considered to represent a fundamental issue for the use of the site. Furthermore, more detailed highway matters - such as visibility splays, internal road layouts, construction access and traffic management, and parking arrangements - would be dealt with later at the Technical Details Consent stage.
- 6.13 In addition, concerns have been raised regarding access for emergency vehicles. The application is submitted in Permission in Principle form, where consideration is limited to the location, land use and amount of development proposed. The site benefits from an existing vehicular access route and there is no substantive evidence before the Local Planning Authority to demonstrate that emergency vehicles could not reasonably access the site in principle. Any detailed requirements relating to the specification, width, construction or operation of the access for emergency service vehicles would be capable of assessment at the Technical Details Consent stage. Accordingly, it is not considered that emergency vehicle access presents a fundamental constraint such that the site should be regarded as unsuitable for residential development in principle.
- 6.14 Therefore, at the Permission in Principle stage, there is no policy objection to residential use on this site.

“Amount”

- 6.15 The application seeks Permission in Principle for:
- a minimum of 1 dwelling, and
 - a maximum of 1 dwelling, restricted to single storey form.
- 6.16 The proposal would introduce a single dwelling within an established residential area. Whilst concerns have been raised regarding the loss of openness and the effect of backland development on the character of the area, the application is made in Permission in Principle form where consideration is limited to the location, land use and amount of development proposed. The erection of one single storey dwelling would represent a modest increase in the density of development and would not, by reason of its scale alone, result in a form of development that would fundamentally conflict with,

or harm, the established residential character of the area. Any visual effect as a result of the single storey dwelling would be minimal and very localised.

- 6.17 Whilst concerns have been raised regarding the erosion of openness and the introduction of development within an area presently free from built form (albeit previously occupied by garages some time ago), the application seeks Permission in Principle for only one dwelling. The proposal would constitute a modest intensification within an established residential area. Although some reduction in openness would occur, it is not considered that the amount of development proposed would fundamentally undermine the prevailing character of the locality or result in an unacceptable departure from the established pattern of development in principle. Detailed considerations relating to design, layout, landscaping and appearance would be assessed at the Technical Details Consent stage. Accordingly, the site is considered capable of accommodating the proposed amount of development without causing unacceptable harm to the character of the area in principle.
- 6.18 It is acknowledged that the site is adjacent to a woodland area covered by a Tree Preservation Order. However, as confirmed by the Tree Officer, it is considered that the site is large enough to accommodate the proposed amount of development whilst ensuring that the trees are adequately protected. Such matters would be dealt at the Technical Details Consent stage.
- 6.19 While detailed matters including layout and design will need to satisfy Policy SP7 (Design Quality) and other applicable policies at the Technical Details Consent stage, the amount of development proposed is acceptable in principle.

Representations

- 6.20 Many representations received raise issues such as impact on drainage, neighbouring amenity, trees, biodiversity, visibility splays, construction access and traffic management, and parking arrangements which all relate to matters that would be dealt with at the Technical Details Consent stage, should Permission in Principle be granted
- 6.21 The granting of this Permission in Principle does not imply that Technical Details Consent will be forthcoming.

Conditions

- 6.22 The PPG makes it clear that it is not possible for conditions to be attached to a grant of permission in principle, whose terms may only include the site location, type, and amount of development.
- 6.23 Where permission in principle is granted by application, the default duration of that permission is three years, and there is no justification to vary this.

7. Planning Balance and Conclusion

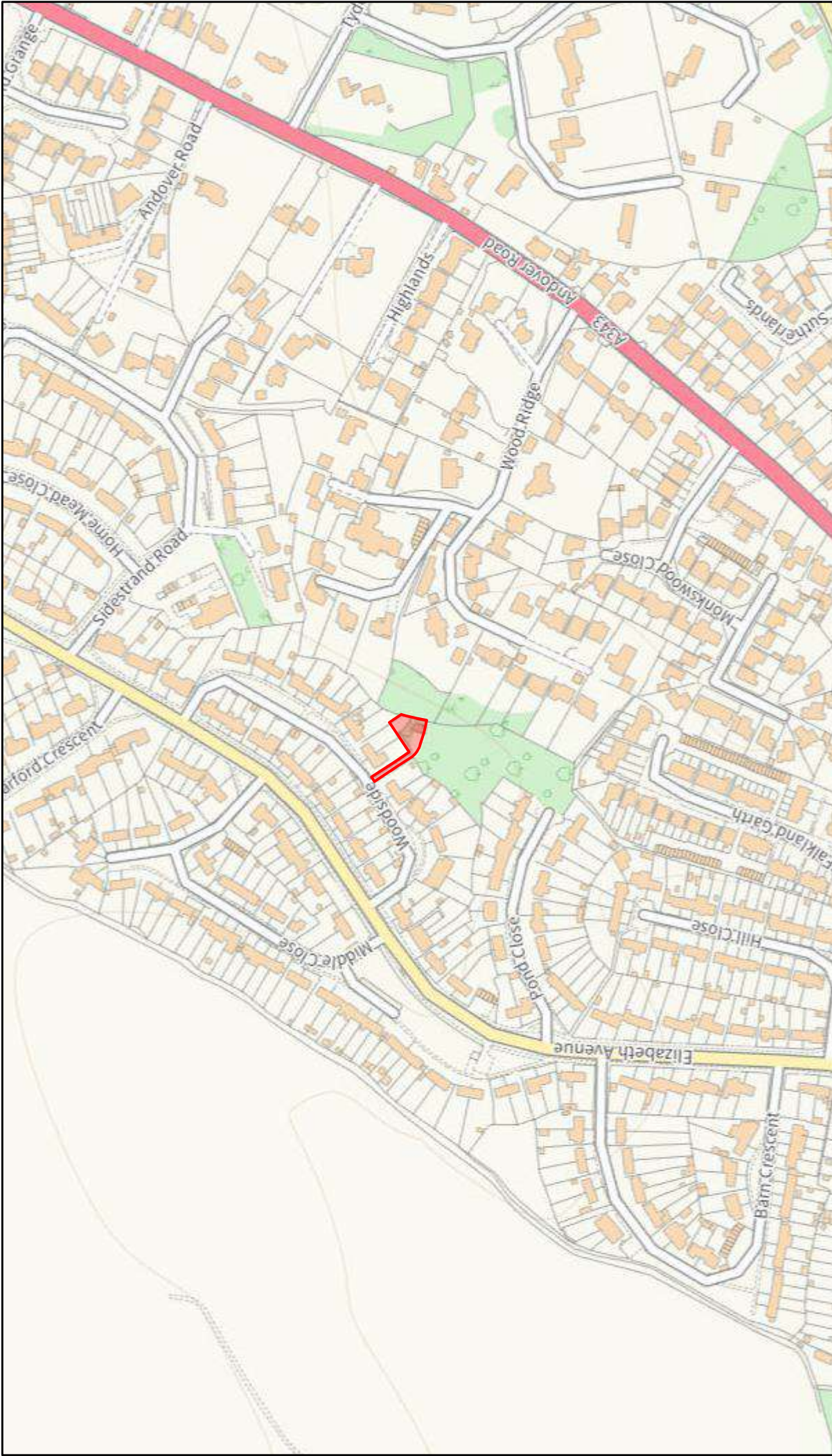
- 7.1 At Permission in Principle stage, the assessment is limited by legislation. The proposal relates to a site within a sustainable settlement, seeks an appropriate residential use, and proposes a modest and clearly defined amount of development.
- 7.2 Having regard to the adopted West Berkshire Local Plan Review (2023–2041) and the matters that can lawfully be considered at this stage, it is concluded that there are no in principle objections to the proposed development.

8. Full Recommendation

8.1 To DELEGATE to the Development Manager to GRANT PERMISSION IN PRINCIPLE.

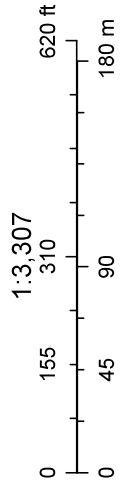
Informatives

1	3 years This permission in principle is granted by application, the default duration of this permission is 3 years from the date of this consent.
2	Positive Decision making 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 which improves the economic, social and environmental conditions of the area.
3	CIL Liable 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



8/5/2026, 2:51:02 PM

Land To The Rear Of 13
Woodside
Newbury



This page is intentionally left blank

Agenda Item 4.(3)

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(3)	26/00858/HOUSE Hermitage	19.06.2026	Loft conversion and insertion of rooflights. 3 Blake Road Hermitage Thatcham RG18 9WN Mr and Mrs Tandon
¹ Extension of time agreed with applicant until 21.08.2026			

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=TDU685RD0S100>

Recommendation Summary: Approval

Ward Member(s): Councillor Heather Codling
Councillor Paul Dick

Reason for Committee Determination: 10 letters of objection

Committee Site Visit: 13th August 2026

Contact Officer Details

Name: Helen Robertson
Job Title: Assistant Planning Officer
Tel No: 01635 519111
Email: Helen.robertson@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 loft conversion and insertion of rooflights.
- 1.3 The application site contains a detached residential property within a modern housing development.
- 1.4 The proposed external changes to the appearance of the property are 3 rooflights to the front elevation and 3 rooflights to the rear elevation. The rooflights would not project more than 150mm beyond the plane of the existing roofslope. The Design and Access Statement refers to typical Velux-type units with grey frames.

2. Planning History

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

Application	Proposal	Decision / Date
25/02698/HOUSE	Single storey link to existing garage, conversion of garage to habitable room, utility room and storage.	Approved 27.01.2026
25/02699/CERTP	Insertion of roof lights to convert attic space.	Refused 08.01.2026

- 2.2 Application 25/02699/CERTP was an application for a lawful development certificate which seeks to confirm whether a proposed use of buildings or other land, or some operations proposed to be carried out in, on, over or under land, would be lawful for planning purposes under section 192 of the Town and Country Planning Act 1990. Under this type of application, a local planning authority needs to consider whether, on the facts of the case and relevant planning law, the specific matter is or would be lawful. Planning merits are not relevant at any stage in this type of application.
- 2.3 The planning history of the application site and the estate was inspected, Condition 20 of 12/00240/FULEXT removed permitted development rights for additions or extensions and ancillary buildings or structures within the curtilage of the dwelling:
- 2.4 The roof lights were considered additions to the dwelling and the application for a Certificate of Lawfulness for Proposed Development was refused.
- 2.5 This latest application is an application for planning permission and is not therefore a duplicate of the refused application and is determined on its planning merits.

3. Legal and Procedural Matters

- 3.1 **Environmental Impact Assessments (EIA):** Given the nature, scale and location of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.
- 3.2 **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 21.05.2026 on the property, with a deadline for representations of 12.06.2026. Notification letters were sent to Numbers 1, 2 and 4 Blake Road
- 3.3 **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. No local financial considerations are material to this application.

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

- 3.4 **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>
- 3.5 **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.
- 3.6 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.
- 3.7 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.
- 3.8 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.
- 3.9 **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.
- 3.10 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.
- 3.11 **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.

Parish Council:	HPC response: - Objection. Comment: - The Parish Council can see no reference to NDP and Design Code; Policy 2C, DC04 Sustainable design, DC point 23. There is nothing about waste being minimised or about recycling materials. There is current insufficient parking let alone with the proposed new requirement. The proposal is over development and not in keeping with the street scene. Hermitage Parish Council request that when officers review applications they do so in line with HPC Neighbourhood Development Plan and Design Code. Many thanks again for the extension for comments.
Highways:	The number of bedrooms within this dwelling is proposed to increase from 4 to 5. West Berkshire Councils current car parking standards set out in Policy DM44 require 3 driveway car parking spaces for 4/4+ bedrooms. Whilst only two spaces are provided, the parking requirement for the dwelling is unchanged. Although it would be preferable if a third space is provided, the LHA would be unable to object on these grounds. No highway objections. Informatives: HI 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. HI 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.
Tree Officer	TPO – 475 CA – no The application is for internal alterations, so it is unlikely that the TPO trees west of the site will be adversely affected. So I have no objections subject to the following informative: Tree protection precautions informative note:

	• To ensure that the trees which are to be retained are protected from damage, ensure that all works occur in a direction away from the trees. • In addition that no materials are stored within close proximity i.e. underneath the canopy of trees to be retained. • Ensure that all mixing of materials that could be harmful to tree roots is done well away from trees (outside the canopy drip line) and downhill of the trees if on a slope, to avoid contamination of the soil. • To ensure the above, erect chestnut pale fencing on a scaffold framework at least out to the canopy extent to preserve rooting areas from compaction, chemicals or other unnatural substances washing into the soil. • If this is not possible due to working room / access requirements The ground under the trees' canopies on the side of construction / access should be covered by 7.5cm of woodchip or a compressible material such as sharp sand, and covered with plywood sheets / scaffold boards to prevent compaction of the soil and roots. This could be underlain by a non permeable membrane to prevent lime or portland based products / chemicals entering the soil • If there are any existing roots in situ and the excavation is not to be immediately filled in, then they should be covered by loose soil or dry Hessian sacking to prevent desiccation or frost damage. If required, the minimum amount of root could be cut back using a sharp knife. • If lime or portland based products are to be used for strip foundations then any roots found should be protected by a non permeable membrane prior to the laying of concrete. • Post holes within root protection areas must be hand dug with a fork and trowel, or use of an air pick, and lined with an impermeable membrane (e.g. the postmix bag if not perforated) before pouring concrete.
North Wessex Downs National Landscape Board	No comments received by 29.07.2026
Berkshire Newt Officer	No comments received by 29.07.2026
Ecology	No comments received by 29.07.2026

Public representations

- 4.2 Representations have been received from 10 contributors, 0 of which support, and 10 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:
- Cumulative impact when considered together with application 25/02698/HOUSE - overdevelopment
 - Adverse impact on the character of the area and property/visually dominant works to roof
 - Parking provision
 - Residential amenity
 - Duplication of previously refused application/unresolved issues/the system should not allow repeated resubmissions without amendment
 - References to concerns about the previously approved application 25/02698/HOUSE (which is not under consideration)
 - Fails to demonstrate tree protection
 - No consideration of Hermitage NDP - Design

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 SP5 Responding to Climate Change • Policy SP7 Design Quality • Policy SP10 Green Infrastructure • Policy SP11 Biodiversity & Geodiversity Development Management Policies • Policy DM15 Trees, Woodland & Hedgerows • Policy DM28 Residential Extensions • Policy DM30 Residential Amenity • Policy DM44 Parking
<u>Hermitage NDP (May 2024)</u>	• Policy HER2: Design • Policy HER4: Sustainable design • Policy HER5: Wildlife-friendly design

- 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)

- Quality Design SPD (2006)
- Planning Obligations SPD (2014)
- Sustainable Drainage Systems SPD (2018)
- Hermitage Village Design Statement (2004)

6. Appraisal

Principle of development

- 6.1 According to Policy DM28, the principle of the extension of existing permanent dwellings will be supported. The policy gives criteria where residential extensions will be permitted; these relate to the impacts of the development and are considered, as appropriate, under the headings below.
- 6.2 As referred to in the report for application 25/02699/CERTP the categories of work that do not amount to 'development' are set out in section 55(2) of the Town and Country Planning Act 1990. These include but are not limited to the following: interior alterations (except mezzanine floors which increase the floorspace of retail premises by more than 200 square metres); building operations which do not materially affect the external appearance of a building. The scope of consideration for this application is therefore limited to the external works i.e. the proposed rooflights to front and rear. It is also considered separately from application 25/02698/HOUSE. That approved development has not yet commenced and the developments are distinct from each other.

Character and appearance

- 6.3 According to Policy SP7, 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.
- 6.4 Specifically in relation to residential extensions, Policy DM28 includes the following criteria relevant to this consideration:
- The scale of the enlargement or outbuilding is clearly subservient to the original dwelling (criterion a);
 - It is of a high quality design, in accordance with policy SP7, which conserves and enhances the character and local distinctiveness of the surrounding area in accordance with policy SP8 (criterion b);
 - It does not harm the setting of the existing dwelling and the space occupied within the plot boundary (criterion c);
 - It does not harm the historic and/or architectural interest of the existing dwelling (criterion d);
 - The use of materials is appropriate within the local architectural context (criterion e);

- The windows are appropriate in terms of number, architectural style and type, position, size and proportion, extent of opening and need for obscure glazing (criterion g);
 - 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 (criterion h);
 - It enables for the retention and provision of high quality useable private amenity space in accordance with policy DM30 (criterion i).
- 6.5 Hermitage NDP Policy HER2 states that development should demonstrate high quality design and layout which respects the local character of Hermitage identified in the Hermitage Design Guidelines and Codes 2022 (or any successor document). New development should be respectful of the architectural styles and use of materials of surrounding buildings, particularly in the case of residential development.
- 6.6 Three rooflights are proposed to the front elevation and three are proposed to the rear elevation of this modern property. Rooflights are often preferable to dormers due to the limited extent of the impact on the appearance of the dwelling. Given that the rooflights would not increase the bulk or mass of the existing roof the visual impact is minimised. Although there would be an alteration to the appearance of the dwelling, three velux style rooflights to the front and rear are considered to be appropriate in terms of number, architectural style and type.
- 6.7 Application number 20/02907/HOUSE at number 6 Blake Road gave permission for a loft conversion including installation of 3 No roof-lights to the front elevation & 4 no roof-lights to the rear elevation. A rooflight to the rear of number 6 is visible from the public area outside of the application site in Blake Road and the rooflights to the front are also visible from the road albeit round the corner from the application site. There is therefore a precedent within the streetscene of Blake Road for this form of development and the proposed rooflights would not appear out of character in the area in accordance with NDP Policy HER2.
- 6.8 This application is being considered separately to previously approved application 25/02698/HOUSE. However, given that this proposal would result in a minimal impact to the appearance of the property the cumulative impact is not considered harmful to the character of the property or the area.
- 6.9 Given that the site is within the built environs of the housing development no important views of the National Landscape are affected.

Residential Amenity (Neighbours)

- 6.10 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. 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:
- Any significant loss of daylight and/or sunlight to land and buildings;
 - Any significant overlooking of land and buildings that results in a harmful loss of privacy;
 - Development resulting in an undue sense of enclosure, overbearing impact, or a harmful loss of outlook; and
 - Noise, dust, fumes and odours.
 - 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.

- 6.11 The main consideration is that of overlooking and loss of privacy. The rear garden is screened by the flank elevation of garages to the sides and extensive vegetation to the rear. Given that the rear garden is well screened, the orientation of the dwelling compared to the surrounding neighbouring properties and that the proposed windows are in addition to existing first floor windows there would be no significant overlooking impact to private amenity areas of the neighbouring properties either side. The rear garden of number 1 Pinewood Crescent is opposite the site. The proposed windows would be in addition to those in the existing first floor, no significant increased impact would result. The proposals are therefore considered to comply with the above criteria.

Residential amenity (site Occupants)

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

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

- 6.13 The proposed rooflights will provide natural light to a habitable room. There are no directly facing windows. Although the consideration here is restricted to the rooflights it is useful to note that the amenity space guidelines in the Quality Design SPD refer to '3 or more bedroom houses', the quantity of amenity space required would not therefore alter with the additional bedroom. Overall, the residential amenity of the site occupants is not adversely affected.

Highways Matters

- 6.13 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.
- 6.14 According to the NPPF, in assessing specific applications for development, it should be ensured that (amongst others) safe and suitable access to the site can be achieved for all users, the design of parking areas and other transport elements reflects national guidance. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 6.15 The Highways Authority have made their assessment of the proposal as above. No objections were raised for the reasons given above.

Ecology

- 6.16 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. Criterion k of Policy DM28 requires that the proposal conserves and enhances biodiversity, in accordance with policy SP11.
- 6.17 NDP Policy HER5: Wildlife-friendly development states that in particular, the incorporation of design features into new development that encourages local wildlife to thrive, is strongly encouraged.
- 6.18 The Berkshire Newt Officer was consulted following the guidance for areas within risk zones for Great Crested Newts however no comments were received. No comments were received from the Council's Ecologist.
- 6.19 The proposal affects the roof of the property, however given the age of the property and scale of development it is not considered reasonable or necessary to request a bat scoping survey. The works are also unlikely to affect other protected species however given that the site is also within a risk zone for Great Crested Newts an Informative is recommended to remind the Applicants of the legal responsibilities towards protected species.
- 6.20 Householder development is exempt from mandatory Biodiversity Net Gain.
- 6.21 The Sustainability Statement states that a bat box can be added to the gables. This would accord with NDP Policy HER5 and is a welcome biodiversity enhancement.

Climate change

- 6.22 In accordance with Policy SP5, all new development is expected to incorporate the principles of climate change mitigation and adaptation. To demonstrate compliance, applications should be supported by a Sustainability Statement explaining how the requirements of Policy SP5 have been integrated into the proposed development, with the level of detail proportionate to the scale and nature of the scheme.
- 6.22 NDP Policy HER4: Low energy and energy efficient design states that proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, must demonstrate how the design of buildings and site layouts minimise consumption of energy, water, minerals, materials and other natural resources in order to provide resilience to the effects of climate change.
- 6.23 A Sustainability Statement has been submitted which states (amongst other points) that new glazing will be high efficiency double glazed units to minimise heat loss and solar gain.

Trees

- 6.23 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.

- 6.24 Development affecting trees protected by a Tree Preservation Order (TPO) must be justified and the impact of the proposal will be assessed on the amenity of the area.
- 6.25 Criterion j of Policy DM28 requires that the proposal would not result in adverse impacts on trees (including their roots and canopy spread) on and off site, in accordance with policy DM15. Trees should be retained where possible.
- 6.26 The Tree Officer confirms that it is unlikely that the TPO trees west of the site will be adversely affected a Tree Protection Informative is recommended.

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 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.

8. Full Recommendation

- 8.1 To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed below.

Conditions

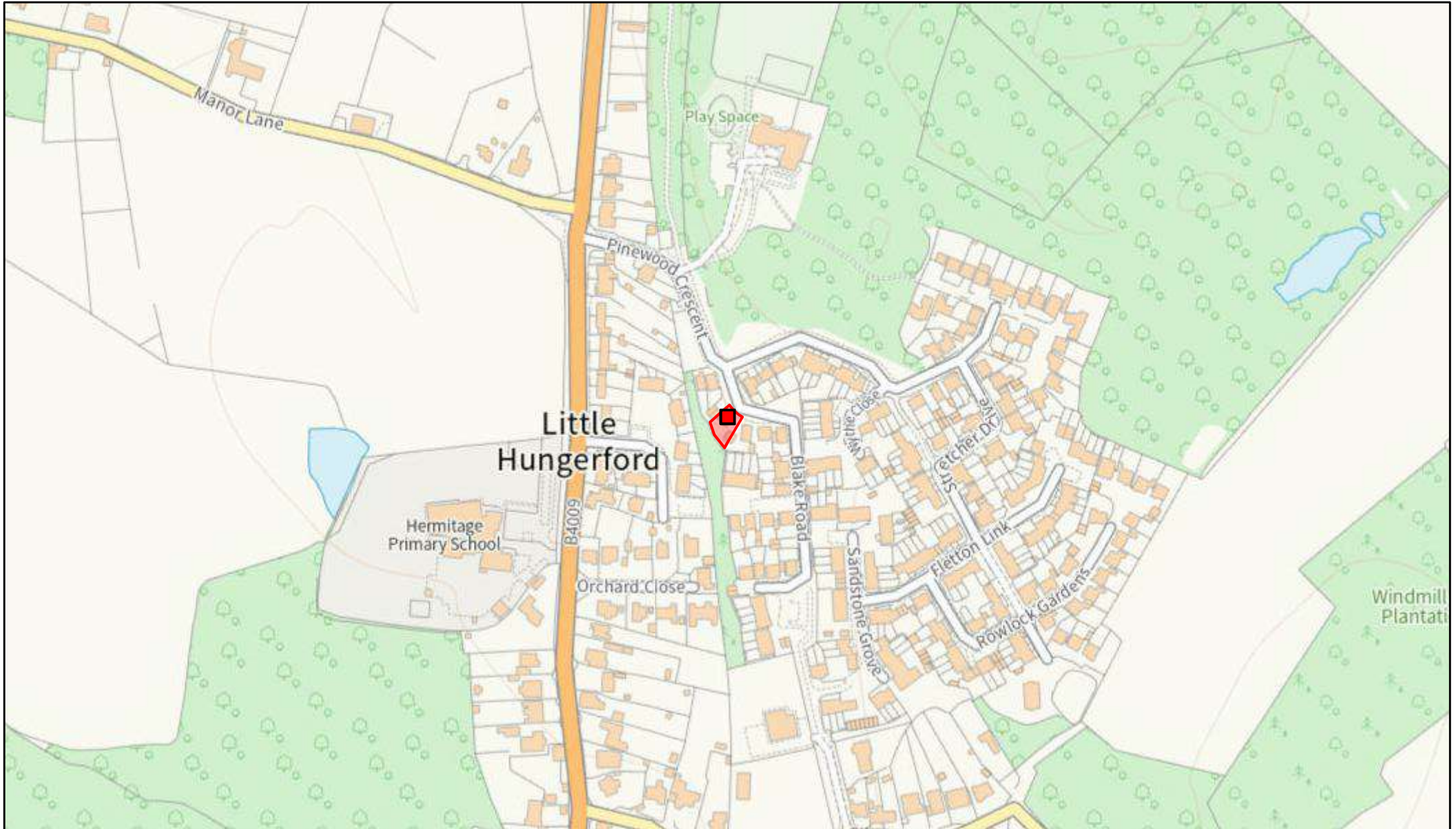
1	Commencement of development The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2	Approved plans The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below: Drawing number 1554 - CL01 and the Site Location Plan; received on 24.04.2026 Design and Access Statement; received on 24.04.2026 Sustainability Statement; received on 24.04.2026 Reason: For the avoidance of doubt and in the interest of proper planning.
3.	The materials to be used in the development hereby permitted shall be as specified in the Design and Access Statement and the application form.

	Reason: To ensure that the external materials respond to local character. This condition is applied in accordance with the National Planning Policy Framework, Policies SP7 and DM28 of the West Berkshire Local Plan Review 2023-2041, Hermitage NDP Policy HER2 and Supplementary Planning Document Quality Design (June 2006).
4.	The loft conversion shall not be first occupied until 1 No. bat box has been installed on the south east gable in accordance with the submitted Sustainability Statement. Reason: To ensure biodiversity enhancements are incorporated into the development. This condition is applied in accordance with the National Planning Policy Framework, Policy SP11 of the West Berkshire Local Plan Review 2023-2041 and Hermitage NDP Policy HER5.

Informatives

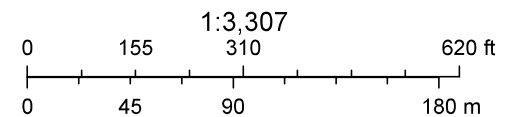
1	This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has secured and accepted what is considered to be a development which improves the economic, social and environmental conditions of the area.
2	Prior to the commencement of this proposal you are reminded that if there is any evidence of Protected Species on the site you must consider the implications of the Conservation of Habitats and Species Regulations 2017, Wildlife and Countryside Act 1981, the Habitats Regulations 2017 and the Countryside and Rights of Way Act 2000 and comply with any necessary additional regulations and licences. For example, you must avoid taking, damaging or destroying the nest built or being used or egg of any wild bird as this would be an offence (with certain exceptions). You must also not intentionally or recklessly damage, destroy or block access to any habitat used by a protected species, such as bats, dormice, reptiles or any other species as listed in The Conservation of Habitats and Species Regulations 2017, Schedule 2 European Protected Species of Animals. Any licensing requirements are in addition to the requirements for planning permission and subject to a separate process. The following website gives further advice on this matter www.gov.uk/guidance/wildlife-licences. Applicants are reminded that the granting of planning permission does not override or replace obligations under wildlife legislation, nor does it provide a defence against prosecution. Where bats, or evidence of bats, are discovered during works, all works must cease immediately, and advice should be sought from a suitably qualified ecologist or Natural England.
3	- To ensure that the trees which are to be retained are protected from damage, ensure that all works occur in a direction away from the trees. - In addition that no materials are stored within close proximity i.e. underneath the canopy of trees to be retained. - Ensure that all mixing of materials that could be harmful to tree roots is done well away from trees (outside the canopy drip line) and downhill of the trees if on a slope, to avoid contamination of the soil. - To ensure the above, erect chestnut pale fencing on a scaffold framework at least out to the canopy extent to preserve rooting areas from compaction, chemicals or other unnatural substances washing into the soil. - If this is not possible due to working room / access requirements The ground under the trees' canopies on the side of construction / access should be covered by 7.5cm

	of woodchip or a compressible material such as sharp sand, and covered with plywood sheets / scaffold boards to prevent compaction of the soil and roots. This could be underlain by a non permeable membrane to prevent lime or portland based products / chemicals entering the soil - If there are any existing roots in situ and the excavation is not to be immediately filled in, then they should be covered by loose soil or dry Hessian sacking to prevent desiccation or frost damage. If required, the minimum amount of root could be cut back using a sharp knife. - If lime or portland based products are to be used for strip foundations then any roots found should be protected by a non permeable membrane prior to the laying of concrete. - Post holes within root protection areas must be hand dug with a fork and trowel, or use of an air pick, and lined with an impermeable membrane (e.g. the postmix bag if not perforated) before pouring concrete.
4.	The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge arising during building operations.
5.	The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.



8/3/2026, 3:21:55 PM

3 Blake Road
Hermitage
Thatcham
RG18 9WN



This page is intentionally left blank