

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	22/00146/RESMAJ Theale	25 th April 2022 ¹	<p>Section 73 application for variation of (condition 2) to allow for 9 dwellings, condition 3 (vary the phasing plan), condition 4 (materials), condition 9 (levels), condition 11 (landscaping), condition 14 (vehicle parking & turning) following grant of planning permission 20/00663/RESMAJ - Approval of reserved matters application for phase 1 (of the development, which is for 7 dwellings located off St Ives Close, details include access, appearance, landscaping, layout and scale) following Outline Permission Allowed on Appeal 15/02842/OUTMAJ (APP/W0340/W/16/3159722) - Outline application for Residential development of up to 325 houses and apartments (including 70 extra-care units) with associated access, parking, amenity space and landscaping. All matters reserved.</p> <p>Lakeside, The Green, Theale</p> <p>Ridgepoint Homes</p>
¹ Extension of time agreed with applicant until 8 th August 2022			

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00146/RESMAJ>

Recommendation Summary: To delegate to the Service Director of Development & Regulation to Grant Planning Permission

Ward Member(s): Councillor Alan Macro

Reason for Committee Determination: More than 10 letters of objections

Committee Site Visit: 27th July 2022

Contact Officer Details

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1. Introduction

- 1.1 This S73 application seeks consent to vary conditions on reserved matters consent 20/00663/RESMAJ, under which approval was granted for 7 dwellings. This application seeks to vary condition 2 to allow for the construction of 9 dwellings thus increasing the number of units on the site. Other conditions are also affected by this change to the layout to include: condition 3 (phasing plan), condition 4 (materials), condition 9 (levels), condition 11 (landscaping), condition 14 (vehicle parking & turning).
- 1.2 The application site, phase 1 of the Lakeside development, comprises a parcel of land which is accessed from St Ives, a private road. The site benefits from a number of extant residential consents independent of the wider Lakeside site. This proposal however relates to a wider outline permission across the whole site and will be the first phase of development in bringing forward the site.
- 1.3 The proposal is for 9 detached dwellings which largely face onto the lake with the exception of plots 4 and 5 which back onto the properties on Volunteer Road. The properties comprise of a mix of 4, 5 and 6 bed houses. The properties are typically served by parking spaces to the side of the dwellings while plots 5-9 are also served by a single garage.
- 1.4 Since the determination of earlier applications on the site the Oak tree to the west of the access is covered by a tree preservation order while the trees around the lake are protected by an area preservation order.

2. Planning History

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

Application	Proposal	Decision / Date
14/02195/OUTD	Erection of 7 x 2 storey family dwellings on an area of vacant land known as North Lakeside, situated at the head of St Ives Close, Theale. Matters to be considered: Access, Layout and Scale.	Refused 2 nd December 2014 Allowed on appeal
19/00256/REM	Approval of reserved matters following outline permission 14/02195/OUTD (Appeal ref APP/W0340/W/15/3033307) Matters to be considered: Appearance and Landscaping,	Approved 3 rd April 2019
15/02842/OUTMAJ	Outline application for Residential development of up to 325 houses and apartments (including 70 extra-care units) with associated access, parking, amenity space and landscaping. All matters reserved.	Allowed on appeal 15 th March 2017
20/00663/RESMAJ	Approval of reserved matters application for phase 1 (of the development, which is for 7 dwellings located off St Ives Close, details include access, appearance, landscaping	Approved

	layout and scale) following Outline Permission Allowed on Appeal 15/02842/OUTMAJ.	27 th November 2020
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3. Procedural Matters

- 3.1 **Environmental Impact Assessment (EIA):** Outline application 15/02842/outmaj was screened on the 11th April 2016 against the 2011 Regulations. This confirmed that the proposal is not considered to be EIA development. The regulations have since been updated (2017) however screening should take place at outline stage. This application comprises the submission of details only and as such further screenings are not required.
- 3.2 **Publicity:** The application was originally advertised by way of a site notice which expired on the 24th March 2022. Following the receipt of amended plans and a change to the description a new site notice was displayed in the same location which expired on the 22nd April 2022. All third parties who originally made representations on the scheme were also notified directly and given 21 days to comment.
- 3.3 **CIL:** Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the development. All new dwellings are CIL liable and as such CIL will be charged on this scheme. The relevant forms have been completed by the applicant and CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at www.westberks.gov.uk/cil.

4. Consultation

Statutory and non-statutory consultation

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

Theale Parish Council:	No comments received.
Sulhampstead Parish Council:	No objections. Concern was however raised for the potential impact on the TPO trees.
WBC Highways:	Amendments requested: 3.73m wide emergency access is required to link into phase 2. Proposal must comply with car parking standards. A 7Kw electric vehicle charging point to be provided for each house. Amended plans received and no objections raised.
Waste:	Revert to highways: No objection subject to an acceptable Highways design.

Housing:	No objection to the absence of any affordable housing in phase 1 due to extant permissions and site history.
Trees:	Following the receipt of amended plans no objections are raised subject to conditions.
Ecology:	Following the receipt of amended plans no objections are raised subject to conditions.
Thames Valley Police:	<p>Objections raised for the following reasons: Concerns regarding lack of surveillance over the public realm. Concerns for the parking layout and difficulties accessing vehicles and potential neighbour conflict. Unclear where the rear garden access points are.</p> <p>Further comments were received on the 6th April referring to earlier comments regarding parking, rear garden access and surveillance.</p>
Office Nuclear Regulation:	No comments to make
Emergency Planning:	No objection
Environmental Health:	No objection
Archaeology:	The archaeological fieldwork on this site has been completed and no further investigations are required in relation to this proposal.
Berkshire Fire & Rescue:	No objection
CIL Team:	The development is CIL liable. Information has been passed to the applicant.
Minerals & Waste:	The application site has been the subject of mineral extraction in the past and the viable mineral reserves have been removed.
Drainage:	Concerns raised as insufficient evidence has been submitted regarding the suitability of the lake as a discharge point and questions regarding the calculations and design of the strategy remain.

Public representations

4.2 Representations have been received from 12 contributors, all of which object to the proposal. 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:

- Garage for plot 5 is within the middle of a tree preservation area. Potential tree impact.

- The houses are 3 stories tall. Out of keeping with the character of the area and dominate the landscape.
- Plots 6, 7 & 8 overlook a bungalow and the impact is accentuated by their height.
- The three storey nature of the buildings will result in a loss of privacy and light to neighbours on Volunteer Road and St Ives.
- Impact of extra traffic on St Ives Close. Existing problems at the pinch point on St Ives and accessing The Green.
- Drains can't cope with additional houses.
- Increased pressure on local services which are already at capacity; doctors, schools.
- Impact on wildlife.
- Development not in keeping with the character and scale of the village. Overdevelopment.
- Access via St Ives Close is poor for both traffic (narrow and a tight bend) and pedestrians with no footpath, lighting or drainage.

5. Planning Policy

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

- Policies ADPP1, ADPP4, CS1, CS4, CS5, CS6, CS13, CS14, CS15, CS16, CS17, CS18, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
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- Policy P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
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- Policies TRANS1, RL1, OVS5, OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

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

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- WBC House Extensions SPG (2004)
- WBC Quality Design SPD (2006)
- Planning Obligations SPD (2015)

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of development
- Character and appearance
- Impact on neighbour amenity and the amenity of future residents
- Highways
- Ecology
- Trees
- Drainage
- Housing

- Police

Principle of development

- 6.2 The principle of residential development is established under outline application reference 15/02842/OUTMAJ. The site benefits from permission for up to 325 houses and 70 extra care units. Reserved matters approval has already been granted for 7 dwellings which comprise phase 1 of the development. This was approved under application 20/00663/RESMAJ. This Section 73 application seeks to vary this approval to allow for 9 dwellings within phase 1. The overall number of dwellings across the Lakeside site as a whole will not change.
- 6.3 The principle of development is considered to be acceptable. The scheme is assessed in detail below in accordance with the Development Plan and other material planning considerations. The report aims to focus on the changes now proposed in the context of the extent permission for 7 dwellings on this part of the site.

Character and appearance

- 6.4 The application site is accessed from St Ives Close and at the point of entering the site is a large Oak tree which is now protected by a tree preservation order. There is also an area preservation order on the trees around the lakeside edge. The proposed houses largely front onto the lake with a band of open space which wraps around the waters edge. This is reflective of the approved layout with the main change being the introduction of plots 4 and 5 which are orientated to back onto the properties on Volunteer Road.
- 6.5 The pattern of development within the wider area is varied as Theale has grown over time. The parcel of land subject to this application sits on the edge of this developed area and is read independently from it. The most prominent views of the site will be from the wider Lakeside development with views from properties and the walking route around the lake. The changes to the position of the houses within the site are not considered to have a harmful impact on the character of the area.
- 6.6 The proposals also see the introduction of an emergency vehicular access route connecting this phase of the development to the wider site to the west. This has been requested by the Highways officer and is welcomed from an accessibility and safety perspective. The introduction of this is not considered to harm the layout or design of the development.
- 6.7 Since earlier approvals on the site the trees around the lakeside edge are now protected by an order and as such to minimise any engineering works close to or under the canopy of the trees the pedestrian path which will form part of the circular walking route around the lake is diverted along the road and via the emergency link. This change is not considered to be detrimental to the appearance of the scheme. The proposal maintains the circular walk and the route remains desirable, safe and attractive to pedestrians.
- 6.8 The police have raised concerns for the layout of the scheme with reference to parking, rear garden access and surveillance. During the application amendments to the design have been received and the highways officer has confirmed the parking layout is acceptable. While the Police continue to raise concern for surveillance windows have been added to the side of plot 5 to increase levels of overlooking and this has the added benefit of creating a more visually attractive elevation. With regards to access to rear gardens there are no alleyways being created and each property has space for a gate within their boundary fence. The concerns raised have been carefully considered

however the proposal for these reasons is not considered to have an overly harmful impact.

- 6.9 The proposals also seek to alter the design of the dwellings. The properties are reflective of other dwellings in the area and fairly traditional in their appearance with features such as bay windows and brick detailing to add visual interest. Some concern has been raised by third parties for the heights of the dwellings particularly given their proximity to the bungalows on St Ives Close. The dwellings proposed are approximately 8.9m high to the ridge. The dwellings approved under 20/00663/RESMAJ were approximately 8.4m - 8.6m high to the ridge. It is however material to note that under the outline permission the approved parameter plan (condition 6) allows for dwellings on this part of the site up to 9.35m high. As such the principle of buildings of this height and taller has been established. The appearance of the dwellings is in keeping with the character of the area.
- 6.10 As a result of the changes to the design the applicant is seeking to use different materials to those which have been approved and as such this application seeks to also amend the wording of condition 4 to a pre-commencement condition. Similarly condition 9 which seeks details of the finished floor levels of the dwellings will be changed to a pre-commencement condition. The wording of the revised conditions have been agreed with the applicant.
- 6.11 In conclusion the proposed addition of 2 extra dwellings and the alterations to the layout and appearance of the properties is not considered to have a harmful impact on the character and appearance of the area. As such the proposals comply with Policies ADPP1, ADPP4 and CS14 of the Core Strategy 2006-2026 and the guidance within the NPPF.

Impact on neighbour amenity and the amenity of future residents

- 6.12 The application site is bound by residential development to the north and east. Under previous schemes the nearest dwelling to the properties on Volunteer Road has always been side on to the rear garden boundaries. As a result of the proposed changes two of the dwellings now back onto the rear gardens on these properties, plots 4 and 5. Supplementary Planning Document Quality Design states that there must be a minimum rear to rear distance of 21m between properties. The proposed layout achieves this.
- 6.13 During the course of the application amendments have been received to remove/reposition windows in the rear elevation of plot 5. The eastern boundary of the application site steps into the site behind number 28 Volunteer Road creating an irregular shape. This provides this neighbouring property with a much larger garden. As a result plot 5 is situated in close proximity to the fence line and as such amendments have been made to the first floor fenestration to avoid any harm from overlooking. The repositioning of these openings in the side elevation overlooking the lake also introduces an element of natural surveillance of the public space to the south.
- 6.14 A concern raised by residents on Volunteer Road is that the properties have rooms in the roof and the height of the buildings increases any overlooking and the perception of overlooking. The skylights will have a minimum cill height of 1.8m above the internal floor level to prevent any overlooking. This is secured by condition 15 and has been agreed with the applicant.
- 6.15 The relationships between windows in the rear elevations of plots 1, 2 and 3 and number 13 St Ives Close is considered to be acceptable and is reflective of that approved under the extant consents. Plot 4 in its new position now faces westwards. There is a distance of at least 21m between the front elevation of plot 4 and rear elevation of the existing

property. Any overlooking will be oblique and at this distance it is considered sufficient to mitigate any overlooking impact.

- 6.16 The garden serving Greystoke has been subdivided and a new detached property, Peyia House has been constructed. Plot numbers 6-8 are closest to this neighbouring property. There is an obscure glazed window at a first floor level in the side elevation of Peyia House serving an en-suite. The rear windows in plots 7 and 8 are approximately 13.5m away from this non-habitable window. Weight is also given to the fact that the neighbouring window is obscurely glazed. For these reasons this relationship is considered to be on balance acceptable. The skylights in the roof of these three properties have been removed to improve the relationships between the properties and a condition has been attached to remove permitted development rights to restrict any alterations being made to the roof slopes and prevent more windows from being added.
- 6.17 In conclusion the proposed development is not considered to have a harmful impact on the amenity of neighbouring occupiers and creates a pleasant living environment for new residents. As such the proposal accords with Policy CS14 of the Core Strategy and the guidance within the framework with regards to protecting neighbouring land uses.

Highways

- 6.18 Policy CS13 of the Core Strategy relates to transport and emphasises that road safety is a key consideration for all development. Particular focus should be given to the safety of pedestrians, cyclists and other vulnerable road users. The proposal does not change the design of the access into the main site or off St Ives Close and as such these conditions on the original permission remain relevant.
- 6.19 Following the receipt of amended plans the proposed internal road layout is acceptable and there is adequate turning space within the site for refuse vehicles. At the request of Highways Officers an emergency vehicular access has also been provided linking into the main development to the west which will come forward under later phases. This is a benefit of the scheme as under the approved permissions the site as a whole is served by one access only thus in an emergency this was the only point of entry/exit. This new layout will provide an additional emergency access. Residents on St Ives Close have expressed concerns for the access but it is to be used in an emergency only and as such won't increase vehicular movements.
- 6.20 The proposals provide largely for on plot driveway parking with some off site visitor spaces. The parking provisions comply with Policy P1 of the Housing and Site Allocations Development Plan Document. Condition 14 on the original permission secured the parking layout with reference to an approved plan. This condition will be reworded to now reference the new layout which is deemed acceptable by Highways.
- 6.21 In conclusion no objections have been raised by the Highways Officer and the proposals accord with Policy TRANS.1 of the Local Plan, CS13 of the Core Strategy and Policy P1 of the Housing and Site Allocations Development Plan Document and the guidance within the NPPF.

Ecology

- 6.22 Policy CS17 of the Core Strategy states that biodiversity assets across West Berkshire will be conserved and enhanced. At outline stage the impact of the development on the ecological value of the site was assessed and condition number 6 secures the submission of a Construction Environmental Management Plan before works commence.

- 6.23 The ecological impacts of the development were fully considered under application 20/00663/RESMAJ. This proposal does not seek to alter those principles however the landscaping scheme has been reviewed to ensure the planting and species are suitable for the site from a biodiversity perspective. No objections have been raised by the Ecologist and in conclusion the proposal is considered to comply with Policy CS17 of the Core Strategy and the guidance within the NPPF.

Trees

- 6.24 Policy CS14 of the West Berkshire Core Strategy recognises the contribution that open spaces and the natural environment can make to good design. The application is supported by a revised landscaping scheme to accommodate the change to the layout. The proposals include some semi-mature trees which are intended to have an immediate visual impact however due to their size will require maintenance of at least 3 years to ensure successful establishment. No objections have been raised by the Tree Officer subject to conditions.

Drainage

- 6.25 The site is located within flood zone 1, which indicates a low risk of fluvial (river) flooding. It is also not within any critical drainage area identified by the Strategic Flood Risk Assessment for the district. Condition 25 of the outline consent seeks details of a surface water drainage scheme to be submitted before development takes place. The application is accompanied by a sustainable urban drainage assessment. Concerns have been raised by the Drainage Officer for detailed aspects of the design submitted and a number of technical questions have been raised. Insufficient evidence has been provided with regards to the suitability of the lake as a discharge point with no need to limit flow rates. Questions have also been raised with regards to some of the calculations behind the design. In order to ensure the conditions on the outline can be complied with further information has been sought from the applicant to demonstrate that a suitable drainage solution can be achieved. The Drainage Officer's response to the new information submitted will be reported in the update sheet.

Housing

- 6.26 Under the outline approval for the whole site condition 1 stipulated that a phasing plan was submitted as part of the first reserved matters application for the site. Such a plan was approved under application 20/00663/RESMAJ however this proposal seeks to amend the phasing plan. The phasing and delivery of units across the site has been subject to extensive discussions with the Housing Officer and the phasing plan is considered to be acceptable.
- 6.27 There will be no affordable units within this first phase of development which is disappointing however no affordable housing was previously secured under phase 1 and in light of the planning history it would now be difficult to insist upon it. The proposals do however seek to bring forward all of the affordable units within phase 2. The development will be built out in five phases and as such the delivery of the units within phase 2 is within the early stages of the development of the site as a whole.
- 6.28 It is noted also that officers are currently considering an application to modify the legal agreement associated with this site to increase the provision of affordable housing across the site as a whole. While very limited weight can be given to this at this time as it is not approved discussions have moved forward positively and the extra provision of affordable units is welcomed.

- 6.29 In conclusion officers are satisfied that the proposals meet with the overall aim of Policy CS6 of the Core Strategy.

7. Planning Balance and Conclusion

- 7.1 All planning authorities are required to determine planning applications in accordance with the development plan, unless material considerations indicate otherwise. In addition, the NPPF seeks to significantly boost the supply of homes through a plan-led approach. The principle of residential development is established and as such this report focuses on the details of the consent, matters of layout, siting, scale and landscaping in the context of the previously approved application for 7 dwellings, reference 20/00663/RESMAJ which this proposal seeks to amend.
- 7.2 The proposed changes to the layout and the appearance of the dwellings is not considered to have an adverse impact on the character and appearance of the area or on the amenity of neighbouring occupiers. There are no technical objections to the scheme and as such the application is recommended for approval.

8. Full Recommendation

- 8.1 To delegate to the Service Director of Development & Regulation to GRANT PLANNING PERMISSION subject to the conditions listed below.

Conditions

1. **Link to outline**

This permission relates solely to the reserved matters referred to in Condition 2 of the Outline Planning Permission granted on 15th March 2017 under application reference 15/02842/OUTMAJ (appeal reference APP/W0340/W/16/3159722). Nothing contained in this proposal or this notice shall be deemed to affect or vary the conditions imposed on that outline planning permission.

Reason: The reserved matters cannot be considered separately from the permission to which they relate and the conditions imposed on that outline permission are still applicable.

2. **Approved plans**

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:

Site Layout Phase 1 21.009.101 O
Plot 1 House Type B 21.009.B01 A
Plot 2, 3 House Type E Elevations 21.009.E02 B
Plot 2, 3 House Type E Plans 21.009.E01 B
Plot 4 House Type F 21.009.F01 B
Plot 5 House Type C 21.009.C02
Plot 6 House Type G Plans 21.009.G03 A
Plot 6 House Type G Elevations 21.009.G04 A
Plot 7 House Type G Plans 21.009.G01 B
Plot 7 House Type G Elevations 21.009.G02 B
Plot 8 House Type G Plans 21.009.G05
Plot 8 House Type G Elevations 21.009.G06
Plot 9 House Type D 21.009.D01 B
Plots 5, 6, 7, 8, 9 Garages 21.009.GA A
Phasing Plan drawing number 92

Reason: For the avoidance of doubt and in the interest of proper planning.

3. **Phasing plan**

Each reserved matters application for the subsequent phases of the development shall be designed in accordance with the details shown on the Phasing plan drawing number 92 with respect to the number of market and affordable dwellings.

Reason: To ensure that the affordable housing and open space is distributed through the development to deliver a high quality scheme. It should be noted that the housing layout on the plan is not approved only the phasing and number of units. This condition is applied in accordance with the National Planning Policy Framework, Policies CS6 and CS18 of the West Berkshire Core Strategy, Policies RL.1, RL.2 and RL.3 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), and the Planning Obligations SPD.

4. **Materials**

No development shall take place until samples, and an accompanying schedule, of the materials to be used in the construction of the external surfaces of the development hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved materials.

Reason: To ensure that the external materials respect the character and appearance of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006). A pre-commencement condition is required because the approved materials will be used throughout construction.

5. **Access off The Green**

No dwellings in phase 2 or later shall be occupied until the access from the development onto The Green, within the red line, has been constructed in accordance with the approved drawing titled Masterplan - Phasing Plan P.01 K. The detailed engineering layout of the access road shall comply with the Local Planning Authority's standards in respect of road and footpath design. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.

Reason: In the interest of road safety and flow of traffic and to ensure waste collection. The approved details relate to the access design only. All other details on this approved plan are superseded. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). Please note that the S278 works associated with creating the access are not approved and the island within The Green will need to be widened. These highways works are subject to separate approval.

6. **Access from St Ives**

No dwelling shall be occupied until the access from the development onto St Ives has been constructed in accordance with the approved drawing 4712.001 B. The detailed engineering layout of the access road shall comply with the Local Planning Authority's standards in respect of road and footpath design. This condition shall apply

notwithstanding any indications to these matters which have been given in the current application.

Reason: In the interest of road safety and flow of traffic and to ensure waste collection. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

7. Boundary treatment

The dwellings hereby approved shall not be occupied until the boundary treatments across the site have been completed in accordance with the details shown on drawing titled 9 Unit Hard Landscape plan number RID22928-14B. The approved boundary treatments shall thereafter remain in perpetuity.

Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.

8. Hard surfacing

The dwellings hereby approved shall not be occupied until the hard landscaping of the site has been completed in accordance with the hard surfacing details as shown on drawing titled 9 Unit Landscape plan number RID22928-14B. The approved boundary treatments shall thereafter remain in perpetuity.

Reason: In the interests of visual amenity. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS14 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

9. Floor levels

No development shall take place until details of the finished floor levels of the dwellings hereby permitted in relation to existing and proposed ground levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels.

Reason: To ensure a satisfactory relationship between the proposed development and the adjacent land. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

10. Obscure glazing

The windows shown on the approved floor plans as being obscurely glazed shall be fitted with obscure glass before the dwelling is occupied. The obscure glazing shall be permanently retained in that condition thereafter and no additional windows shall be inserted at a first floor level or above in these elevations.

Reason: In the interests of the privacy and amenity of neighbouring properties. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (2006).

11. Landscaping

All landscape works shall be completed in accordance with the drawing titled 9 Unit Soft Landscape RID22928-13C. Any trees, shrubs or hedges planted in accordance

with the approved scheme which are removed, die, or become diseased within five years from completion of this development shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.

Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy July 2006-2026.

12. Electric Charging Point

No dwelling shall be occupied until details of an electric vehicle charging point for that property have been submitted to and approved in writing by the Local Planning Authority. The dwelling thereafter shall not be occupied until the charging point has been installed in accordance with the approved plans and shall thereafter be retained and kept available for the potential use of an electric car.

Reason: To promote the use of electric vehicles. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocation DPD and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

13. Layout and Design Standards

For roads serving more than five dwellings, the detailed layout of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design to an adoptable standard. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.

Reason: In the interest of road safety and flow of traffic and to ensure waste collection. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

14. Parking and turning

No dwelling shall be occupied until the associated vehicle parking and/or turning space has been surfaced, marked out and provided in accordance with the parking details shown on the drawing titled Site Layout Phase 1 21.009.101 O. The parking and turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy P1 of the Housing Site Allocations DPD 2006-2026.

15. Skylights

The skylights in the east facing elevation of plots 4 & 5 shall have a minimum cill height of 1.8m above internal floor level. No new openings shall be inserted into the east facing roof slopes of these properties or the north facing roof slopes of plots 6-8 without the prior written approval of the Local Planning Authority by way of a planning application.

Reason: To prevent any overlooking of neighbouring properties in accordance with the guidance within the National Planning Policy Framework and Policy CS14 of the Core Strategy which seeks to protect the amenity of neighbouring occupiers.

Informatives

1. This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. The local planning authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area.
2. The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from this Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at www.westberks.gov.uk/cil