

Item No.	Application and Parish	No.	Statutory Target Date	Proposal, Location, Applicant
(2)	22/01784/FULD Newbury Town Council		19 th September 2022*	Demolition of existing 2 bedroom bungalow (no. 235 Andover Road) along with existing garage, and erection of 2No. dwellings, external alterations to Newbury House and associated landscaping. Resubmission of application 22/00086/FULD Newbury House, 237 and 235 Andover Road, Newbury, West Berkshire, RG14 6NG Sovereign Housing Ltd
*Extension of time agreed until 19 th January 2023				

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01784/FULD>

Recommendation Summary:

To **DELEGATE** to the Service Director, Development and Regulation to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.2 of the report).

Ward Members:

Councillor Adrian Abbs
Councillor David Marsh
Councillor Tony Vickers

Reason for Committee determination:

Referred to Western Area Planning Committee due to more than 10 letters of objection.

Committee Site Visit:

12th January 2022.

Contact Officer Details

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1. Introduction

- 1.1 This application seeks full planning permission for the refurbishment of Newbury House and the construction of two new dwellings with associated landscaping and parking.
- 1.2 The application is a resubmission of refused application 22/00086/FULD (**proposal: demolition of existing 2 bedroom bungalow (no. 235 Andover Road) along with existing garage, and erection of 4no. four-bedroom dwellings, external alterations to Newbury House, new vehicular access from Dormer Close, and, associated landscaping**).
- 1.3 The proposal was initially submitted with the same proposal as the refused application 22/00086/FULD, however the scheme has been revised during the application. The revision includes the removal of the 2No dwellings to the south of Newbury House and the removal of the proposed new access off Dormer Close to the south of Newbury House. The removal of the 2No dwellings and access on Dormer Close collectively addresses the previous refusal reasons under application 22/00086/FULD.
- 1.4 The existing Newbury House site comprises the following accommodation:
- Ten X 1-bedroom flats
 - One 2 bedroom dwelling
- 1.5 The site also consists of approximately 7 existing car parking spaces.
- 1.6 The proposed development includes a combination of two bedroom apartments within a refurbished Newbury House and detached new-build houses within the grounds. The number of units in Newbury House will remain the same at 10No, however each of the units will result in an increase in the number of bedrooms to 2 bedroom units. The full proposal is outlined below:
- Refurbishment of Newbury House's 10 x one-bedroom flats into 10 x two-bedroom flats;
 - Construction of 2No four-bedroom dwellings;
- 1.7 The existing access to the site from the Andover Road will be retained and enhanced. Two car parking spaces including provision of electric vehicle charging points will be provided for each house, with 1.5 car parking spaces per flat and two further spaces for visitors. The proposed development also includes provision of a bike store and bin storage area.
- 1.8 Existing trees and vegetation along the south western boundaries will be retained.
- 1.9 The application site is located in Wash Common, along Andover Road (A343), a suburban road with detached dwellings set back from the roadside and extensive trees and landscaping in between.

- 1.10 The application site consists of the partially occupied Newbury House, a late-19th century stucco rendered, mainly two storey (part 3 storey) building that has some historic merit.
- 1.11 Newbury House is shown as "The Firs" on the 1900 Second Edition Ordnance Survey (OS) map, with greenhouses and a formal garden in its grounds. It was built soon after the enclosure of Wash Common in the 19th century. It had been renamed Newbury House by the 1930s when it was a nursing home. It was later divided into flats.
- 1.12 The site also includes a small two bedroom 1960's chalet bungalow that will be demolished as part of the application. There are detached houses to the north of the site and to the east and to the south is Dormer Close, an established cul-de-sac of 1950s suburban detached dwellings. A number of Tree Preservation Orders are present on the site mainly along the south western boundary and within the garden to the south of Newbury House. These trees contribute to the form and character of the setting of Newbury House and the site.
- 1.13 A pre-application advice response was provided on the site from West Berkshire Council on 18 May 2016.

2. Relevant Planning History

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

Application	Proposal	Decision / Date
22/00086/FULD	Demolition of existing 2 bedroom bungalow (no. 235 Andover Road) along with existing garage, and erection of 4no. four-bedroom dwellings, external alterations to Newbury House, new vehicular access from Dormer Close, and, associated landscaping	Refused/12 May 2022

3. Procedural Matters

- 3.1 The proposed development falls within the column 1 description at paragraph 10 (b) (Urban development projects) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (EIA) Regulations 2017. An EIA screening exercise has been completed. The proposed development does not exceed the threshold in column 2 of Schedule 2 (number of dwellings and the site area does not exceed 5 hectares). It is concluded that an EIA statement is not required in terms of the EIA Regulations.
- 3.2 A site notice was displayed on 18th August 2022 and the deadline for representations expired on 12th September 2022.
- 3.3 The proposed development has been amended, the amended plans and supporting information were received in October 2022 in response to officer-level feedback.

According to the Planning Practice Guidance, where an application has been amended it is up to the local planning authority to decide whether further publicity and consultation is necessary, taking into account a number of considerations including previous objections, and the significance of the changes. Accordingly, re-consultation letters were sent to all third parties who had responded to the initial consultation and the statutory/non-statutory consultees on 03rd November 2022 requesting any further comments by 24th November 2022.

3.4 Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL will be charged on residential (C3 and C4) and retail (A1 - A5) development. The development is CIL liable and chargeable as residential development.

3.5 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.

Newbury Town Council:	No objection, on condition that the 2 proposed houses are sited as far away as possible from the existing dwellings at Dormer Close.
WBC Highway Authority:	No objection subject to conditions.
WBC Ecology Officer	No objection subject to conditions.
WBC Tree Officer	No objection following removal of plots 13 and 14.
WBC Local Lead Flood Authority	Additional information requested.
WBC Environmental Health	No objection subject to conditions.
WBC Housing Development	No objection: The amendments to the scheme do not affect the affordable housing within Newbury House. Housing are happy with the tenure split. As such Housing have no further comment.
Archaeology Officer	No further comments to make response

Conservation	No objection following removal of plots 13 and 14.
Thames Water	No comments to make response

Public representations

4.2 Representations have been received from 20 letters of representation including, 19 in objection and 1 impartial contributor.

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 planning related points have been raised:

- Impact of additional housing on neighbours
- Overlooking onto neighbouring amenity land
- Plots 11 and 12, these are far too close to adjoining properties in Dormer Close
- Impact on biodiversity within the site
- The existing grounds are an important green space as the setting for Newbury House
- object to the new road position to Plots 13 and 14 in Dormer Close
- Dormer Close is narrow and already has a problem with traffic
- Highway safety concerns along Dormer Close and Dormer Close/Andover Road junction
- The volume of traffic in Andover Road will inevitably increase substantially
- Will destroy the character of the historic and iconic Newbury House
- Little amenity space left for residents
- Environmental impact; loss of green space and existing habitats
- Site has Tree Preservation Orders.
- low-level lighting installations is required to illuminate the new parking areas

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 NPPF, ADPP1, ADPP2, CS1, CS4, CS5, CS13, CS14, CS16, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policy P1 of the Housing Site Allocations Development Plan Document (HSA DPD).
- Policies OVS.5, OVS.6, TRANS.1 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)
- West Berkshire Council Quality Design SPG (2006)
- West Berkshire Council Sustainable Drainage SPD (2018)
- West Berkshire Council Planning Obligations SPD (2015)
- West Berkshire CIL Charging Schedule
- Conservation of Habitats and Species Regulations 2017
- Manual for Streets
- West Berkshire Council Landscape Character Assessment 2019
- West Berkshire Cycle and Motorcycle Advice and Standards for New Development 2014
- Newbury Town Design Statement

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of development
- Design, function, character and appearance of the area
- Impact on neighbouring amenity and quality
- On-site amenity and facilities
- Highways safety and Waste Management
- Trees and Landscaping
- Flooding and drainage
- Biodiversity
- Sustainability
- Permitted Development
- Objections and representations

Principle of development

- 6.2 Policy ADPP1 identifies the District Settlement Hierarchy where new development will be focused, primarily on previously developed land and within settlement boundaries.
- 6.3 According to Policy CS1, new homes will be primarily developed on land allocated for residential development in subsequent Development Plan Documents.
- 6.4 Core Strategy Policy CS4 states that residential development will be expected to contribute to the delivery of an appropriate mix of dwelling types and sizes to meet the housing needs of all sectors of the community, including those with specialist requirements.
- 6.5 The housing mix includes 2 and 4 bedroom flats and dwellings which reflects the Berkshire Strategic Housing Market Assessment (SMHA) 2015. The housing mix ensures an appropriate mix with smaller and larger units appropriate for the local housing market assessment and reflecting the settlement pattern, character and density. The final housing mix is considered acceptable

6.6 In conclusion, the principle of residential development is acceptable in accordance with the policies discussed above. The wider development plan policies and other material planning considerations are further considered below. These material planning considerations carry significant weight in the determination of the proposal.

Design, function, character and appearance of the area

6.7 The site has been considered in terms of its potential impact and harm on the character and visual attractiveness of the area. This assessment has been based on the existing built form and the level of harm, if any from the proposed development.

6.8 Newbury House is shown as "The Firs" on the 1900 Second Edition Ordnance Survey (OS) map, with greenhouses and a formal garden in its grounds. It was built soon after the enclosure of Wash Common in the 19th century. It had been renamed Newbury House by the 1930s when it was a nursing home, and later was divided into flats.

6.9 The NPPF sets out Government planning policy guidance for conserving and enhancing the historic environment. The guidance recognises the importance of preserving assets in a manner appropriate to their significance and guides that any harm or loss to significance should require clear and convincing justification.

6.10 Policy CS19 of the plan (Historic Environment and Landscape Character) states that particular regard will be given to the conservation and enhancement of heritage assets and their settings, including those identified within the HER.

6.11 The Council's Archaeologist has stated that Newbury House has clearly undergone a lot of alterations over the past century and a half, and its repair and conservation would be welcome, but these should be informed by some understanding of its previous function and history. The Council's Conservation Officer and Archaeologist requested additional information on the evolution of Newbury House to ensure that it can be conserved and enhanced appropriately in terms of the proposed refurbishment. The applicant submitted a Heritage Impact Assessment which identified the significance of the southern garden to the setting of Newbury House. The southern garden is associated with mature trees and green space that adds value to the character of the site, the setting of Newbury House and its history. Following the removal of the proposed dwellings to the southern garden, the Council's Conservation Officer has withdrawn their objection on the proposal.

6.12 The dwellings to the north have been designed such that their layout, size and scale does not appear out of context in relation to the adjacent properties around them. The design is consistent with local vernacular and has been amended to ensure there is no adverse impact on neighbours. The final details of external materials will be secured by a condition.

6.13 Overall officers therefore consider that the amended development sufficiently respects the character and appearance of the site and the area. The proposal therefore complies with Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026 and the West Berkshire Supplementary Planning Document Series: Quality Design.

Impact on neighbouring amenity and quality of life

- 6.14 Planning Policy CS14 of the West Berkshire Core Strategy is of importance with regard to the potential impact upon neighbouring amenity.
- 6.15 Securing a good standard of amenity for all existing and future occupants of land and buildings is one of the core planning principles of the NPPF. Core Strategy Policy CS14 further states that new development must make a positive contribution to the quality of life in West Berkshire. The Council's Supplementary Planning Document 'Quality Design' and Supplementary Planning Guidance House Extensions provide guidance on the impacts of development on neighbouring living conditions.

Overshadowing

- 6.16 Concerns have been raised in terms of the impact of the development on neighbouring properties along Dormer Close, particularly No 12 Dormer Close. Plots 11 and 12 have been amended such that the nearest dwelling is further away from the boundary and will not present an impact on the neighbouring property's garden at No 12 Dormer Close. The distance from the each wall from the two properties is approximately 6.5 metres and given the side on side relationship between unit 12 and No 12 Dormer Close, it is considered that there will be no adverse impact in terms of overshadowing or loss of light.

Overlooking

- 6.17 As indicated above there would be no concerns with regard to overlooking to neighbouring properties. The proposed dwellings will have a near side on side relationship with the neighbouring property. In addition the first floor side window to Plot 12 will serve a landing area, which is not habitable. The window is not above head height, it can be obscure glazed and secured as part of a condition.
- 6.18 Overall the impact on neighbouring amenity from the proposed development can be mitigated by condition, is considered minimal and would not have a materially harmful impact on nearby residents such that the proposal accords with CS14 and the SPD on Quality Design.

On-site amenity and facilities for future occupiers

- 6.19 The Council's Supplementary Planning Document "Quality Design" Part 2 suggests a minimum garden size of 100 square metres for houses with 3 or more bedrooms and 70 square metres for houses with 2 bedrooms. Flats are required to have 2 units per dwelling.
- 6.20 For flats, the Council's Supplementary Planning Document "Quality Design" Part 2 suggests 1 and 2 bedroom flats are provided with a minimum of 25 square metres communal open space per unit. This would equate to a minimum of 250 square metres of communal garden for the 10 flats within Newbury House. The removal of the proposed development of the southern garden will ensure that adequate garden amenity space is retained for Newbury House.

- 6.21 The level of amenity space for the proposed new dwellings is considered good quality design, size and shape to provide sufficient outside private amenity space.
- 6.22 The proposal is therefore considered to comply with policy CS14 and the SPD on Quality Design.

Highway safety

- 6.23 Policies CS13 of the Core Strategy and TRANS.1 of the Saved Policies of the Local Plan relate to highways. Road safety in West Berkshire is a key consideration for all development in accordance with Core Strategy Policy CS13.
- 6.24 Policy P1 (Residential Parking for New Developments) of the DPD sets out the Council's parking requirements.
- 6.25 The applicant submitted an amended Transport Note and an amended proposed site plan which addressed the previous concerns raised by the Highway Authority. The existing and proposed residential trips have been calculated using the industry recognised TRICS.
- 6.26 The existing access from Andover Road will be improved, and the width increased to 6 metres. The visibility splays are considered acceptable and the highway safety history has been reviewed by the Highways Authority including the latest five year accident data. The Highways Authority consider that the proposals would not impact highway safety.
- 6.27 A new Transport Note dated October 2022 has been submitted for the erection of two dwellings at Newbury House. The proposed site plan (ref: 2110-PL14 Rev J) and proposed block plan (ref: 2110-PL13 rev C) are amended to reflect latest proposal for two dwellings. The Local Highway Authority have previously raised no objections for erection of four dwellings and the latest scheme design change is for reduction of quantum of development to two dwellings and removal of new vehicular access from Dormer Close. Therefore, the Local Highway Authority have no objections to the redesigned scheme.
- 6.28 The proposals have been updated and will provide a total of 20 car parking spaces including the provision for two visitor spaces. It is proposed that 2 electric vehicle parking spaces will be provided for the 2 houses. The proposals include the provision for 28 cycle spaces for the flats, located adjacent to the bin store in the car park, and it is proposed that the 4 bedroom dwellings will provide cycle parking within the curtilage of each dwelling.

Waste Management

- 6.29 It is proposed that refuse collection will occur via a kerbside pickup along Andover Road in line with the existing arrangements. The location of the bin store areas on Andover Road are shown and these are considered acceptable.
- 6.30 Overall, it is considered that the proposed development will not present a material impact on highway safety. The application is therefore considered to comply with Core Strategy Policy CS13 and TRANS.1 of the Saved Policies of the Local Plan.

Trees and Landscaping

- 6.31 Policy CS19 of the Core Strategy concerns the historic environment and landscape character. It seeks to ensure that the diversity and local distinctiveness of the landscape character of the district is conserved and enhanced. Particular regard is given to the conservation and, where appropriate enhancement of landscape assets.
- 6.32 The NPPF states that planning permission should be refused for development resulting in the loss of aged or veteran trees, unless the need for, and benefits of, the development in that location clearly outweigh the loss.
- 6.33 Policy CS18 outlines that the district's green infrastructure will be protected and enhanced, that developments resulting in the loss of green infrastructure or harm to its use or enjoyment by the public will not be permitted. Policy CS18 of the West Berkshire Core Strategy requires the retention of valued green infrastructure which contribute to the character of the landscape and the area.
- 6.34 The site is covered by Tree Preservation Orders. The Council's Tree Officer has reviewed the submitted amended details including the tree constraints plan, tree survey carried out by Hillside Ltd. The Council's Tree Officer states that the amended proposal will remove development around the protected trees to the south west and southern garden of Newbury House. This will ensure that the trees the subject of the Tree Preservation Orders are adequately protected. The Tree Officer has also requested that the Tree Protection Plan is amended to reflect the amended scheme and amended plans. Officers consider that the Tree Protection Plan can be reasonably secured by a condition requesting submission before development commences.
- 6.35 Overall the proposed development would comply with the advice contained within the NPPF, and Policy CS19 of the Core Strategy.

Flooding and drainage

- 6.36 Core Strategy Policy CS16 (Flooding) applies across the district and highlights the cumulative impacts of development on flooding within the district.
- 6.37 The application site is located within Flood Zone 1, which has the lowest probability of flooding and is considered suitable for new residential development.
- 6.38 The Lead Local Flood Authority (LLFA) requested additional information a part of their initial consultation comments. The applicant has submitted an amended drainage strategy and additional information, however this is still not satisfactory for the LLFA.
- 6.39 Policy CS16 of the Core Strategy states that on all development sites, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods in accordance with best practice and the proposed national standards. The Sustainable Drainage Methods should provide attenuation to greenfield run-off rates and volumes, for all new development and re-development and provide other benefits where possible such as water quality, biodiversity and amenity.

- 6.40 The LLFA has provided details of the additional information required which includes drainage calculations and the implementation of green SUDS features. Officers consider that the full drainage details requested by the LLFA can be secured by a condition to allow the applicant time to collate the required information.
- 6.41 It is considered that the proposal could potentially comply with the National Planning Policy Framework and Policy CS16 of the WBCS.

Biodiversity

- 6.42 Core Strategy Policy CS17 (Biodiversity and geodiversity) states that, in order to conserve and enhance the environmental capacity of the District, all new development should maximise opportunities to achieve net gains in biodiversity and geodiversity in accordance with the Berkshire Biodiversity Action Plan and the Berkshire Local Geodiversity Action Plan.
- 6.43 The application is accompanied by a Preliminary Ecological Appraisal and additional protected species surveys have also been submitted. These documents were reviewed by the Ecologist and considered acceptable and will be secured by conditions.
- 6.44 It is therefore considered that the proposed development would comply with Policy CS17 of the WBCS.

Sustainability

- 6.45 Policy CS15 does not provide a requirement for energy and sustainability provisions for residential developments. The assessment of energy and sustainability matters was moved to Building Regulations when the Code for Sustainable Homes was withdrawn from planning policy by the Written Ministerial Statement dated 22 April 2015.
- 6.46 The energy policies in the National Planning Policy Framework limitedly encourage renewable and low carbon energy generation. The consideration of this application therefore requires wider consideration of more recent Government energy and climate change policies and the Council's Environment Policy and Climate Emergency declaration.
- 6.47 The applicant has submitted that each dwelling will be provided with solar panels installed on the roof slopes and electric vehicle charging provision.
- 6.48 Other energy measures will be secured under Part L (Energy) of the Building Regulations. Fire safety provision will also be addressed through Building Regulations.
- 6.49 Officers consider that these measures are above and beyond what is currently required by the development plan, as such the proposals are acceptable.
- 6.50 In principle, it is therefore considered that the proposed development is in general accordance with the Government and Council's environment policies and the NPPF.

Permitted Development

- 6.51 According to the NPPF, planning conditions should not be used to restrict permitted development rights unless there is clear justification to do so. The proposed development has been maximised on the site and as a result the rear amenity areas for plots 11 and 12 are at the minimum required sizes. If further extensions or outbuildings are allowed the design, size, scale and massing of the dwellings may present a detrimental impact upon the character of the area and present an overdevelopment of the individual plots. A condition restricting permitted development rights for plots 11 and 12 is considered reasonable and necessary.

Objections and representations

- 6.52 Newbury Town Council has raised no objections subject to there being sufficient distance between the proposed unit 12 and No 12 Dormer Close. Concerns have also been raised by residents regarding parking, access, impacts on neighbouring amenity and trees. Some of the comments were also provided on an impartial basis. The relevant planning related points raised in support and in objection have all been acknowledged and fully considered in this report and were considered using expert advice from the relevant consultees.

7. Planning Balance and Conclusion

- 7.1 Planning applications must result in sustainable development with consideration being given to the economic, social and environmental sustainability aspects of the proposal. Officers consider that the proposal will make a contribution to the wider economic dimension of sustainable development and will support provision of new housing and the refurbishment of existing affordable housing. With regard to the environmental role of fundamentally contributing to protecting and enhancing our natural, built and historic environment, the impact on the character and appearance of the surrounding area has been fully assessed as outlined in this report.
- 7.2 Officers consider that the proposed development sufficiently preserves and enhances the existing natural and built environment. The proposal will also make a significant contribution to the wider social dimension of sustainable development through the provision of affordable housing. Officers therefore consider that the proposed development is supported by the presumption in favour of sustainable development.
- 7.3 Having taken account of all the relevant development plan policy considerations and the other material considerations referred to in this report and the expert consultation provided, officers consider that the development proposed is acceptable and is recommended to members for approval.
- 7.4 This decision has been considered using the relevant policies related to the proposal as outlined in the report.

8. Full Recommendation

- 8.1 **DELEGATE** to the Service Director, Development and Regulation to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.2).

8.2 Schedule of Conditions

1.	<p>Time Limit for commencement</p> <p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>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).</p>
2.	<p>Approved plans</p> <p>The development hereby permitted shall be carried out in accordance with the following approved documents and plans:</p> <p>received 25 July 2022</p> <ul style="list-style-type: none">• Archaeological desk based assessment• proposed floor plans• proposed Newbury House Elevations• proposed bin and bike store <p>received 12 August 2022</p> <ul style="list-style-type: none">• Amended Andover Road wall entrance <p>received 19 August 2022</p> <ul style="list-style-type: none">• Tree Constraint plan <p>received 20 October 2022</p> <ul style="list-style-type: none">• Amended heritage statement• Amended Transport Note• Ecological impact assessment• Amended proposed site plan• Amended proposed units 11 and 12• Amended proposed site sections• Amended design and access statement• Amended block plan <p>received 25 October 2022</p> <ul style="list-style-type: none">• Amended Arboricultural report <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>

3	<p>External Materials</p> <p>Prior to above foundation level works commencing, details of external facing materials and any hard surfacing for the development shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with approved details.</p> <p>Reason: To ensure the satisfactory appearance of the development and in order to protect the character and amenity 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 the Quality Design SPD (June 2006).</p>
4	<p>Updated Ecological Appraisal</p> <p>In the event that development has not commenced 3 years from the date of this permission, no development shall take place until an updated Ecological Appraisal has been submitted to and approved in writing by the Local Planning Authority, together with any additional surveys recommended by the updated Ecological Appraisal. The updated surveys shall be used to inform the mitigation measures for this development.</p> <p>Reason: If the development has not been commenced by March 2025 the ecological appraisal should be updated. This is because the latest ecology assessment report by Abricon Ltd was dated March 2022 and many of the species considered during the current survey are highly mobile and the ecology of the site is likely to change over this period. This condition is applied in accordance with the statutory provisions relating to the protected species and habitats on the site, the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy (2006-2026).</p>
5	<p>Ecological reports</p> <p>The development hereby approved shall be implemented fully in accordance with the Amended Ecological Impact Assessment issued March 2022 produced by Abricon Ltd received on 20 October 2022 and thereafter all recommendations shall be retained.</p> <p>Reason: To ensure the protection of species which are subject to statutory protection. This condition is applied to avoid contravention of the Conservation of Habitats and Species Regulations 2010 (as amended), and in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy (2006-2026).</p>
6	<p>Sustainable Drainage Measures</p> <p>No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The sustainable drainage measures shall include drainage calculations and details of an acceptable SuDS design and maintenance plan.</p> <ul style="list-style-type: none"> • The Local Lead Flood Authority would encourage the applicant to incorporate additional features, with particular emphasis on Green SuDS and water re-use (such as rainwater butts, rain gardens and tree pits) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS

	<p>Manual C753 (2015) and the WBC SuDS Supplementary Planning Document December 2018.</p> <ul style="list-style-type: none"> • The details shall also consider the management of waste water drainage and if any surface and waste water drainage is proposed to be connected to the Thames Water system, then the developer shall contact Thames Water to establish whether there is capacity on the network and whether there needs to be any additional infrastructure upgrade. • As a discharge of condition application, the developer shall submit confirmation in writing from Thames Water on the capacity of the network and the acceptability of connection to the network. <p>Reason: To ensure that surface water and waste water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, amenity and ensure future maintenance of any proposed surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policies CS5, CS16 and CS17 of the West Berkshire Core Strategy (2006-2026), Part 4 of Supplementary Planning Document Quality Design (June 2006) and SuDS Supplementary Planning Document (2018).</p>
7	<p>Electric Charging Point</p> <p>No dwelling or flats shall be occupied until the full details of electric vehicle charging points for each dwelling and for the flats have been submitted to and approved in writing by the Local Planning Authority. The approved charging points shall thereafter be retained and kept available for the use of electric vehicles.</p> <p>Reason: To promote the use of electric vehicle. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocation DPD and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
8	<p>Construction method statement (Highways)</p> <p>No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The statement shall provide for:</p> <ul style="list-style-type: none"> (a) The parking of vehicles of site operatives and visitors (b) Loading and unloading of plant and materials (c) Storage of plant and materials used in constructing the development (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing (e) Wheel washing facilities (f) Measures to control the emission of dust and dirt during construction (g) A scheme for recycling/disposing of waste resulting from demolition and construction works (h) A site set-up plan during the works <p>Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>

9	<p>Parking in accordance with plans</p> <p>The dwellings shall not be occupied until the vehicle parking and turning spaces have been surfaced, marked out and provided in accordance with the approved plans. The parking spaces shall thereafter be kept available for parking (of private motor cars and light goods vehicles) at all times.</p> <p>Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
10	<p>Cycle parking</p> <p>The dwellings shall not be occupied until the cycle parking has been provided in accordance with the approved drawings and this area shall thereafter be kept available for the parking of cycles at all times.</p> <p>Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
11	<p>Hours of work (demolition and construction)</p> <p>No demolition and construction works shall take place outside the following hours:</p> <p>7:30am to 6:00pm Mondays to Fridays; 8:30am to 1:00pm Saturdays;</p> <p>No work shall be carried out at any time on Sundays or Bank Holidays.</p> <p>Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS14 of the West Berkshire Core Strategy (2006-2026).</p>
12	<p>Tree Protection Scheme (Prior Approval)</p> <p>No development shall take place until a tree protection scheme and plan has been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.</p> <p>The details shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing, all in accordance with BS5837:2012.</p> <p>Notice of commencement of development shall be given to the Local Planning Authority at least 2 working days before any development takes place. The scheme shall be retained and maintained for the full duration of building/engineering operations, or until such time as agreed in writing with the Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.</p> <p>Reason: To ensure the protection of the existing trees to be retained during building/engineering operations. The tree protection must be provided before</p>

	development takes place to ensure that the trees are protected throughout the construction phase. A pre-condition is required because the tree protection measures may vary depending on the final layout. This condition is applied in accordance with the National Planning Policy Framework, Policy CS18 of the West Berkshire Core Strategy (2006-2026), and the West Berkshire Quality Design SPD.
13	<p>Obscure glazing</p> <p>The window at first floor level in the southern elevation of Plot 12 shall be fitted with obscure glass before the dwellings hereby permitted are occupied. The obscure glazing shall be permanently retained in that condition thereafter.</p> <p>Reason: To prevent overlooking of adjacent properties/land, in the interests of safeguarding the privacy of the neighbouring occupants. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026), Quality Design SPD (2006) and House Extensions SPG (July 2004).</p>
14	<p>Permitted development restriction (extensions/outbuildings)</p> <p>Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no extensions, alterations, buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C and E of that Order shall be carried out within Plots 11 and 12, without planning permission being granted by the Local Planning Authority on an application made for that purpose.</p> <p>Reason: To prevent the overdevelopment of the site and in the interests of respecting the character and appearance of the surrounding 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 the Quality Design SPD (June 2006).</p>

Informatives

1.	<p>Approach of the LPA</p> <p>This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has worked proactively with the applicant to secure and accept what is considered to be a development which improves the economic, social and environmental conditions of the area.</p>
2.	<p>CIL</p> <p>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 the 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</p>

	<p>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</p>
3	<p>Damage to footways, cycleways and verges</p> <p>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.</p>
4	<p>Damage to the carriageway</p> <p>The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.</p>
5	<p>Incidental works affecting the highway</p> <p>Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from, the Principal Engineer (Streetworks), West Berkshire District Council, Transport & Countryside, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 503233, before any development is commenced.</p>
6	<p>Temp Signing Requires Written Consent</p> <p>Any temporary signing affecting the adjoining highway shall be approved by, and a licence obtained from, the Principal Engineer (Streetworks), West Berkshire District Council, Transport & Countryside, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 503233, before any development is commenced.</p>
7	<p>Official Postal Address</p> <p>Please complete and online street naming and numbering application form at https://www.westberks.gov.uk/snn to obtain an official postal address(s) once development has started on site. Applying for an official address promptly at the beginning of development will be beneficial for obtaining services. Street naming and numbering is a statutory function of the local authority.</p>
8	<p>Construction / Demolition Noise</p> <p>The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Quality Team Manager.</p>
9	<p>Provision of Vehicle Charging Points (Air Quality/Public Health)</p> <p>As an opportunity to improve air quality we would urge the developer to consider the provision of electric vehicle charging facilities for use by the occupiers and their visitors.</p>