

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(2)	23/01686/FUL Yattendon Parish Council	13/09/2023 ¹	Single storey extensions Orchard Day Nursery Everington Bungalow Everington Hill Yattendon Thatcham RG18 0UD Christian Howell

¹ Extension of time agreed with applicant until 22nd September 2023

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

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=23/01686/FUL>

Recommendation Summary: To delegate to the Development Control Manager to GRANT PLANNING PERMISSION subject to the conditions listed below.

Ward Member(s): Councillor Carolyne Culver

Reason for Committee Determination: The application has received 10 letters of objections and officers are recommending APPROVAL subject to conditions.

Committee Site Visit: 14th September 2023

Contact Officer Details

Name: Mr Matthew Shepherd
Job Title: Senior Planning Officer
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1. Introduction

- 1.1 This application seeks planning permission for Change of use of the existing building from a day nursery to a residential dwelling and erection of extensions following the demolition of the existing conservatory at the dwelling known as Everington Bungalow Everington Hill Yattendon Thatcham RG18 0UD.
- 1.2 The site already benefits from permission for change of use from nursery to residential dwelling under 22/02455/FUL. This is yet to be implemented. The operation of the day nursery has ceased.
- 1.3 The site is located within the North Wessex Area of Outstanding Natural Beauty and is located outside of defined settlement boundaries in open countryside.
- 1.4 The development comprises a change of use of the building from Change of use from nursery to residential dwelling (C3 Dwelling). It also includes extensions to the south and to the west side of the existing bungalow. The development wraps around the south and west side of the existing dwelling. The extension to the south replaces the existing conservatory on site and extends the dwelling approximately 4.3 meters to the south and is 5.9m long. The development also includes a side extension 6.6m wide and 9.7m long to the west of the existing building. The extensions have an eaves height of 2.28 and a ridge height of 4.9 meters. All measurements are approximate.

2. Planning History

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

Application	Proposal	Decision / Date
08/00521/FUL	Retrospective application for the erection of a log cabin for use as an educational classroom for the under 5's and variation of planning restriction to allow a maximum of 24 children to attend at any one time.	Approved 01.09.2008.
10/01769/CERTP	Shed.	Refused 10.09.2010
13/02741/FUL	Erection of Shed.	Approved 21.03.2014
22/00952/FULD	Change of use from nursery to residential dwelling	Withdrawn 11.07.2022.
22/02455/FUL	Change of use from nursery to residential dwelling	Approved 02.02.2023.
23/00551/HOUSE	Single storey extensions	Withdrawn 06.03.2023.

3. Procedural Matters

3.1 EIA:

Given the nature and scale 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:

Site notice displayed on 01/08/2023 at the entrance of the property; the deadline for representations expired on 22/08/2023.

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 new development. CIL will be charged on residential (C3 and C4) and retail (A1 - A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of net floorspace (including extensions) or when a new dwelling is created (even if it is less than 100 square metres).

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

3.4 Consultation

Statutory and non-statutory consultation

3.5 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.

Yattendon Parish Council:	<p>Comments: Yattendon Parish Council objects to this application and submits the following comments:</p> <ol style="list-style-type: none">1. The walnut tree, which is the only tree remaining along the southwest boundary after the recent felling of all other trees along this boundary, must be protected throughout the construction of the development. It should be noted that this tree is protected by a Tree Preservation Order and there is significant concern that this tree may be affected by the extension.2. All the conditions given in the decision notice of planning application 22/02455/FUL must be included in the conditions for this development and met by the landowner. In particular, it is essential that the trees that have been removed are replaced and it is recommended that a planting scheme should be provided by the applicant prior to permission being granted.3. This dwelling shares a septic tank with the neighbouring dwellings. If Everington Bungalow is to be extended from a 2-bed 1-bath dwelling to a 3-bed 4-bath dwelling, the increased occupancy is likely to have an impact on the capacity of the
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	<p>septic tank and therefore a full assessment should be carried out and any upgrades necessary implemented by the owner. The proximity of the property, and therefore the septic tank, to the River Pang should also be taken into account. It should be noted that the application form states that it is unknown how foul sewage will be dealt with on the site, however, it is by septic tank.</p> <p>4. There is no mains water at the property. Water is obtained from a borehole which is shared by the neighbouring properties and is believed to only just be adequate for the properties at their current level of usage, which would increase given the increased capacity of the property.</p> <p>5. There are concerns about the change to the character of the building that sits within an AONB due to the addition of timber cladding, which is to be painted black, to the structure.</p> <p>6. The additional development appears to double the size of the footprint of the existing dwelling.</p> <p>7. It was noted that the extension containing the bedroom area is on an area where the ground starts to rise. This would result in ground works being required but there appears to be no mention of this within the application documents</p> <p>8. There is a 5-tonne weight limit on the bridge used to access the property. This will create issues with deliveries of materials to the site.</p> <p>9. Due to the presence of bats in this area, it is requested a condition be included to install bat boxes on the site.</p>
WBC Highways:	No objections subject to conditions.
WBC Ecology:	No response received within 21-day consultation period.
Natural England:	No response received within 21-day consultation period.
North Wessex Downs AONB Board	No response received within 21-day consultation period.
WBC Tree:	No objections subject to conditions
WBC SUDS:	No response received within 21-day consultation period.
WBC Waste Management	No response received within 21-day consultation period.
Adjacent Parish Council Frilsham Parish Council	<p>Frilsham Parish Council objects to this application for the following reasons:</p> <ul style="list-style-type: none"> • The extension appears to double the footprint of the existing building. Whilst the roof of the extension is marginally lower, it is hard to say that the extension would be subservient to the existing building. • Black painted Douglas Fir timber cladding is a significant change to the character of the existing building within the

	<p>AONB.</p> <ul style="list-style-type: none"> • There is no indication on the plans of the ground levels on the site. The bedroom extension will require ground works given the rise in the ground levels on this area of the site. • There is no ecology report associated with this application; there are known to be bats in the area. • Significant concern is raised about the impact the extension will have on the walnut tree on the south west boundary of the site which is the subject of a TPO. • The site has a private water supply, shared with the neighbouring dwellings. This supply is believed to only just be adequate for the existing level of usage. The addition of 3 en-suite bedrooms in addition to a family bathroom and the potential for increased occupancy is likely to put this water supply under pressure. • The increase in the number of bedrooms/bathrooms will increase the amount of foul water produced by the property. Foul water is handled by way of a shared septic tank, which is likely to require upgrading; full assessments should be made. Given that the property is within close proximity of the River Pang, concern is raised about pollution. <p>If WBC is minded to approve this application, conditions on the following should be considered:</p> <ul style="list-style-type: none"> • The walnut tree, which is the subject of a TPO must be protected throughout the construction of the extension. • The site is accessed via a bridge over the River Pang which is the subject of a 5-tonne weight limit. Construction materials will need to be delivered via smaller vehicles. • All of the conditions imposed on the approval of application 22/02455/FUL (“Change of use from nursery to residential dwelling”) should be included.
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Public representations

- 3.6 Representations have been received from 14 contributors, 1 of which support, and 13 of which object to the proposal.
- 3.7 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:
- The application lacks research regarding the impact on the effect on the surrounding area both in respect of wildlife and existing dwellings.
 - The access includes a weak bridge over the River Pang, damage to which will affect the flow of water as well as entry and egress to neighbouring dwellings.
 - The application lacks details in regards to screening/fencing on the North and East Border.
 - The application lacks detail in regards to the boundary treatments and the steps taken to protect tree roofs whilst foundations/excavations are carried out.
 - The number of toilets and showers will increase because of this application. Has any assessment been made in regards to additional waste water system.

- The plans show Velux Windows but the section do not.
- The property is accessed via a small bridge has any assessment been made as to the weight limit for this bridge
- Concern raised in regard to the increase in size of the foot print and the impact this will have on the change to the character and design of the existing property in the AONB.
- The bungalow is very close to Everington Cottage- two of the walls form the boundary between the two sites. There is not right of access from adjacent land for construction.
- Windows on the boundary should be obscure glazed
- No landscaping should be removed on neighbouring sites
- The application is not accompanied by a design and access statement.
- No information on the groundworks and how this will impact the roots of nearby trees.
- The Walnut Tree is the only tree left on site after the applicant cleared others on site.
- Felled trees should be replaced to screen from the noise of the M4.
- Concern in regard to doubling in size the dwelling in terms of footprint.
- The increased number of toilets in the dwelling may increase pollution into the River Pang.
- The land rises to the West of the plot and no information has been included in regards to a retaining wall.
- Access to the property is by a long single-track driveway, including a bridge with a 5-ton weight limit. Objectors would like to receive assurances that there will be no risk of the bridge being damaged by overloading by contractors' vehicles, since there is no alternative access to either Everington Bungalow or Everington Cottage
- The applicant has cut down 18 trees in the AONB and the provision of such a large increase in the dwelling would detract from the attractive region of the AONB.
- The existing Cess pit and is unlikely to be able to cope with sewage and wastewater given the large increase in the number of bathrooms.
- Confusion in the documents over the increase in size and the drawing reference numbers.
- The properties at Everington are served by a bore-hole which is under stress and frequently breaks down. The additional bathrooms will only serve to exacerbate this.
- The proposed materials are not in keeping with the character of the area.
- The increase in size is considered substantial
- The development does not make efficient use of land.
- No Bat survey is available online to review.
- Higher occupancy of a much larger property will have a direct impact on amenity as the windows look directly into a neighbouring lounge.
- Three of the rooms will not have natural light because they are already subject to landscaping to protect the privacy of the neighbouring property and the future occupants of this on, given the very close proximity of both properties and no scope for a boundary fence.
- The proposed elevations do not make clear the roof height nor the exact location/number of Velux-type windows, and it is difficult to compare as the plans are labelled differently.
- The existing conditions of the change of use have not been implemented.

Letters of support have been submitted supporting the development in regard to the following

- When the property was a nursery there were up to 25 children attending causing major issues with the 200-meter-long single track driveway resulting in excess of 100 vehicle

movements on a daily basis. The ex-nursery is at present in a very bad state of repair and completely uninhabitable and has been for several years. It is an eyesore. The new development and extension proposals would greatly enhance the site and seem to be in keeping with the surrounding area. New landscaping would be welcomed.

4. Planning Policy

4.1 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, ADPP5, CS1, CS13, CS14, CS16, CS17, CS18, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies C1, C3, C6, P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- Policies OVS.5, OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

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

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- North Wessex Downs AONB Management Plan 2014-19
- WBC House Extensions SPG (2004)
- WBC Quality Design SPD (2006)

5. Appraisal

5.1 The main issues for consideration in this application are:

- The principle of the proposal;
- The impact on the character and appearance of the area;
- Amenity;
- Highways;
- Ecology and Trees

Principle of development

5.2 The application site is located outside of any defined settlement boundary within the district and it therefore regarded as 'open countryside' under Core Strategy Policy ADPP1. The policy states that only appropriate limited development in the countryside will be allowed. In the context of this general policy of restraint in the countryside, Policy C6 of the Housing Site Allocations DPD gives a presumption in favour of proposals for the extension of existing permanent dwellings in the countryside.

5.3 From historical mapping it is apparent the building the subject of this application has existed on site at least since 1962 and from site inspection the building is currently vacant and appears to have been for some time. HSA DPD Policy C4 allows for the conversion of existing redundant buildings to residential use, subject to certain criteria, including;

- i. the proposal involves a building that is structurally sound and capable of conversion without substantial rebuilding, extension or alteration; and
 - ii. the applicant can prove the building is genuinely redundant and a change to a residential use will not result in a subsequent request for a replacement building; and
 - iii. the environment is suitable for residential use and gives a satisfactory level of amenity for occupants; and
 - iv. it has no adverse impact on / does not affect rural character; and
 - v. the creation of the residential curtilage would not be visually intrusive, have a harmful effect on the rural character of the site, or its setting in the wider landscape; and
 - vi. the conversion retains the character, fabric and historic interest of the building and uses matching materials where those materials are an essential part of the character of the building and locality; and
 - vii. the impact on any protected species is assessed and measures proposed to mitigate such impacts.
- 5.4 The case officer notes that the change of use has already been granted under 22/02455/FUL and this is capable of being implemented. The previous officer considered in their report the following;
- “In this case, there is nothing to suggest that the building is not structurally sound and would not require substantial re-building or extension to be habitable. Furthermore, given the nature of the proposals it is not considered that the conversion to a residential use would result in a subsequent request for a replacement building. The principle of the development is therefore considered to be acceptable subject to its design and specific impacts as set out in Policy C4 which will be assessed further in this report.”*
- 5.5 The case officer notes that this application includes an extension to the building. It has previously been stated by the Council’s decision that the conversion does not require the extension in order for the dwelling to become habitable. Given 22/02455/FUL can still be implemented the Council will consider the extensions to the building proposed here under policy C6 - extensions to dwellings in the countryside, taking the change of use already approved as a viable position to start considerations from.
- 5.6 There is a presumption in favour of proposals for the extension of existing permanent dwellings. An extension or alteration will be permitted providing that:
- i. the scale of the enlargement is subservient to the original dwelling and is designed to be in character with the existing dwelling; and
 - ii. it has no adverse impact on: the setting, the space occupied within the plot boundary, on local rural character, the historic interest of the building and its setting within the wider landscape; and
 - iii. the use of materials is appropriate within the local architectural context; and
 - iv. There is no significant harm on the living conditions currently enjoyed by residents of neighbouring properties.
- 5.7 The development is considered to be subservient in nature to the original dwelling. The ridge height of the original dwelling is 5.1m approximately and the proposed extension

is 4.9m approximately. Given the extension's ridge height is lower it reads as an extension and as subservient, not in such a manner as to render the elevations of the original dwelling unreadable, or to fundamentally alter its character within its setting. The proposed extension is designed to reflect the character of the area using similar roof shapes and angles. Its general design is in keeping with the original dwelling.

- 5.8 The proposed extension is not considered to have an adverse impact on the space occupied within the plot boundary. Whilst the original dwelling is located right on the east boundary and close to the north boundary the extension wraps around the east side of the development. It proposes a gap between the northern boundary and has a similar space to the boundary to the south. Whilst the proposed extension would be nearer to the plot boundaries it is not considered to have an adverse impact due to this.
- 5.9 Whilst the extension is large in footprint the resultant dwelling would not have an adverse impact on the rural character due to its overall proposed size. There are a number of dwellings in the immediate area such as Everington House and Cottages which would be of similar size or larger to the proposed extended dwelling. The bungalow is set far back from public views from the access road. Therefore, the development is not considered to have an adverse impact on the local rural character or on the wider landscape. The original bungalow does not have any historic interest of note.
- 5.10 It is noted that objections have been raised in terms of the Douglas Fir Timber Cladding painted black as proposed on the elevation drawings. The case officer notes the original dwelling is rendered and painted yellow in a similar manner to Everington Cottage but darkly coloured cladding would be similar to Everington Barn. The case officer therefore recommends a condition required materials to be submitted to the Council so that they can determine the appropriateness of the materials notwithstanding the details shown in this application. Appropriate materials would be required with appropriate colour, shade and tone.
- 5.11 The development would be single storey and therefore any views from windows outwards would be obscured by boundary treatments. The application site benefits from permission to be used as a dwelling and the extension proposed does not increase the size of the dwelling to the extent that it would harm the neighbours from noise.

Neighbouring Amenity

- 5.12 With regard to the impact on neighbour amenity, Policy CS14 of the West Berkshire Core Strategy seeks all development to have a positive impact on quality of life in the district. Conversely, developments that have a negative impact on quality of life would not accord with the policy. In terms of house extensions or alterations and their impact on amenity, SPG 04/2: House Extensions, identifies loss of light (natural and direct), overshadowing, overbearing and loss of privacy as the issues of primary concern.
- 5.13 The development would be single storey and therefore any views from windows outwards would be obscured by boundary treatments. The application site benefits from permission to be a dwelling and the extension proposed does not increase the size of the dwelling to the extent that it would harm the neighbours from noise. This would also be comparatively less harmful than the original use of the site as a day nursery.
- 5.14 The boundary to the north of the site benefits from substantial hedging and landscaping that is located on the adjacent landowner's land and also boundary fencing between the two sites. These boundary treatments/landscaping gives a strong privacy boundary between the two dwellings. Also permitted development would allow for 2-meter-high boundary treatments to be utilised if required in the future. Therefore, the case officer does not raise concerns in regard to impact to neighbouring amenity from overlooking or privacy given the single storey nature of the development.

- 5.15 The roof of the proposed development slopes away from the neighbouring dwellings and given the high hedgerows and landscaping between the two dwellings overshadowing is not considered to be an issue either.

Highways Matters

- 5.16 Highways Officers have raised no objections to the development as there is considered to be sufficient parking and turning on site. Highways Officers have requested an electric charging point be installed for electric vehicles which can be secured via condition.
- 5.17 There are a number of objections who have raised concern in terms of the access over a small bridge over the River Pang with many noting the maximum size of vehicle would be 5 tons. Given this is a domestic extension it is considered that mainly small tradesman's vehicles are likely to attend the site during construction. Having visited the site it is considered very unlikely that responsible commercial drivers of large goods vehicles would venture down the access and as such this aspect would be self-policed. Furthermore, the case officer considers it unlikely that given the insurance implications professional drivers would run this risk. The development is therefore considered in accordance with CS13 and P1 of the development plan.

Ecology & Tree's

- 5.18 The case officer has reviewed the applicant's Ecology report submitted with the application and notes the conclusions that no protected species were present at the site when it was surveyed. The site has low potential for other protected species. The buildings are negligible potential for roosting bats due to lack of roosting features and access points. The survey also notes that most of the trees on site do not possess suitable potential roosting opportunities for Bats. That is with the exception of Tree T1 which possessed a cavity which could provide potential roosting for bats. This tree unfortunately has been removed from site by the applicant. The tree was removed along with others on the southern boundary. The report made the recommendations that prior to removal it be checked by a qualified ecologist. The Council notes that these boundary trees are not protected by a TPO and whilst a shame to lose them the Trees are the applicants to do as they wish with in accordance with their ordinary rights to maintain or clear vegetation. It is to be assumed that any removal was performed in line with legislation regarding protected species, and in any case is not a planning matter. However, this permission provides an opportunity to secure mitigation works to the site to mitigate the loss of these potential roosts. The Ecology survey goes on to note that no further survey works are required for protected species, and makes a number of recommendations for enhancements that can be secured via planning condition.
- 5.19 The case officer notes that the Tree Officer previously commented that the application is for side and front extensions to the existing building. These are unlikely to be within the root protection area of the protected Walnut tree, however tree protection will be required to ensure the tree is not harmed by the development including material storage, vehicle movements They therefore raise no objections subject to conditions. In accordance with CS17 biodiversity and geo diversity assets across west Berkshire will be conserved and enhanced as part of planning applications. It is a shame to have loss mature trees from the site, however this is balanced against the fact that they were not TPO trees. However, for the proposed development to comply with policy it is considered a landscaping scheme of replacement landscaping is required to comply with CS17 stated aims. This would soften the change to the character of the area and enhance the biodiversity features of the site.

SUDS

- 5.20 The proposed development in terms of the changes of use and extensions are located in flood zone 1, which is categorised as is having the lowest risk of flooding. The sequential test and exception tests do not apply given the size and nature of the development. The access track is located in flood zone 3 so a flood risk assessment has been submitted. The Flood Risk assessment confirms that the applicant will implement the recommendations of the flood risk assessment and this can be secured by planning condition. This is considered appropriate given the existing nature of the access track to the development and that the application site benefits from extant permission for residential use.
- 5.21 Policy CS16 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 and to provide attenuation to greenfield run-off rates and volumes, for all new development and re-development and provide other benefits where possible such as water quality, biodiversity, and amenity. Given the level of development is minimal a condition requiring SUDs to be incorporated in the development is recommended.
- 5.22 The case officer notes that concerns are raised in regard to the increase in the number of toilets in the proposed development. The Planning Agent has pointed out that internal changes are not development, and the case officer notes that should the applicant wish to they could install a higher number of toilets/sinks in the dwelling without the need for planning permission. It is for the landowner to ensure that they are connected to an appropriate sewage function, and this would likely fall under building regulations. Additionally it is for the applicant to ensure utilities such as drinking water are provided for the dwelling. Such matters fall beyond the remit of planning at this scale.

6. Planning Balance and Conclusion

- 6.1 Overall, the development benefits already from an authorised residential use granted under 22/02455/FUL, and this is capable of being implemented. The proposed extensions as part of this application are considered in accordance with planning policy. There are a number of much larger houses in area surrounding the site, the proposals are for extensions and the proposed development is not considered to have an adverse impact on the AONB. The impact to neighbouring amenity is considered acceptable given the single storey nature of development. It is disappointing that a number of trees have been removed from site, but these did not have protected status under a TPO so this lost must be balanced against the applicant's freedoms as a landowner. Ecology and landscaping mitigation and enhancement can be secure via planning conditions. The proposed dwelling is located in an area that is least likely to flood.
- 6.2 The officer's recommendation is for APPROVAL subject to conditions.

7. Full Recommendation

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

Conditions

1.	<p>Commencement of development</p> <p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p>
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	<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 approved plans and documents listed below:</p> <p>Location Plan Proposed Extensions Floor Plans Drawing number DK/1090/223 Rev B. Proposed Extensions Elevations Plans. Drawing number DK/1090/223 Rev CC Proposed Extensions Sections. Drawing number DK/1090/223 Rev D. Flood Smart Flood Risk Assessment Report Reference 77321R2.</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3.	<p>Schedule of materials</p> <p>Prior to the Construction of the hereby approved extensions to the dwelling a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted, has been submitted to and approved in writing by the Local Planning Authority. Samples of materials shall be made available upon request. Thereafter the development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the external materials respect the character and appearance of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Guidance 04/2 House Extensions (July 2004), and Supplementary Planning Document Quality Design (June 2006).</p>
4.	<p>Electric Charging Point</p> <p>The extensions hereby approved shall not be occupied until details an of electric vehicle charging point has been submitted to and approved in writing by the Local Planning Authority. The charging points must be a minimum of 7kw.</p> <p>The dwelling shall not be occupied until an electric vehicle charging point has been provided in accordance with the approved drawings. The charging point shall thereafter be retained and kept available for the potential use of an electric car.</p> <p>Reason: To promote the use of electric vehicles. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS13 andCS14 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 Plan1991-2006 (Saved Policies 2007).</p>
5.	<p>Landscaping</p> <p>No development or other operations shall commence on site until a detailed scheme of landscaping for the site is submitted to and approved in writing by the Local Planning Authority. The details shall include:</p>

	<ul style="list-style-type: none"> • schedules of plants noting species, plant sizes and proposed numbers/densities • an implementation programme providing sufficient specifications to ensure successful cultivation of trees, shrub and grass establishment. <p>The scheme shall ensure;</p> <p>a) Completion of the approved landscape scheme within the first planting season following completion of development.</p> <p>b) Any trees shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species.</p> <p>A pre-commencement condition is necessary because insufficient detailed information accompanies the application; landscaping measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.</p> <p>Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality. This is to ensure the implementation of a satisfactory scheme of landscaping in accordance with the NPPF and Policies ADPP1, (ADPP5 if within NWDAONB),CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
6.	<p>Tree protection scheme</p> <p>No development (including site clearance and any other preparatory works) shall commence on site until a scheme for the protection of trees to be retained is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include:</p> <ul style="list-style-type: none"> - a plan showing the location and type of the protective fencing. - All such fencing shall be erected prior to any development works. - At least 2 working day's notice shall be given to the Local Planning Authority that it has been erected. - It shall be maintained and retained for the full duration of works 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>Note 1: The protective fencing should be as specified in the BS5837:2012 at Chapter 6 and detailed in figure 2.</p> <p>Note 2: Ground Protection shall be as paragraph 6.2.3.3. of the same British Standard.</p> <p>A pre-commencement condition is necessary because insufficient detailed information accompanies the application; tree protection installation measures may be required to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.</p> <p>Reason: Required to safeguard and to enhance its setting within the immediate locality to ensure the protection and retention of existing trees and natural features</p>

	during the construction phase in accordance with the NPPF and Policies ADPP1, ADPP5, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.
7	<p>Lighting strategy (AONB)</p> <p>No external lighting shall be installed to the extensions hereby approved until a lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include a plan to show the location of any lighting, isolux contour diagram(s), an operation strategy (e.g. details of timed operation), and specifications all lighting to ensure that levels are designed within the limitations of Environmental Lighting Zone 1, as described by the Institute of Lighting Engineers. No external lighting shall be installed in the dwelling except in accordance with the above strategy.</p> <p>Reason: To conserve the dark night skies of the North Wessex Downs AONB. This condition is applied in accordance with the National Planning Policy Framework, the North Wessex Downs AONB Management Plan 2019-24, and Policies CS17 and CS19 of the West Berkshire Core Strategy 2006-2026</p>
8	<p>Obscure Glazing</p> <p>The window(s) at ground floor level in the north elevation shall be fitted with obscure glass to a level equivalent to Pilkington Level 3 or above before the use hereby permitted commences. The obscure glazing shall be permanently retained in that condition thereafter.</p> <p>Reason: 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) and Quality Design SPD (2006).</p>
9	<p>Permitted Development Restrictions</p> <p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification) no development within the following Classes of Schedule 2 of the Order shall take place: Part 1 Class A - enlargement of the dwellinghouse, Part 1 Class AA- Enlargement of a dwelling house by construction of additional storeys, Part 1 Class B - additions to the roof, Part 1 Class C - any other alterations to the roof and Class E - outbuildings. No development of any of the above classes shall be constructed or placed on any part of the land subject of this permission without the prior written permission of the Local Planning Authority.</p> <p>Reason: To ensure adequate planning control over further development having regard to the sites location in the North Wessex Downs AONB and neighbouring properties and in the interests of the visual amenities of the site and the area in general, in accordance with Policies ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026 and Policies C1, C3 and C4 of the Housing Sites Allocations DPD 2006 - 2026.</p>
10	SUDS Incorporated into the Scheme

	<p>The development of the site shall incorporate sustainable drainage techniques. These shall ensure that all surface water is contained within the site and that no surface water is directed to existing highway drains nor existing water courses unless through controlled attenuation. The sustainable drainage methods shall be maintained and operated in good working order in perpetuity.</p> <p>Reason: To ensure that the development does not create unsustainable surface water run-off or adversely affects important areas of bio and geo diversity in accordance with the National Planning Policy Framework and Policy CS16 and CS17 of the West Berkshire Core Strategy 2006 - 2026.</p>
11	<p>Flood Risk Assessment Recommendation Implementation</p> <p>The development hereby permitted shall be undertaken in accordance with the recommendations of the Flood Smart Flood Risk Assessment Report Reference 77321R2. The recommendations of the report shall be completed prior to the occupation of the extensions hereby approved.</p> <p>Reason: To ensure that the development is not at flood risk in accordance with the National Planning Policy Framework and Policy CS16 of the West Berkshire Core Strategy 2006 - 2026.</p>
12	<p>Biodiversity measures</p> <p>The development hereby permitted shall be undertaken in accordance with the recommendations of the Ecology Report undertaken by Cherryfield Ecology throughout the construction period of the development.</p> <p>The development hereby permitted shall not be occupied until the recommended mitigation in table 14 of the Cherryfield Ecology report have been installed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure biodiversity enhancements are incorporated into the development. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>

Informatives

1.	<p>Proactive</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 which improves the economic, social and environmental conditions of the area.</p>
2.	<p>CIL</p> <p>The development hereby approved may result 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</p>
3.	<p>Protected Species</p> <p>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 Wildlife and Countryside Act 1981, the Habitats Regulations 1994 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 2010, 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</p>
4.	<p>Damage to footways, cycleways and verges</p> <p>The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge arising during building operations.</p>
5.	<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>
6	<p>Consent to Enter Adjoining Land</p> <p>You must obtain the prior consent of the owner and occupier of any land upon which it is necessary for you to enter in order construct, externally finish, decorate, or in any other way carry out any works in connection with this development, or to obtain any support from adjoining property. This permission granted by the Council in no way authorises you to take such action without first obtaining this consent.</p>

