

WESTERN AREA PLANNING COMMITTEE
22ND NOVEMBER 2023

UPDATE REPORT

Item No: (2) **Application No:** 22/02870/FUL **Page No.** 37-54

Site: Greengates, Front Street, East Garston

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Updates

One additional condition relating to site levels has been recommended which has been put forward due to the land slope on site.

“No development shall take place until full details of the finished levels, above ordnance datum, of the ground floor(s) of the proposed building, in relation to existing 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. These details are required before development commenced because insufficient information accompanies the application, and the agreed details will affect early construction activities. This condition is applied in accordance with the NPPF, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD (June 2006).”

A condition regarding bricks to be used on the prominent elevations was considered. However, a recommended condition would require the bricks to be re-used and any new bricks to be submitted and approved by the LPA. A condition requesting the specific elevations for the re-used bricks to be used in is considered to be overly proscriptive, exceeding the conservation officer’s advice, as well as potentially considerably complicating the construction phase on a constrained site and officers therefore do not consider that it would meet the test of reasonableness set out in the NPPF.