

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(4)	23/02915/FUL Newbury Wash Common	23.02.2024	One 4 bed two storey dwelling with parking, cycle and refuse storage. (Re-submission of Approval 19/00995/FULD without any amendments) Battery End Hall Battery End Newbury RG14 6NX Prudential Properties

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

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=23/02915/FUL>

Recommendation Summary: The Service Director Development and Regulation be authorised to grant Planning Permission subject to conditions

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

Reason for Committee Determination: The application has received more than 10 public objections.

Committee Site Visit: 19 February 2024

Contact Officer Details

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1. Introduction

- 1.1 This application seeks planning permission for the erection of two storey 4 bed dwelling following the demolition of the existing hut on site with carparking for 3 vehicles to the front of the site and cycle and refuse storage to the rear. The application is a re-submission of approved application 19/00995/FULD without any amendments to that approved scheme.
- 1.2 It is noted that planning consent was refused under delegated powers for application reference 22/03007/FUL, which was also a re-submission of approved application 19/00995/FULD without any amendments to that approved scheme. The sole reason for refusal of that application was due to the lack of an appropriate ecological survey to assess potential impacts arising from the development on protected species or their habitats. The current application drawings are identical to the two previous applications in terms of site layout and the red line application site.
- 1.3 The current application is supported by a Preliminary Ecological Appraisal (PEA) together with a Phase 2 Bat Survey which was previously requested but which was not submitted prior to the determination of the previous application.
- 1.4 The proposed development is situated in the settlement boundary of Newbury, on the site of the former Scout hut located to the western end of Battery End. The existing hut is in a dilapidated state, having been originally erected on the site in 1909 as a working men's club. It is understood that the Scouts first set up in the hall in 1957 but have since relocated to a site at the Falkland Cricket Club approved under application reference 20/02842/FUL.
- 1.5 Battery End is an established residential street to the south of Newbury comprising predominantly of detached 2 storey dwellings with car carping to the frontages and constructed in red brick with tiled roofs, though there are examples of rendered and pebble dash elevations and a bungalow on the opposite side of the road.
- 1.6 The site is not within a conservation area and there are no listed buildings or locally listed heritage assets in proximity to the site. The site however does lie within 25m of a Scheduled Monument, one of the barrows of the Wash Common Bronze Age barrow cemetery. These nationally designated barrows are also associated with the Civil War First Battle of Newbury.
- 1.7 There is a large hedge adjacent the western boundary of the site that is not within the applicant's ownership and is not the subject of a Tree Preservation Order (TPO) however it is shown on the 1891-1912 OS County Series map and is considered to provide amenity benefits and screening to the adjacent recreation ground and brings biodiversity, pollution and carbon sequestration benefits.

2. Planning History

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

Application	Proposal	Decision / Date
22/03007/FUL	One 4 bed two storey dwelling with parking, cycle and refuse storage.(Re-submission of Approval 19/00995/FULD without any amendments).	Refused

21/00547/NONMAT	Nonmaterial Amendment of approved application 19/00995/FULD - One 4 bed two storey dwelling with parking, cycle and refuse storage. Amendments: Inclusion of a 1.8m high timber fence along the northwest boundary to delineate the ownership of the plot within the approved domestic curtilage.	Approved
19/00995/FULD	One 4 bed two storey dwelling with parking, cycle and refuse storage	Approved
95/46536/FUL	Extension and minor alterations to scout group headquarters..	Approved

3. Procedural Matters

- 3.1 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 A site notice was displayed on 24 January 2024 at the application site; the deadline for representations expired on 14 February 2024.
- 3.3 Further to the display of the site notice the applicant placed an advert in the Newbury Weekly News on 14 December 2023 under Article 14 Certificate D where the applicant is not the sole owner of all the land and where any other owners are not known. These steps meet the procedural requirements of the Town and Country (Development Management Procedure) Order 2015
- 3.4 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.

Newbury Town Council:	No response received.
WBC Highways:	As with 19/00995/FULD the highway recommendation is for conditional approval with the additional request for an electric vehicle charging point – minimum of 7kw. Conditions: Electric Charging Point (details to be submitted)

	<p>CONS1 - Construction method statement HIGH7 - Surfacing of access HIGH12 - Parking/turning in accord with plans HIGH19 - Cycle parking</p>
Archaeology	<p>Did not provide comments for this application but did on the previous application requesting a condition to secure an archaeological watching brief during the excavation of the foundations and any related groundworks for the new build.</p> <p>This site is of some archaeological interest as it lies within 25m of a Scheduled Monument, one of the barrows of the Wash Common Bronze Age barrow cemetery. These nationally designated barrows are also associated with the Civil War First Battle of Newbury, so there is reasonably high archaeological potential in the immediate area.</p>
Environmental Health	No comments to make.
Lead Local Flood Authority	The applicant has been advised that they will need to prove that infiltration is possible on site through appropriate testing or prove that there is an alternative means to discharge surface water runoff. The Local Lead Flood Authority will require additional information.
Trees	While a Hedge retention plan was submitted it does not state the protective measures they will put in place to ensure this. Therefore I cannot comment further and would request the inclusion of a tree protection condition.
Ecology	No comment received at time of writing.

Public representations

4.2 18 public representations were received with the full responses available to view with the application documents on the Council's website, using the link at the start of this report, but summarised below:

- Supportive of proposals to replace existing hut but the existing hedge should be retained as it is of biodiversity and cultural importance.
- Reject any plans to remove hedge.
- The cul-de-sac is used for parking for school drop offs/pick ups and to access the recreation ground so on-site parking must be provided.
- Plot is larger than previous and appears to be a land grab.
- Overlooking to houses on Stuart Road.
- Overlooking to velux windows on east side.
- Inaccurate site survey.
- Land to west is not in applicant's ownership.
- Strange that applicant has submitted the same drawings as previously refused.

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, ADPP2, CS5, CS13, CS14, CS16, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- West Berkshire District Local Plan 1991-2006 Saved Policies 2007 Policies: TRANS.1, OVS 5 and OVS6

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

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- WBC Quality Design SPD (2006)
- SuDS Supplementary Planning Document (Dec 2018)

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of Development
- Impact on Character of the Area
- Amenity
- Highways matters
- Flood Risk
- Green Infrastructure
- Biodiversity
- Archaeology

Principle of development

6.2 Policy ADPP1 identifies the District Settlement Hierarchy where most new development will be focussed, primarily on previously developed land and within settlement boundaries.

6.3 The application site is located within the defined settlement boundary of Newbury on previously developed land where the principle of residential development and a new dwelling is generally acceptable. However, the specific impacts of the development must also be considered and fully justified and these material considerations carry significant weight in determining the planning application.

Design, Character and Appearance

6.4 The NPPF states, among other things, that planning should always seek to secure high quality design. In line with that, Policy CS14 of the Core Strategy seeks to ensure that new development demonstrates high quality and sustainable design which respects and enhances the character and appearance of the area whilst Policy CS19 seeks to ensure that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.

6.5 In this case, it is noted that a building of the same form and scale was approved on the site in 2019 and that no objections were raised by officers to the form and scale of the re-submitted dwelling through the course of the most recently refused application. It is

also noted that the existing building is in a poor state of repair and quite probably beyond its life span.

- 6.6 The proposal is for a detached, 2-storey dwelling which is the predominant form and pattern of development in the local area and the design of the dwelling and its features are consistent with local vernacular. The height and the proposed footprint are considered consistent with the layout and scale of existing adjacent residential development within the area, with some of the existing properties appearing larger in footprint and scale than the proposed development. It is considered that the fenestration design is acceptable within the street scene and the roof form, which incorporates a hipped roof with forward gable, is also appropriate.
- 6.7 As such it is considered that only the materials of the external finishes of the dwelling would need to be considered further to ensure the external appearance remains consistent with the surrounding dwellings. This could be secured by a condition requesting the submission of final details of materials if consent is granted.
- 6.8 Further to the above, notwithstanding the details approved under application 21/00547/NONMAT, it is considered reasonable to secure details of any fencing or means of enclosure by condition to ensure a satisfactory form of development and it is also considered reasonable to remove permitted development rights for extensions or outbuildings to ensure the site is not overdeveloped. A condition is also recommended to secure details of finished floor levels to ensure a satisfactory relationship between the proposed development and adjacent land.
- 6.9 Overall officers consider that the 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.

Residential Amenity

- 6.10 With regard to the impact on neighbour amenity, Policy CS 14 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 a developments impact on amenity, SPG 04/2: House Extensions, is a useful guide which identifies loss of light (natural and direct), overshadowing, overbearing and loss of privacy as the issues of primary concern.
- 6.11 Having regard to the above, the proposed dwelling has a depth which is approximately in line with the adjacent property at No 23A Battery End, as such there will be no detrimental impact on neighbouring amenity in terms of overshadowing. Indeed, it can also be said that the removal of the existing building which extends deep into the plot would be beneficial to adjoining occupiers in terms of their outlook.
- 6.12 There are windows proposed at first floor level on the eastern side elevation of the proposed dwelling but these windows are not to habitable rooms as they would serve bathrooms and could be conditioned to be obscure glazed and top hung to ensure that there are no direct views through the velux windows of the property to the east. There are rear facing windows but they would be set some 36m from the nearest front facing windows on Stuart Road to the north and would only allow views to the more public facing front gardens of those properties. Those rear facing windows would allow views to the rear gardens of some properties along Charles Street but this would be restricted by existing vegetation and is not a particularly unusual relationship in the local area or in urban settings more generally.

- 6.13 In terms of the amenity for future occupiers, the garden amenity space is of a sufficient size and shape such that it would comply with the guidance within the Council's Quality Design SPD of 100 square metres for houses with 3 or more beds. There would be some potential for views into the external space from the rear of houses on Charles Street but the distance from the rear of those houses to the boundary of the subject site is some 27m and the relationship would be similar to others in the local area where development is around perimeter blocks.
- 6.14 On balance, the proposed development is considered to sufficiently secure a good standard of amenity for the existing occupiers of the land and buildings within the immediate vicinity and the wider area. The level of amenity space for the proposed new dwelling is considered to be of a size and shape to provide sufficient outside private amenity space for future occupiers and the proposal is therefore considered to comply with policy CS14 and the Quality Design SPD.
- 6.15 Having said that, given the rather close-knit setting of development in the area together with the limited width of the highway in this location it is considered that an hours or work condition would be appropriate to limit construction impacts to appropriate hours.

Highways Matters

- 6.16 Core Strategy Policy CS 13 relates to development that generates a transport impact and Saved Local Plan Policy TRANS.1 relates to the transport needs of new development and refers to the Council's residential parking standards, which are set out in the Housing Site Allocations DPD Policy C1.
- 6.17 The Council's Highways Officer was consulted and has raised no objection to the scheme as adequate parking provision is provided. The proposal includes for a new dropped kerb to provide access to the parking area and this would be subject to an agreement with the Highways Authority under Section 278 of the Highways Act 1980.
- 6.18 It is noted that the access and parking arrangements are not uncommon along Battery End Road and that the arrangement proposed here is the same as that approved under 19/00995/FULD and as that proposed under 22/03007/FUL where no objections were raised by officers.
- 6.19 Conditions have been recommended to ensure the access and parking arrangements comply with the Highways Authority standards as well as to secure an Electric Vehicle Charging Point (EVCP) and a Construction Method Statement (CMS) so as to avoid significant disruption to pedestrians and other road users throughout the construction process.
- 6.20 Road safety in West Berkshire is a key consideration for all development and it is considered that the proposed development is in accordance with Core Strategy Policy CS13 and Policy P1 of the HSA DPD and TRANS.1 of the Saved Policies of the Local Plan.

Flooding and Drainage

- 6.21 Core Strategy Policy CS16 (Flooding) applies across the district and highlights the cumulative impacts of development on flooding within the district. The application site is located within Flood Zone 1, which has the lowest probability of flooding and is considered suitable for new residential development.
- 6.22 The Local Lead Flood Authority has reviewed the application and notes that the applicant has specified that they will discharge runoff from the site via soakaway.

However, according to records the Local Lead Flood Authority indicate that the site might be underlain by clay, and this may prevent the use of soakaways. The applicant has been advised that will need to prove that infiltration is possible on site through appropriate testing or prove that there is an alternative means to discharge surface water runoff. The Local Lead Flood Authority will require additional information, however, it is considered that a reasonably worded condition could be attached to request that additional information if consent is granted.

- 6.23 Subject to receipt of further acceptable detail it is considered that the proposal would comply with the National Planning Policy Framework and Policy CS16 of the Core Strategy.

Hedge and Landscaping

- 6.24 Core Strategy Policy CS18 outlines that the district's green infrastructure will be protected and enhanced and that developments resulting in the loss of green infrastructure or harm to its use or enjoyment by the public will not be permitted. This Policy requires the retention of valued green infrastructure which contribute to the character of the landscape and the area.
- 6.25 Further to this, 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.
- 6.26 Those Policies are compatible with the NPPF which states, among other things, 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.
- 6.27 In that regard, it is noted that the Council's Tree Officer advised in relation to application 22/03007/FUL that the hedge is not "important" under the terms of the Hedgerow Regulations 1997 as it has too few species and is not directly connected to the monument. However, the Tree Officer acknowledged that the hedge is on historic maps and is over 100 years old and that it brings biodiversity benefits and pollution and carbon sequestration benefits and provides screening for users of the recreation ground. The applicant has stated that the hedge will be retained.
- 6.28 The Tree Officer previously stated that the proposed dwelling is close to the hedge and potentially could damage its root protection area and that if it were to be lost or lost in part, this would be counter to policy CS18. The Council's Tree Officer has stated that it would be possible to construct the new building with appropriate tree protection (including ground protection) and previously recommended a condition to secure appropriate detail prior to the commencement of development, including of any demolition or ground clearance.
- 6.29 The Tree Officer has reiterated a request for a tree protection condition to be included on this application if consent is granted and based on advice received, officers are satisfied that the hedge can be retained and that the proposed development would therefore comply with the NPPF, and Policies CS18 and CS19 of the Core Strategy.

Biodiversity

- 6.30 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.

6.31 It is noted that a Preliminary Roost Assessment (PRA) has been submitted with this application together with a Phase 2 Bat Survey which reports on the results of a bat emergence survey undertaken at the site on 23 July 2023. The emergence survey was undertaken as a result of recommendations made in the PRA which was submitted to support application 22/03007/FUL, but the emergence survey had not been submitted to the LPA at the time of determination of that application which, as noted, resulted in the single reason for refusal of that application.

6.32 The Council's Ecologist has not responded to consultation on this current application at the time of writing this report and any comments received will be set out to Members in an update report prior to their meeting. However, it is noted that the Ecologist did provide comments in respect of application 22/03007/FUL which were to the effect that consent could not be granted until the results of the emergence survey had been received and approved. This was based on guidance within Government Circular 06/2005 which states, among other things that:

"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."

6.33 The bat emergence survey did not record any bats entering or emerging from Battery End Hall but did observe the emergence of a common pipistrelle from a neighbouring property two houses to the east. The survey also recorded bats commuting and foraging around the site and concluded that the hedgerows to the west and south of the site are of local importance for common pipistrelle bats, myotis bats, noctule bats and serotine bats as well as for breeding birds and that it may function as a corridor for other terrestrial or aerial species.

6.34 In light of the findings of the submitted ecological reports it was concluded that a European Protected Species Licence (EPSL) would not be required to undertake the development. However, a number of recommendations have been set out which include retention of the hedge along the western boundary, the provision of a Precautionary Method of Works (PMoW) statement whereby features should be reinspected immediately prior to the works of demolition commencing and details of a scheme of lighting both during and post development. Further to this, the reports recommend the installation of bat boxes on the new development which would provide local bats with safe roosting opportunities and the Council's Ecologist previously recommended conditions to secure a Construction Environmental Management Plan (CEMP) and a Landscape Environmental Management Plan (LEMP).

6.35 Having regard to the above, there are a number of measures set out that would conserve and enhance ecological features in accordance with Policy CS17 but, as noted above, the hedge along the western boundary is not within the ownership of the applicant and it is not therefore within the scope of the Planning Act to put the onus on the applicant to ensure its retention in perpetuity. However, based on comments received from the Council's Tree Officer it is considered that with appropriate protection through the construction process the hedge can be retained and continue to provide biodiversity and amenity benefits.

6.36 It is also the case that if consent is granted other measures could be secured by conditions, including a lighting strategy, the installation of bat boxes and a CEMP. However, in officers opinion, a condition to secure a LEMP for a relatively small scale

development as that proposed here would not be necessary or reasonable and would not pass the tests set out in the NPPF for the imposition of conditions.

- 6.37 Notwithstanding that, subject to appropriate conditions it is considered that the proposal would be acceptable having regard to the provisions of the NPPF and Core Strategy Policy CS17 in respect of biodiversity.

Archaeology

- 6.38 As noted above, The Council's Archaeologist did not provide comments for this application but did on the previous application requesting a condition to secure an archaeological watching brief during the excavation of the foundations and any related groundworks for the new build.
- 6.39 This site is of some archaeological interest as it lies within 25m of a Scheduled Monument, one of the barrows of the Wash Common Bronze Age barrow cemetery. These nationally designated barrows are also associated with the Civil War First Battle of Newbury, so there is reasonably high archaeological potential in the immediate area.
- 6.40 The comments made previously are still considered relevant to this current proposal and if consent is granted a condition to secure a watching brief would be appropriate.

7. Planning Balance and Conclusion

- 7.1 The proposal before the Council is one which would provide a public benefit in terms of increasing the overall housing stock in the district, albeit limited to a single new dwelling. The existing building on site is quite probably past its useful lifespan and its demolition and replacement in the form proposed is not considered to detract from the character of the area. There are not considered to be any significant impacts arising from the development on the amenities currently enjoyed by neighbouring occupiers and the proposal would provide sufficient amenity for future occupiers of the new dwelling.
- 7.2 Subject to appropriate conditions the proposal is considered acceptable on highways grounds and conditions could also be imposed on a grant of consent to ensure an appropriate drainage scheme and to protect and enhance the environmental capacity of the district. An appropriately worded condition could also secure heritage benefits in terms of understanding the archaeological potential of the immediate area.
- 7.3 The site is within a sustainable location for new housing and taking account of all relevant policy considerations and the material considerations referred to above, it is considered that the development proposed is acceptable and conditional approval is justifiable.

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.	Commencement of development The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
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	Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2.	<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>073 Existing Site Plan 081 Proposed Block Plan 082 Proposed Site Plan 083 Proposed Floor Plans 084 Proposed Elevations 085 Proposed Sections L-01 Proposed Site Plan (Hedge Retention Plan) Design and Access Statement Preliminary Ecological Appraisal and Bat Roost Assessment by Nature Bureau dated April 2023 Phase 2 Bat Survey by Nature Bureau dated August 2023</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<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 and hedges to be retained is submitted to and approved in writing by the Local Planning Authority.</p> <p>Such a scheme shall include:</p> <ul style="list-style-type: none"> • a plan showing the location and type of the protective fencing and ground protection. • All such fencing and ground protection shall be implemented prior to any development works. • At least 2 working days 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. 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 during the construction phase in accordance with the NPPF and Policies ADPP1, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
4	Construction method statement

	<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>
5	<p>Surfacing of access</p> <p>No development shall take place until details of the surfacing arrangements for the vehicular access to the highway have been submitted to and approved in writing by the Local Planning Authority. Such details shall ensure that bonded material is used across the entire width of the access for a distance of 5metres measured back from the carriageway edge. Thereafter the surfacing arrangements shall be constructed in accordance with the approved details.</p> <p>Reason: To avoid migration of loose material onto the highway in the interest of road safety. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).</p>
6	<p>CEMP</p> <p>No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:</p> <ul style="list-style-type: none"> (a) Risk assessment of potentially damaging construction activities. (b) Identification of "biodiversity protection zones". (c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). (d) The location and timing of sensitive works to avoid harm to biodiversity features. (e) The times during construction when specialist ecologists may need to be present on site to oversee works. (f) Responsible persons and lines of communication. (g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. (h) Use of protective fences, exclusion barriers and warning signs. <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p>

	<p>Reason: To ensure the conservation and enhancement of the biodiversity assets of the site and wider area in accordance with Policy CS17 in the West Berkshire Core Strategy (2006 to 2026) and the National Planning Policy Framework. A pre-commencement condition is required as environmental management measures apply through all stages of the development.</p>
7	<p>Lighting</p> <p>No development shall take place (including demolition, ground works, vegetation clearance) until a lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:</p> <p>(a) Identify those areas on the site that are particularly sensitive for bats and that are likely to cause disturbance.</p> <p>(b) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species.</p> <p>(c) Include isolux contour diagram(s) of the proposed lighting.</p> <p>(d) Ensure all lighting levels are designed within the limitations of Environmental Lighting Zone 1, as described by the Institute of Lighting Engineers.</p> <p>(e) Address the recommendations at Section 5 of the Phase 2 Bat Survey by Nature Bureau dated August 2023 for both demolition and construction phase and operational phase.</p> <p>No external lighting shall be installed on site except in accordance with the above strategy.</p> <p>Reason: To ensure the conservation and enhancement of the biodiversity assets of the site and wider area. This condition is applied in accordance with the National Planning Policy Framework and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
8	<p>SuDS</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>These details shall:</p> <p>a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and the WBC SuDS Supplementary Planning Document December 2018 with particular emphasis on Green SuDS and water re-use;</p> <p>b) Include attenuation measures to retain rainfall run-off within the site and allow discharge from the site to an existing watercourse or piped system at no greater than 1 in 1 year Greenfield run-off rates;</p> <p>c) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels. Soakage testing shall be undertaken in accordance with BRE365 methodology;</p> <p>d) Include run-off calculations based on current rainfall data models, discharge rates (based on 1 in 1 year greenfield run-off rates), and infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change;</p> <p>e) Include with any design calculations an allowance for an additional 10% increase of paved areas (Urban Creep) over the lifetime of the development;</p> <p>f) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;</p>

	<p>g) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil, groundwater, watercourse or drain;</p> <p>h) Ensure permeable paved areas are designed and constructed in accordance with manufacturers guidelines if using a proprietary porous paved block system; otherwise ensure any permeable areas are constructed on a permeable sub-base material, such as MoT/DoT Type 3;</p> <p>i) Include a management and maintenance plan showing how the SuDS measures will be maintained and managed after completion for the lifetime of the development. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises;</p> <p>u) Include measures with reference to Environmental issues which protect or enhance the ground water quality and provide new habitats where possible;</p> <p>v) Include details of how surface water will be managed and contained within the site during construction works to prevent silt migration and pollution of watercourses, highway drainage and land either on or adjacent to the site;</p> <p>w) Include an Application for an Ordinary Watercourse Consent in case of surface water discharge into a watercourse (i.e stream, ditch etc);</p> <p>x) Include a verification report carried out by a qualified drainage engineer demonstrating that the drainage system has been constructed as per the approved scheme (or detail any minor variations thereof), to be submitted immediately following construction to be approved by the Local Planning Authority. This Report shall include plans and details of all key drainage elements (surface water drainage network, attenuation devices/areas, flow restriction devices and outfalls) and details of any management company managing the SuDS measures thereafter.</p> <p>Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the 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, Policy CS16 of the West Berkshire Core Strategy (2006-2026), Part 4 of Supplementary Planning Document Quality Design (June 2006) and SuDS Supplementary Planning Document (Dec 2018).</p> <p>A pre-condition is necessary because insufficient detailed information accompanies the application; sustainable drainage 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>
9	<p>Archaeology</p> <p>No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.</p> <p>Reason: To ensure that any significant archaeological remains that are found are adequately recorded. Such an approach follows the guidance set out in paragraph 211 of the 2023 National Planning Policy Framework.</p>
10	<p>Levels</p> <p>No development shall take place until details of the finished floor levels of the dwelling 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.</p>

	<p>Reason: To ensure a satisfactory relationship between the proposed development and adjacent land. This condition is imposed 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).</p>
11	<p>Materials</p> <p>No development above foundation slab level shall take place until 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) and Supplementary Planning Document Quality Design (June 2006).</p>
12	<p>Fencing</p> <p>No development above foundation slab level shall take place until details, to include a plan, indicating the positions, design, materials and type of boundary treatment to be erected around the dwelling have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved scheme before the dwelling hereby permitted is occupied or in accordance with a timetable to be submitted and agreed in writing with the Local Planning Authority as part of the details submitted for this condition.</p> <p>The approved boundary treatment shall thereafter be retained.</p> <p>Reason: The boundary treatment is an essential element in the detailed design of this development and the application is not accompanied by sufficient details to enable the Local Planning Authority to give proper consideration to these matters. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Supplementary Planning Document Quality Design (June 2006).</p>
13	<p>Vehicle Parking</p> <p>The dwelling hereby permitted shall not be first occupied until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or 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>
14	<p>Biodiversity</p> <p>The dwelling hereby permitted shall not be first occupied until the following biodiversity mitigation and enhancement measures have been installed/constructed:</p> <p>Bat boxes in accordance with the submitted enhancement measures</p>

	<p>within paragraph 4.3 of the Preliminary Ecological Appraisal and Bat Roost Assessment by Nature Bureau dated April 2023;</p> <p>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>
15	<p>EVCP</p> <p>The dwelling hereby permitted shall not be first occupied until details of an electric vehicle charging point (minimum of 7kw) has been submitted to and approved in writing by the Local Planning Authority. The use shall not commence 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 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>
16	<p>Obscure glazed</p> <p>No additional windows shall be constructed at first floor level or in the roof of the eastern western elevation of the approved dwelling. The dwelling shall not be occupied until the windows approved at first floor level in the eastern side elevation have been obscure glazed and top hung. The windows shall remain obscured and top hung in accordance with the requirements of this condition at all times thereafter.</p> <p>Reason: In the interests of neighbouring amenity and the privacy of future occupants in accordance with the National Planning Policy Framework and Policy CS14 of the West Berkshire Local Plan (2006-2026) 2012.</p>
17	<p>PDR</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, AA, B, C and E of that Order shall be carried out, 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 and neighbouring amenity and ensuring the proposed new dwelling has adequate amenity space. This condition is imposed 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).</p>
18	<p>Demolition</p> <p>The existing scout hut shall be demolished as outlined on the approved plans. The new dwelling hereby permitted shall not be occupied until the site has been cleared of the entire existing scout hut to be demolished as stated within the</p>

	<p>approved documents.</p> <p>Reason: To prevent the overdevelopment of the site and in the interests of respecting the character and appearance of the area. This condition is imposed 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).</p>
19	<p>Hours of work</p> <p>No demolition or construction works shall take place outside the following hours, unless otherwise agreed in writing by the Local Planning Authority:</p> <p>7:30am to 6:00pm Mondays to Fridays; 8:30am to 1:00pm Saturdays; 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>

Informatives

1.	Conditions
2.	Highways
3.	Proactive