

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	24/00491/FUL East Garston Parish Council	15 <sup>th</sup> May 2024 <sup>1</sup>	Demolition of existing structurally compromised cottage and provision of a replacement cottage, with provision for access and related landscaping.  Greengates, Front Street, East Garston, RG17 7HW  Whittonditch Farm Barns Development Ltd
<sup>1</sup> Extension of time agreed with applicant until 21 <sup>st</sup> June 2024			

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

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=24/00491/FUL>

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

**Ward Member(s):** Clive Hooker

**Reason for Committee Determination:** Over 10 objections received

**Committee Site Visit:** 17<sup>th</sup> June 2024

#### Contact Officer Details

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## 1. Introduction

- 1.1 This application seeks planning permission for demolition of existing structurally compromised cottage and provision of a replacement cottage, with provision for access and related landscaping.
- 1.2 The application site is a dwelling located within the settlement boundary of East Garston, within the North Wessex Downs National Landscape (formally AONB) and within the conservation area and the River Lambourn SAC Nutrient Neutrality Zone. The application site is also located adjacent to the River Lambourn SSSI and the Lambourn Valley Biodiversity Opportunity Area as well as adjacent flood zones 2 and 3.
- 1.3 Amended plans were received on the 31<sup>st</sup> May 2024; to overcome concerns raised by the conservation officer on design. The decision is based on these plans.
- 1.4 The proposal seeks the demolition of the existing detached 3 bedroomed dwelling and construction of detached 3 bedroomed dwelling. The proposed dwelling will be situated around 2m back from the road compared to the existing dwelling. The proposed dwelling will extend further east into the plot with parking and turning area also further into the plot to allow for safe turning on site. The main entrance will remain to the south-east elevation like the existing dwelling.

## 2. Planning History

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

Application	Proposal	Decision / Date
22/02870/FUL	Demolition of existing structurally compromised cottage and provision of a replacement cottage , with provision for access and related landscaping.	Refused / 28.11.2023

## 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 Site notice displayed on 17<sup>th</sup> April at the site; the deadline for representations expired on 9<sup>th</sup> May 2024.
- 3.3 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). However, 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](http://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.

<p><b>East Garston Parish Council:</b></p>	<p>Objection – Space for vehicular access already exists on the S-E side so PC unclear why it is necessary to move the footprint to accommodate access on the S-W side. Object due to the re-positioning for the following reasons;</p> <ol style="list-style-type: none"> <li>1. Visual Impact: Proposed re-siting and moving the building backwards in the plot by 2 metres would have a detrimental impact on the street scene which is an integral part of the character of the Conservation Area and the AONB. PC feel the new plans do not take account advice of conservation officers who recommended to maintain the current footprint.</li> <li>2. Negative impact on private amenity of an existing village home; although PC not clear exactly how far the building will need to move to accommodate the 3.1 metres for vehicular access it will be a minimum of 0.5 metres. This, coupled with moving back 2 metres in the plot will take the building much closer to Larkspur than if it stayed on the same footprint.</li> <li>3. Impact on traffic; Current position of Greengates creates a natural pinchpoint along the lane which naturally slows traffic. Improvement in sightlines gained by moving the building back are negligible because of wall to the west and mature hedge on the east. Despite plans for hedging and a kerb it is felt that at some point there will be on street parking.</li> </ol> <p>The PC concerned about over development of this site. If WBC do approve this application, the PC would like a condition imposed that removes permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.</p>
<p><b>Highways:</b></p>	<p>Conditional Approval</p>
<p><b>Trees:</b></p>	<p>Conditional Approval</p>
<p><b>Archaeology:</b></p>	<p>No Objections</p>
<p><b>Conservation:</b></p>	<p>No Objections to the amended design – full comments below</p>
<p><b>SUDS:</b></p>	<p>No Objections</p>
<p><b>Environment Agency:</b></p>	<p>No Comments</p>
<p><b>Ecology:</b></p>	<p>Conditional Approval</p>

<b>North Wessex Downs:</b>	No Response
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### ***Public representations***

- 4.2 Representations have been received from 13 contributors, 13 of which object to the proposal.
- 4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:
- Relocation of dwelling
  - Visual impact on conservation area and street scene
  - Layout as access to south-east side
  - Impact on neighbouring amenity
  - Previous refusal reasons still applicable
  - Encourage on street parking
  - Highways impacts
  - Precedent for future applications for moving dwellings
  - Loss of historic integrity
  - Ecological impacts

## **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, ADPP5, CS1, CS4, CS13, CS14, CS16, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
  - Policies OVS.5, OVS.6, TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).
  - Policies 1 and 2 of the Replacement Minerals Local Plan for Berkshire 2001 (RMLP).
- 5.2 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 Quality Design SPD (2006)
  - Planning Obligations SPD (2015)
  - Sustainable Drainage Systems SPD (2018)

## **6. Appraisal**

- 6.1 The main issues for consideration in this application are:
- Principle

- Design, Conservation, Character and Appearance
- Neighbouring amenity
- Highways
- Flooding
- Ecology
- Trees

### ***Principle of development***

- 6.2 The application site is located within the defined settlement boundary of East Garston the application site is also within the North Wessex Downs National Landscape (NWDNL). In accordance with Core Strategy Area Delivery Plan Policy 1 (ADDP1) and the principal guidance in the National Planning Policy Framework (NPPF) new development will be directed to the most sustainable locations and with preference on brownfield sites accessed.
- 6.3 Planning Policy ADPP5 of the Core Strategy further advocates for the limiting of development within the countryside. It sets out the criteria for the principle of development within the North Wessex Downs National Landscape (NWDNL). Policy ADPP5 permits development within NWDNL providing its impact on the surrounding environment is acceptable. It seeks to conserve and enhance the character of the NWDNL, ensuring that any development responds positively to the local context.
- 6.4 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan provides an up-to-date framework for determining applications/appeals for residential development in West Berkshire. Relevant policies for the supply of housing are contained in the West Berkshire Core Strategy 2006-2026 and the Housing Site Allocations (HSA) DPD 2006-2026. These policies attract substantial weight in the determination of applications for new residential development.
- 6.5 The proposed development at Greengates, Front Street, East Garston, RG17 7HW, is within the settlement boundary of East Garston, as defined within The West Berkshire Core Strategy (2006- 2026) and the West Berkshire Housing Site Allocations DPD.
- 6.6 Being within the settlement boundary the principle of the proposed development is acceptable. This is subject to the proposal otherwise being in accordance with development plan policies on design, impact on the character of the area, and impact on the amenity of neighbouring land uses.

### ***Design, Conservation, Character and Appearance***

- 6.7 The NPPF is clear that good design is indivisible from good planning, it attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development and should contribute positively to making places better for people. It emphasises the importance to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings. The NPPF also adds that the visual appearance is a very important factor, securing high quality and inclusive design goes beyond aesthetic considerations.
- 6.8 Planning Policies CS14 and CS19 of the West Berkshire Core Strategy 2006 - 2026 are relevant to this application. Policy CS14 states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area and makes a positive contribution to the quality of life in West Berkshire. It further states that design and layout must be informed by the wider context,

having regard not just to the immediate area, but to the wider locality. Development shall contribute positively to local distinctiveness and sense of place. Proposals are expected to make efficient use of land whilst respecting the density, and character of the area.

- 6.9 The existing dwelling is an attractive historic cottage, displaying a traditional character reflective of the rural vernacular. It is a modest structure of 1 and half storeys, constructed of red bricks with vitrified blue headers laid in a Flemish bond. The roof is of half-hip construction with traditional clay tiles. It is prominently located on one of the main thoroughfares that run through the CA.
- 6.10 It is likely to date to the early C19th, however, it could be slightly earlier. Rocque's map of 1761 shows buildings lining the main thoroughfares through East Garston. However, it is difficult to say for sure whether the existing dwelling is shown as Rocque's maps are largely schematic, so it is difficult to identify the existing dwelling with any certainty.
- 6.11 Regardless of whether the building dates to the early C19th or the late C18th, it is clearly of local historic and architectural interest. Its interest, or significance, lies in the combination of the building's age, modest vernacular appearance, use of traditional materials and techniques, its communal/social value as the former post office, and the positive contribution it makes to the historical and architectural unity of the East Garston Conservation Area. Therefore, whilst not currently included in West Berkshire's Local List of Heritage Assets (which is currently in its early stages), the building is a non-designated heritage asset within the meaning and definition contained within the NPPF.
- 6.12 The application has been accompanied by a Structural Report by Andrew Waring Associates, which concludes that the building is beyond reasonable or practicable repair due to excessive lean and instability in the walls and roof and would need to be rebuilt. Whilst the loss of this attractive vernacular cottage is extremely regretful however the council accept the findings of the Structural engineer's report and consider that the rebuild of this cottage is justified in this instance.
- 6.13 While the demolition of this building will result in harm to the significance of a designated heritage asset, it is considered that provided historic fabric from the existing building (namely the bricks) is salvaged and re-used in the new building, the harm is justified as it would provide public health and safety benefits.
- 6.14 This application differs from the previous in the following ways:
- Proposed siting – 2m away from road edge (rather than previous 2.4m)
    - In line with concerns raised by the previous conservation officer comments, setting the building away from the road is considered to incur a level of less than substantial harm to the Conservation Area, by reducing the visibility and presence of the cottage (a positive contributor) to the Conservation Area street scene. The altered siting would alter its relationship with Front Street and surrounding historic development. Reducing this set back by 0.4m is a slight improvement on the previously proposed but is still considered to incur a level of less than substantial harm. In line with the NPPF (Para. 208), this harm would need to be weighed against public benefit.
    - The proposed design and materiality is appropriate.
  - Landscaping – hedge at boundary to prevent on street parking
    - Examples of this type of boundary treatment can be seen throughout the Conservation Area – considered to be acceptable (provided the

proposed siting is appropriate by the Case Officer in line with the comments above).

- 6.15 The conservation officer requested the roof height of the addition to be reduced further to allow clearer differentiation and subservience between the replacement cottage and the addition. Amended plans were received on 31<sup>st</sup> May 2024 which made these changes and therefore the conservation officer was satisfied with these changes.
- 6.16 The main dwelling is to be constructed of brick and is to replicate the form, design, detailing and appearance of the existing building, albeit with very slight differences in height:
- Ridge height - proposed 6.7m, existing 6.2m
- Eaves height along the S/E elevation - proposed 3.8m, existing 3.5m
- Eaves height N/W elevation - proposed 2.2m, existing 2.1m
- 6.17 The extension is proposed to be painted brickwork with matching clay tile roof; the extension will have a lower ridge height and eaves height to appear subservient to the main replacement dwelling.
- 6.18 The proposed plans which set the replacement dwelling back from the highway is considered to have a less than substantial harm on the conservation area. Where a proposal would cause less than substantial harm to the significance of a designated heritage asset, paragraph 208 of the NPPF requires that in determining the application the less than substantial harm must be weighed against the public benefits of the proposal, including, where appropriate securing its optimum viable use. Highways safety is a public benefit, so should be weighed against the less than substantial harm.
- 6.19 The proposed replacement dwelling will be situated 2m further into the site than the existing dwelling. The dwelling will also be moved 0.8m to the south-east to allow for enough space for cars (3.1m) to pass to the north-west of the dwelling to access the new parking area located to the north-east.
- 6.20 Overall, whilst there is the loss of a non-designated heritage asset suitable justification has been submitted in the form of a structural viability report. The structural viability of a building for re-use is a material planning consideration in considering its replacement, including in a conservation area. It is accepted that the setting back of the proposed replacement dwelling would have an impact on the conservation area, but this impact would be less than substantial which is outweighed by the public benefits of providing visibility splays with regards to vehicle and pedestrian safety. It is also to be noted that the less than substantial harm is at a low level; therefore, the proposal does not result in significant or overwhelming harm to the character of the conservation area. Therefore the proposed works are considered to comply with the NPPF and policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

### ***Neighbouring amenity***

- 6.21 Securing a good standard of amenity for all existing and future occupants of land and buildings is one of the core planning principles of the National Planning Policy Framework.
- 6.22 West Berkshire Core Strategy Core Strategy Policy CS14 states that new development must make a positive contribution to the quality of life in West Berkshire.

- 6.23 The proposed replacement dwelling will be situated further into the plot and moved to the south-east closer to the neighbouring dwelling known as Larkspur. The proposed dwelling will be located 0.8m closer to the neighbouring dwelling than the existing dwelling. An additional first floor window is proposed to the south-east elevation however this will be a bathroom and a condition can be added for this to be fitted with obscure glazing.
- 6.24 There is current existing boundary fence and mature screening with further soft planting proposed the soft landscaping can be secured via condition.
- 6.25 Due to the setting back of the proposed dwelling from the road by 2m this will move the proposed middle first floor window further into the plot closer to the neighbouring dwelling (Larkspur). The proposed window will be around 18m from the conservatory located to the side; whilst the 'Quality Design' SPD states that back-to-back distances should be 21m, the proposed angle and distance along with the existing mature boundary screening reduced the potential for overlooking. Overall, there is not considered to be a significant impact on neighbouring amenity and the proposal complies with the NPPF and Policy CS14 of the Core Strategy.

### ***Highways***

- 6.26 Policy CS13 of the Core Strategy and TRANS.1 of the Saved Policies of the Local Plan relate to access, parking and turning and highways impacts of development. The NPPF indicates development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 6.27 During the previous application the Council's Highways Officer was consulted and raised an objection to the application being amended in accordance with the conservation officers request for the replacement dwelling to be located close to the road like the existing dwelling. This setting forward did not improve the visibility splays/sight lines which caused concern due to the intensification of use of the access. Concern was raised as vehicles would be required to edge out into the carriageway without being able to see whether it is safe to do so. The carriageway is relatively narrow and so vehicles exiting the access could be a hazard to vehicles travelling in either direction. There are also no footways in this location and so the increased use could also be a compromise to pedestrian safety. The development would result in the increased use of an access which is provided with sub-standard visibility which would be to the detriment of highway safety and the free-flow of traffic along Front Street.
- 6.28 The current scheme alters the location of the proposed replacement dwelling further into the site by 2m. This is supported by the highways officer as it allows for improvements to the access in which the use would be intensified due to the creation of an off-road parking area to the rear of the dwelling. The re-positioning of the proposed dwelling allows for adequate room (3.1m) for cars to pass to the north-west of the site to access the rear parking area and allow for safe turning on site.
- 6.29 The proposed site plan shows to prevent cars parking to the front of the dwelling soft landscaping comprising of evergreen hedging at a max height of 0.6m is proposed. This can be secured by condition. The replacement boundary wall will also be set back to ensure that visibility splays are maintained.
- 6.30 Policy P1 Residential Parking Standards for New Development. Each 3-bed house within Zone 3 must be provided with a minimum of 2.5 off road car parking spaces of which have been provided.



- 6.31 The highways officer has recommended approval subject to conditions such as provision of electric vehicle charging point, parking in accordance with plans, works to be carried out in accordance with the submitted construction method statement, provision of visibility splays/sight lines and stopping up of temporary access; these conditions have been deemed acceptable.
- 6.32 The proposed replacement dwelling accords with the NPPF, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy P1 of the West Berkshire HSA DPD (2006-2026).

### ***Flooding***

- 6.33 The application site is located partially within an area that is at risk of surface water flooding and fully within an area of groundwater flood risk and therefore a flood risk assessment is required as part of Policy CS16 and the NPPF.
- 6.34 Policy CS16 states that the sequential approach in accordance with the NPPF will be strictly applied across the District. Development within areas of flood risk from any source of flooding, including Critical Drainage Areas and areas with a history of groundwater or surface water flooding, will only be accepted if it is demonstrated that it is appropriate at that location, and that there are no suitable and available alternative sites at a lower flood risk. When development has to be located in flood risk areas, it should be safe and not increase flood risk elsewhere, reducing the risk where possible and taking into account climate change.
- 6.35 A SUDS Statement dated June 2023 was submitted and deemed acceptable by the drainage engineer. A drainage strategy of similar principles to a previous application at this site was discussed and agreed with the council as LLFA and are therefore satisfied that the proposals have been retained for this application. Whilst there is no way for the proposed development to be 100% compliant with best practice due to the lack of nearby surface water sewers and the difficulty/costs associated with connecting to the nearest watercourse, the applicant has done as much as possible to provide a viable surface water drainage scheme.
- 6.36 For a development of this scale the applicant has provided appropriate surface water drainage details. A condition ensuring that the proposed development is carried out in accordance with the measures stated within the assessment has been added to the decision notice to secure this.
- 6.37 The proposed replacement dwelling accords with the NPPF and Policy CS16 of the West Berkshire Core Strategy (2006-2026).

### ***Ecology***

- 6.38 The proposed development falls within the catchment of the River Lambourn SAC and therefore within the Nutrient Impact Zone for this Habitat Site. All new development that would result in a net increase in phosphorous must take into account Natural England's Advice on Nutrient Neutrality dated 16<sup>th</sup> March 2022. West Berkshire Council will need to be certain that the submitted plans will not adversely affect the integrity of the River Lambourn SAC in accordance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), before considering granting planning permission.
- 6.39 The submitted proposals are to demolish the existing dilapidated cottage and to replace it with a new dwelling. Therefore, the proposal does not comprise a new additional dwelling. The applicants have submitted a Statement of Nutrient Neutrality which demonstrates that as the replacement dwelling will be connected to East Shefford

WwTW the wastewater phosphorous export load will in any case be significantly reduced over the current septic tank waste facility.

- 6.40 There are therefore no likely significant effects on the River Lambourn SAC from nutrients, no requirement for a full Habitats Regulations Assessment and no requirement for nutrient mitigation.
- 6.41 Greengates is an old, dilapidated cottage surrounded by vegetation including mature trees and shrubs and is located close to the River Lambourn. All these factors indicate good potential for bat activity and roosting bats. The applicants have submitted a report of Bat Surveys that concludes the likely absence of roosting bats. However, the surveys on which this assessment is based were undertaken in August 2021 over 2.5 years ago and therefore they can no longer be relied upon. Therefore updated surveys for bats are required.
- 6.42 Normally such surveys would need to be undertaken and the results submitted prior to the determination of the planning application in accordance with paragraph 99 of the ODPM Circular /2005 which states: *“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”*. However, as previous surveys found no evidence of roosting bats, it is possible in this case to make the further surveys a pre-commencement planning condition in accordance with the guidance set out in Section 9.2.4 of BS 42020:2013.
- 6.43 A relevant condition requesting further bat surveys, construction environmental management plan, lighting design and ecological enhancements has been recommended to ensure that this is secured.
- 6.44 The proposed development would therefore be in accordance with Policy CS17 of the West Berkshire Core Strategy Development Plan Document (2006-2026).

### **Trees**

- 6.45 Policies CS18 and CS19 of the West Berkshire Core Strategy 2006 - 2026 are also relevant in this instance.
- 6.46 The Council's Tree Officer was consulted and commented; the application is for demolition of the existing dwelling and its replacement. It is accompanied by an Arboricultural Impact Assessment by WH Landscape to BS 5837:2012. This shows five trees of various types and sizes will be removed to facilitate the development. Two of these are non-native conifers which could reach considerable size at maturity and arguable are out of keeping with the surroundings. One is a domestic Apple. All are C-grade. Replacement hedge and tree planting is proposed. No objections to the proposed works providing works being carried out as stated in the report. Therefore, the proposal is deemed acceptable subject to condition securing the works are carried out in accordance with the submitted information and a condition relating to provision of a soft landscaping scheme.
- 6.47 The proposed development would therefore be in accordance with Policies CS18 and CS19 of the West Berkshire Core Strategy Development Plan Document (2006-2026).

## 7. Planning Balance and Conclusion

- 7.1 The proposal has been carefully assessed to ensure that the replacement dwelling is appropriate in scale and design whilst taking into consideration the impact on the character and appearance of the area including the conservation area.
- 7.2 The altered position of the replacement dwelling has been carefully considered would allow for improved visibility splays and sight lines which in turn would improve overall highway safety. It is considered that these public benefits would outweigh the less than substantial harm caused to the Conservation Area by the slight set back from the road edge.
- 7.3 For the reasons given above it is considered that the proposal does accord with the criteria of the National Planning Policy Framework and development plan policies and is therefore recommended for APPROVAL.

## 8. Full Recommendation

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

### **Conditions**

1.	<p><b>Commencement of development</b></p> <p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).</p>
2.	<p><b>Approved plans</b></p> <p>The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:</p> <p>Construction Method Statement Dated February 2024 received 4<sup>th</sup> April 2024; CMS Site Plan received 10<sup>th</sup> April 2024; Location Plan 210343-01 received 11<sup>th</sup> March 2024; Tree Survey, Arboricultural Impact Assessment and Tree Constraints Plan 22.1549 Rev A Dated February 2024 received 11<sup>th</sup> March 2024; SuDS Statement 3908 Rev C dated June 2023 received 11<sup>th</sup> March 2024; Verge and eave details 210343-12 received 11<sup>th</sup> March 2024; Proposed Plans 210343-15 Rev C received 31<sup>st</sup> May 2024.</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3.	<p><b>Brickwork</b></p> <p>Existing bricks, which are to be removed as part of the proposal, shall be reused in the proposed works. Where the use of new/reclaimed bricks are required to be used where insufficient numbers of salvageable bricks are available, no development shall take place until a sample of the new/reclaimed brick has been submitted to and approved in writing by the Local Planning Authority. All materials incorporated in the work shall match the approved samples.</p> <p>Reason: To ensure that the materials are appropriate to the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>

4.	<p><b>Roof details</b></p> <p>No works shall take place to the roof until full details of the eaves, fascia, verges and ridge, at a minimum scale of 1:20, have 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 details.</p> <p>Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
5.	<p><b>Doors and windows</b></p> <p>No new external doors and windows shall be fitted until working drawings (scale 1:20, 1:10, 1:5, half or full size etc.) fully detailing the new / or replacement windows and/or external doors (cross sections for full glazing bars, sills, heads etc.) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved specification and retained thereafter.</p> <p>Reason: To ensure that the proposed works can be affected without detriment to the special architectural and historic interest of the heritage assets and to ensure a satisfactory appearance to the development and to comply with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
6.	<p><b>Materials</b></p> <p>No above ground development shall take place until a schedule of all materials and finishes visible external to the building have been submitted to and approved in writing by the Local Planning Authority. Samples shall be made available to be viewed at the site or by arrangement with the Planning Officer. All materials incorporated in the work shall match the approved samples.</p> <p>Reason: To ensure that the materials are appropriate to the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
7.	<p><b>Services</b></p> <p>No above ground development shall take place until details of services visible external to the building, to include, drainage pipework (including soil vent pipe terminations) and accessories, rainwater goods, boiler flues, extract vent grilles, meter cupboards, external lighting etc. have been submitted to and approved in writing by the Local Planning Authority. Thereafter the new or modified external services shall be installed in accordance with the approved details.</p> <p>Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
8.	<p><b>New Brickwork</b></p> <p>All new facing brickwork (including the main dwelling and the front boundary wall), including works of making good, shall match the existing brickwork in terms of bricks (size, colour and texture); mortar (mix, colour and texture); joint profile; and bond.</p> <p>Reason: To ensure that the materials are appropriate to the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
9.	<p><b>Roof Tiles</b></p> <p>Existing roof tiles from the main roof, which are to be removed as part of the proposal, shall be reused in the proposed works. Where insufficient numbers of salvageable</p>

	<p>roof tiles are available, new handmade/reclaimed roof tiles to match the existing roof tiles shall be used.</p> <p>Reason: To ensure that the materials are appropriate to the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
10.	<p><b>EVCP</b></p> <p>The dwelling shall not be occupied until details of an electric vehicle charging point has been submitted to and approved in writing by the Local Planning Authority. 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 vehicle.</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>
11.	<p><b>CMS</b></p> <p>The development shall be carried out in accordance with the approved Construction Method Statement and site set-up plan.</p> <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>
12.	<p><b>Vis Splays</b></p> <p>The dwelling shall not be occupied until the visibility splays at the access have been provided in accordance with drawing number Proposed Plans 210343-15 Rev C received 31<sup>st</sup> May 2024. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level at all times.</p> <p>Reason: In the interests 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>
13.	<p><b>Parking</b></p> <p>The dwelling shall not be occupied until the vehicle parking and turning space have been surfaced and provided in accordance with the approved plan(s). The parking and turning space shall thereafter be kept available for parking 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><b>Temporary access</b></p> <p>The temporary vehicular access(es) at the site shall be stopped up on completion of works and be reinstated to the satisfaction of the Local Planning Authority.</p> <p>Reason: In the interest of road safety and highway maintenance. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).</p>
15.	<p><b>SUDS</b></p>

	<p>The development hereby permitted shall be undertaken in accordance with the SuDS Statement 3908 Rev C dated June 2023 received 11<sup>th</sup> March 2024. The strategy and maintenance measures described in the statement shall be implemented in full before the development is brought into use. Thereafter the drainage measures shall thereafter be carried out and retained in accordance with the approved details.</p> <p>Reason: To ensure that surface water will be managed in a sustainable manner; 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>
16.	<p><b>Bat Surveys and Mitigation</b></p> <p>Prior to the commencement of development (including site clearance), updated bat emergence/return to roost surveys shall be carried out and the results shall be submitted to and approved in writing by the Local Planning Authority. The number of emergence surveys required shall be dependent on an updated assessment of bat roosting potential based on evidence from updated external and internal inspections for potential roosting features. If bats are confirmed to be roosting, a bat mitigation strategy along with measures to enhance the sites for bats shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the adequate safeguarding of protected species in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is required due to the original survey work needing to be repeated because the survey data being out of date before commencement of development and to confirm the continued absence of a protected species or to establish the status of a mobile protected species that might have moved, increased or decreased within the site.</p>
17.	<p><b>Construction Environmental Management Plan (biodiversity)</b></p> <p>No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:</p> <ol style="list-style-type: none"> <li>a) Risk assessment of potentially damaging site clearance and construction activities;</li> <li>b) Identification of 'biodiversity protection zones';</li> <li>c) Practical measures (both physical measures and sensitive working practises) to avoid or reduce impacts to protected species during site clearance and construction (may be provided as a set of method statements);</li> <li>d) The location and timing of sensitive works to avoid harm to biodiversity features;</li> <li>e) The times during site clearance and construction when specialist ecologists need to be present on site to oversee works;</li> <li>f) Responsible persons and lines of communication;</li> <li>g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;</li> <li>h) Use of protective fences, exclusion barriers and warning signs.</li> </ol> <p>The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the site clearance and construction period in accordance with the approved details.</p> <p>Reason: To ensure that any adverse environmental impacts of development activities are avoided or suitably mitigated in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026. A pre-</p>

	<p>commencement condition is required because the CEMP will need to be adhered to throughout construction.</p>
18.	<p><b>Ecological Enhancements</b></p> <p>Prior to the completion of the development hereby approved, details of how the development will enhance biodiversity will be submitted to, and approved in writing by, the Local Planning Authority. These shall include the installation of bat and bird nesting boxes along with provision of generous native species planting where possible. The approved details will be implemented and thereafter retained.</p> <p>Reason: To minimise impacts on and provide net gains for biodiversity in accordance with the requirements of the NPPF and Policy CS17 of the West Berkshire Core Strategy (2006-2026).</p>
19.	<p><b>Lighting Design</b></p> <p>No external lighting shall be installed to the dwelling until a “lighting design strategy for biodiversity” has been submitted and approved in writing by the local planning authority. The strategy shall:</p> <ol style="list-style-type: none"> <li>a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and</li> <li>b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.</li> </ol> <p>All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.</p> <p>Reason: Bats are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
20.	<p><b>Ecological Enhancements</b></p> <p>The dwelling shall not be occupied until details of biodiversity enhancement measures have been submitted to and approved in writing by the Local Planning Authority. Such measures shall include the installation of bat and bird nesting boxes along with provision of generous native species planting. Thereafter, the dwelling shall not be occupied until the measures have been installed/constructed in accordance with the approved detail.</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>
21.	<p><b>AIA, Tree Survey and Method Statement</b></p> <p>The Tree Survey, Arboricultural Impact Assessment and Tree Constraints Plan 22.1549 Rev A Dated February 2024 received 11<sup>th</sup> March 2024 shall be implemented in full and tree protection measures and works carried out in accordance with the Assessment. No changes shall be made to the works unless amendments have been submitted to and approved in writing by the Local Planning Authority and shall include details of any changes to the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area.</p>

	<p>Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of the NPPF and Policies ADPP1, ADPP5, CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
22.	<p><b>Soft Landscaping</b></p> <p>The dwelling shall not be occupied until a detailed soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme shall include detailed plans, planting and retention schedule, programme of works, and any other supporting information. All soft landscaping works shall be completed in accordance with the approved soft landscaping scheme within the first planting season following completion of building operations / first occupation of the new dwelling (whichever occurs first). Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved soft landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.</p> <p>Reason: A comprehensive soft landscaping scheme is an essential element in the detailed design of the development, and is therefore necessary to ensure the development achieves a high standard of design. These details must be approved before the dwellings are occupied because insufficient information has been submitted with the application, and it is necessary to ensure that the scheme is of a high standard. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.</p>
23.	<p><b>Hard Landscaping</b></p> <p>The dwelling shall not be occupied until the hard landscaping of the site has been completed in accordance with a hard landscaping scheme that has first been submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include details of any boundary treatments (e.g. walls, fences) and hard surfaced areas (e.g. driveways, paths, patios, decking) to be provided as part of the development.</p> <p>Reason: A comprehensive hard landscaping scheme is an essential element in the detailed design of the development and is therefore necessary to ensure the development achieves a high standard of design. These details must be approved before the dwellings are occupied because insufficient information has been submitted with the application, and it is necessary to ensure that the scheme is of a high standard. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.</p>
24.	<p><b>Permitted development restriction (extensions)</b></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 and C 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. 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 Quality Design SPD (June 2006).</p>
25.	<p><b>Obscure glazing of windows</b></p>



	<p>The bathroom window at first floor level in the south-east elevation shall be fitted with obscure glass before the dwelling hereby permitted is occupied. The obscure glazing shall be permanently retained in that condition thereafter.</p> <p>Reason: To prevent overlooking of adjacent properties, in the interests of safeguarding the privacy of the neighbouring occupants. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026), Quality Design SPD (2006) and House Extensions SPG (July 2004).</p>
26.	<p><b>Permitted development restriction (windows/dormers)</b></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 windows/dormer windows (other than those expressly authorised by this permission) which would otherwise be permitted by Schedule 2, Part 1, Classes A, B and/or C of that Order shall be constructed at first floor level on the south-east elevation of the dwelling hereby permitted, without planning permission being granted by the Local Planning Authority on an application made for that purpose.</p> <p>Reason: To prevent overlooking of adjacent properties, in the interests of safeguarding the privacy of the neighbouring occupants. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026), Quality Design SPD (2006) and House Extensions SPG (July 2004).</p>

### **Informatives**

1.	Proactive
2.	CIL
3.	<p>HI 1 Access Construction</p> <p>The Asset Management team, West Berkshire District Council, Environment Department, Council Offices, Market Street, Newbury, RG14 5LD, or <a href="mailto:highwaysassetmanagement@westberks.gov.uk">highwaysassetmanagement@westberks.gov.uk</a> should be contacted to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made, allowing at least four (4) weeks' notice, to obtain details of underground services on the applicant's behalf.</p>
4.	<p>HI 3 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>HI 4 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>HI 8 Excavation in close proximity to the highway</p> <p>In order to protect the stability of the highway it is advised that no excavation be carried out within 15 metres of a public highway without the written approval of the Highway Authority. Written approval would be obtained from the Asset Manager, West Berkshire District Council, Environment Department, Council Offices, Market Street, Newbury, RG14 5LD or <a href="mailto:highwaysmaintenance@westberks.gov.uk">highwaysmaintenance@westberks.gov.uk</a></p>
7.	<p>HI 9 Incidental works affecting the highway</p> <p>Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from, the Principal Engineer (Streetworks), West Berkshire District Council, Transport &amp; Countryside, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 503233, before any development is commenced.</p>