

**WESTERN AREA PLANNING COMMITTEE**  
**23<sup>RD</sup> OCTOBER 2024**

**UPDATE REPORT**

**Item No:** (2)                      **Application No:** 24/00582/FUL                      **Page No.** 37-59

**Site:** White Hart Inn, Hamstead Marshall, Newbury RG20 0HW

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**1. Registered Speakers**

Please refer to List of Speakers provided under separate cover.

**2. Updated Recommendation**

The recommendation remains as set out in the agenda committee report, subject to the following additional/amended conditions.

<b>8.</b>	<p><b>Visibility Splays before development</b></p> <p>No dwelling shall be first occupied until the visibility splays at the access have been provided in accordance with Drawing No. ITB19284-GA-001 Rev A. The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level.</p> <p>Reason: In the interest of road safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026).</p>
<b>18</b>	<p><b>Obscure glazing of windows</b></p> <p>The roof light window at first floor level in the north elevation of dwelling H4 shall be fitted with obscure glass and shall be non-opening. The roof light window shall be permanently retained in that condition thereafter.</p> <p>Reason: To prevent overlooking of adjacent properties/land, in the interests of safeguarding the privacy of the neighbouring occupants. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026), Quality Design SPD (2006) and House Extensions SPG (July 2004).</p>