

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	24/02564/FUL Streatley	30 th January 2025 ¹	Demolition of the existing stable and garage, and erection of a new single-storey 2 bedroom dwelling at The Stables at number 3 Stable Cottages Former Stables and Garage Adjacent 1 To 3 Stable Cottages, Wallingford Road, Streatley, Reading Paul Fenton
¹ Extension of time agreed with applicant until 11 th July 2025			

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

<https://publicaccess.westberks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SNPWKIRD09N00>

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

Ward Members: Councillor Coyle

Reason for Committee Determination: The property is within the National Landscape and Streatley Conservation Area. There is very limited car parking within the site.

Committee Site Visit: 02 July 2025

Contact Officer Details

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1. Introduction

- 1.1 The purpose of this report is for the Committee to consider the proposed development against the policies of the development plan and the relevant material considerations, and to make a decision as to whether to approve or refuse the application.
- 1.2 The application site lies to the east of Wallingford Road and is accessed from a shared driveway. The site forms the north western corner of a courtyard development of 6 properties. The site upon which the new dwelling is proposed is currently occupied by a disused stables and garage which are to be demolished.
- 1.3 This application seeks planning permission for the demolition of a stables and construction of a single storey two bedroom dwelling. The property is designed to reflect the appearance of a traditional agricultural style building through the use of materials and its form. The building measures 5.1m to the ridge and has a rectangular footprint measuring approximately 16.4m by 6.8m. Two car parking spaces are proposed within the central grassed area to the front of the dwelling.
- 1.4 The proposal also seeks to increase the height of the existing wall adjacent to the highway to 1.8m to provide an increased level of privacy for future occupiers.

2. Planning History

- 2.1 There is no relevant planning history relating to this specific part of the site.
- 2.2 The Member call in form raises concerns for the impacts arising from this development when coupled with other planning applications within the vicinity of the site with reference made to applications 24/02543/HOUSE and 24/02561/FUL. These applications are not considered to be material considerations for this application however for information purposes details of these are set out below:
- 2.3 24/02543/HOUSE – 3 Stable Cottages - Three storey extension and front entrance porch alterations. Refused 27.01.2025 due to the impact on the character of the area and conservation area and impact on neighbour amenity.

24/02561/FUL – Townsend Farm Bungalow - Demolition of a terraced bungalow and a new two storey terraced house in the same location as the demolished house.. Refused 30.01.2025 due to harm to the conservation area and the National Landscape.

3. Legal and Procedural Matters

Environmental Impact Assessments (EIA): The proposal falls within schedule 2 of the regulations column 10(b) (urban development projects). The site is located within a sensitive area, namely the North Wessex Downs National Landscape, but it does not exceed the relevant threshold in column 2 as the site area is less than 0.5 hectares. The proposal is therefore “Schedule 2 development” within the meaning of the Regulations. However, taking into account the selection criteria in Schedule 3, it is not considered that the proposal is likely to have significant effects on the environment. Accordingly, the proposal is not considered “EIA development” within the meaning of the Regulations. A Screening Opinion was issued on the 25th June 2025.

- 3.1 **Publicity:** Publicity has been undertaken in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council’s Statement of Community Involvement. A site notice was displayed on 11th December 2024 at the entrance into the site, with a deadline for representations of 4th

January 2025. A public notice was displayed in the Newbury Weekly News on 9th January 2025; with a deadline for representations of 23rd January 2025. Notification letters were sent to neighbours along with subsequent notifications to those who commented following the receipt of amended plans.

- 3.2 **Local Financial Considerations:** Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Whether or not a 'local finance consideration' is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision based on the potential for the development to raise money for a local authority or other government body. The table below identifies the relevant local financial considerations for this proposal.

Consideration	Applicable to proposal	Material to decision	Refer to paragraph(s)
Community Infrastructure Levy (CIL)	Yes	No	3.4
New Homes Bonus	Yes	No	3.5

- 3.3 **Community Infrastructure Levy (CIL):** Community Infrastructure Levy (CIL) is a levy charged on most new development within an authority area. The money is used to pay for new infrastructure, supporting the development of an area by funding the provision, replacement, operation or maintenance of infrastructure. CIL will be used to fund roads and other transport facilities, schools and other educational facilities, flood defences, medical facilities, open spaces, and sports and recreational areas. Subject to the application of any applicable exemptions, CIL will be charged on residential (Use Classes C3 and C4) and retail (former Use Classes A1 – A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of gross internal area (including extensions) or when a new dwelling is created (even if it is less than 100 square metres). CIL liability, and the application of any exemptions, will be formally confirmed by the CIL Charging Authority under separate cover following any grant of planning permission. More information is available at <https://www.westberks.gov.uk/community-infrastructure-levy>
- 3.4 **New Homes Bonus (NHB):** New Homes Bonus payments recognise the efforts made by authorities to bring residential development forward. NHB money will be material to the planning application when it is reinvested in the local areas in which the developments generating the money are to be located, or when it is used for specific projects or infrastructure items which are likely to affect the operation or impacts of those developments.
- 3.5 **Public Sector Equality Duty (PSED):** In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The Council must have due regard to the need to achieve the following objectives:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 3.6 Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—
- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
 - (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
 - (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
- 3.7 The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have regard to and remove or minimise disadvantage. In considering the merits of this planning application, due regard has been given to these objectives.
- 3.8 There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.
- 3.9 **Human Rights Act:** The development has been assessed against the provisions of the Human Rights Act, including Article 1 of the First Protocol (Protection of property), Article 6 (Right to a fair trial) and Article 8 (Right to respect for private and family life and home) of the Act itself. The consideration of the application in accordance with the Council procedures will ensure that views of all those interested are taken into account. All comments from interested parties have been considered and reported in summary in this report, with full text available via the Council's website.
- 3.10 It is acknowledged that the relationship between the proposed dwelling and an existing neighbouring property is particularly sensitive and this is discussed in detail below.
- 3.11 Any interference with property rights is in the public interest and in accordance with the Town and Country Planning Act 1990 regime for controlling the development of land. This recommendation is based on the consideration of the proposal against adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.
- 3.12 **Conservation areas:** Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. The Conservation Officer was consulted as part of this application. This matter is considered in further detail later in this report.
- 3.13 **National Landscapes:** Section 85 of the Countryside and Rights of Way (CROW) Act 2000 (as amended) provides a general duty for public bodies: "Any relevant authority exercising or performing any functions in relation to, or so as to effect, land in an area of outstanding natural beauty in England must seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty)." AONBs have been rebranded to be known as National Landscapes, although their legal AONB status continues.

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.

Streatley Parish Council:	Objection raised – Concerns for access/egress from Wallingford Road reflecting refusal reasons for applications 23/02246/FUL and 24/01689/OUT. Concern for ecological impacts arising from the development.
Highways:	No objections subject to conditions
Ecology:	No objection subject to conditions
Drainage:	No objection
Natural England:	No objection, refer o general advice in annex A
Trees:	No objection subject to conditions
Archaeology:	Following the receipt of additional information no objections are raised. No conditions required
Conservation:	No objection
Environmental Health:	No objection
Ministry of Defence	No objection to proposal or amendments

Public representations

- 4.2 Representations have been received from 5 contributors, 0 of which support, and 5 of which object to the proposal. It should be noted that a number of comments relate to the removal of a tree which is outside of the application site and not material to this application.
- 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:
- Impact on the Conservation Area, particularly section 3 of the Conservation Area Appraisal which considers the impacts of views into the Conservation Area namely from; Glebe Meadow, Wallingford Road and the Churchyard of St Marys. Harmful to the rural nature of Wallingford Road. Materials inappropriate to the Conservation Area.
 - Concern for setting a precedent for new development in the Conservation Area.

- Insufficient space for car parking for both the new dwelling and during the construction process. Concerns will result in an overspill of parking onto adjacent roads.
- Impact on North Wessex Downs National Landscape and wildlife.

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.

Development Plan Document	Relevant Policies
West Berkshire Local Plan Review 2023-2041	SP1 The Spatial Strategy SP2 North Wessex Downs AONB SP3 Settlement Hierarchy SP5 Responding to Climate Change SP6 Flood Risk SP7 Quality Design SP8 Landscape Character SP9 Historic Environment SP11 Biodiversity & Geodiversity SP12 Approach to Housing Delivery DM4 Building Sustainable Homes and Businesses DM5 Environmental Nuisance and Pollution Control DM9 Conservation Areas DM14 Assets of Archaeological Importance DM15 Trees, Woodland & Hedgerows DM30 Residential Amenity

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

- The National Planning Policy Framework (NPPF)
- The Planning Practice Guidance (PPG)
- Quality Design SPD (2006)
- Planning Obligations SPD (2014)
- Sustainable Drainage Systems SPD (2018)
- Streatley Village Design Statement (2009)
- Conservation Area Appraisal – Streatley August 2010

6. Appraisal

Principle of development

- 6.1 The application site sits within the North Wessex Downs National Landscape Spatial Area, as defined by Policy SP1 of the West Berkshire Local Plan Review 2023-2041. SP1 'Spatial Strategy' states that development within the settlements identified in Appendix 2 and outlined on the Policies Map will be supported. The site lies within the defined settlement boundary of Streatley. The policy seeks to make the best use of

previously developed land whilst in the National Landscape being mindful that development must be appropriate and needs to conserve and enhance the special landscape qualities of the area, a theme which is fed through to Policy SP2.

- 6.2 Policy SP2 'North Wessex Downs National Landscape' states that this area will be subject to appropriate and sustainable growth and requires that new development responds positively to the local context, conserving and enhancing local distinctiveness and sense of place.
- 6.3 Policy SP3 relates to the settlement hierarchy. Streatley is classified as a smaller settlement as it is not identified within the settlement hierarchy. Development here will be in accordance with Policy SP1. As highlighted above Policy SP1 supports development within the settlement boundaries.
- 6.4 The site sits within the Streatley Conservation Area. There are no listed buildings within close proximity to the site.
- 6.5 The site falls within Flood Zone 1 and is considered to be at low risk of flooding. The site is not within a critical drainage area. There are trees within and in close proximity to the application site but none of these are subject to a Tree Preservation Order.

Character and appearance and impact on the conservation area

- 6.6 Policy SP7 of the West Berkshire Local Plan Review 2023 – 2025 seeks to promote high quality locally distinctive design. This is further supported by policies SP8 'Landscape Character' and SP9 'Historic Environment.' These policies seek to conserve and enhance the natural and historic landscape recognising the unique qualities of these areas.
- 6.7 The application site sits within the Streatley Conservation Area. Policy DM9 'Conservation Areas' states that proposals for development within a conservation area will need to demonstrate how the special character and appearance of the Conservation Area will be preserved and enhanced and sets out a number of criteria against which to do this. The Conservation Area Appraisal for Streatley (August 2010) identifies the history, form and character of the Conservation area and important views into and from it.
- 6.8 The application site is situated within a former farmstead with properties arranged around a central grassed area. There is a mix of property styles although many of the dwellings are 2 storey. The proposed bungalow seeks to replace an existing stables, the loss of which is not considered to be harmful. The proposed dwelling is single storey and remains subservient to the other properties within the development. This is important to retain the hierarchy of buildings currently seen. The style and design of the building is considered to complement the former agricultural use of the buildings and wider site and is appropriate in its scale, form and design.
- 6.9 The existing building sits lower than Wallingford Road and by virtue of its height and scale it sits discreetly within the site, subservient to the existing houses within the courtyard arrangement of properties. The eastern edge of the site forms the boundary of the conservation area and the fields beyond are recognised as contributing to the setting of the Conservation Area as identified within the Streatley Conservation Area Appraisal (August 2010). The proposed dwelling is approximately 0.4m higher than the existing building and has been designed to reflect the former agricultural nature of the existing stables and the historic farmstead arrangement of properties through the use of its materials, scale and form. The increase in height and visibility of the building is not considered to be detrimental to the character of the conservation area and views from the open fields to the east will be obscured by numbers 1 and 2 Stable Cottages. No

objections are raised to increasing the height of the wall adjacent to the highway. In conclusion the proposals are not deemed to harm the significance of the Conservation Area and therefore comply with Policies SP9 and DM9 of the West Berkshire Local Plan Review 2023 - 2025. The proposals also protect the sensitive views identified within the Streatley Conservation Area Appraisal (August 2010).

- 6.10 For the reasons set out above the design of the building is considered to be acceptable and will not result in any harm to the landscape character of the area thus preserving the special qualities and character of the North Wessex Downs National Landscape. As such the proposal accords with policy SP2 and SP8 of the West Berkshire Local Plan Review 2023 - 2025.
- 6.11 Policy DM30 'residential Amenity' requires new development to provide a high standard of amenity for future occupiers and sets out a number of criterion against which to assess new development. With respect to criterion i) the proposal provides for approximately 60sqm of usable amenity space. This measurement does not include the area for planting and landscaping at the front of the gable feature. Paragraph 11.99 states that as a guide a two bedroom house should provide for a minimum of 70sqm of amenity space, as such the proposal falls slightly short of this requirement however this shortfall is not considered to be significant to warrant refusal as the space provided is of a good quality and usable. It is not overlooked and therefore affords future occupiers a high level of privacy. In accordance with criteria ii) the internal accommodation is considered to be of an adequate size and natural light is provided to all habitable rooms in accordance with criteria iii). It is not considered that criteria iv) and v) are relevant to this application.
- 6.12 In conclusion the proposals result in a high quality scheme which is in keeping with the character of the existing courtyard development and the wider area. The design and form ensure that the building will not impact on the character and appearance of the Conservation Area or the National Landscape. The scheme will also deliver a good level of amenity for future occupiers. As such the proposals comply with the guidance within the National Planning Policy Framework and Policies SP2, SP8, SP9 and DM30 of the West Berkshire Local Plan Review 2023 – 2025 and the Streatley Village Design Statement (2009) and the Streatley Conservation Area Appraisal (August 2010).

Impact on neighbour amenity

- 6.13 Policy SP7 Design Quality of the Local Plan Review 2023-2041 seeks to promote high quality locally distinctive design to create places that are better for people. The supporting text states paragraph 5.34 criterion h) that new development should provide a high-quality level of amenity for occupants and neighbouring properties. This is reinforced within Policy DM30 Residential Amenity which sets out a number of criteria against which new development should be assessed.
- 6.14 The nearest properties to the proposed dwelling comprise 1 and 2 Stable Cottages. Number 1 Stable Cottage is most affected as this currently faces directly towards the side elevation of the existing building and the proposal seeks to retain a similar relationship. The existing stables are approximately 4.7m high to the ridge and the proposed dwelling is 5.10m high. It is important to note that the land on which the proposed dwelling will sit is approximately 1.3m higher than the ground levels of the neighbouring properties and this is shown on drawing titled Pro Site Section.
- 6.15 Policy DM30 states, when considering the impact on the living conditions of existing residential dwellings, development will be supported where there is no unacceptable harm in terms of the following criteria:

a) Any significant loss of daylight and/or sunlight to land and buildings

The existing building is approximately 4.25m wide without the garage projection. With this included the depth of this façade upon which number 1 Stable Cottage faces is 5.5m in total but noting the shape of the roof which is much lower above the garage. The proposed elevation is approximately 4.85m with the low level eaves gable projection taking it to 6.8m wide. Broadly the new dwelling will be 0.4m higher than the existing and 1.3m wider, whilst acknowledging that there is a different roof shape/form of the buildings.

The existing stables are set back approximately 6.8m from the front of number 1 Stable Cottage and the proposed dwelling is set back approximately 6.7m. As such the distances are highly comparable.

It is important to note that the projecting gable at the front of the proposed dwelling has a very low eaves height of approximately 1.7m with a heavily sloping roof which helps to reduce the impact of this part of the building. Given the presence of the existing stables it must be considered if the additional built form above what is existing will have a detrimental impact and it is considered that, on balance, from looking at these measurements and comparing the existing and proposed elevations the proposals would not result in a harmful loss of light or overbearing impact to warrant a refusal.

b) Any significant overlooking that results in a harmful loss of privacy

No windows are proposed in the side elevation of this property which faces number 1 Stable Cottage. A condition has been added to remove permitted development rights for any new openings in this elevation to ensure there is no loss of privacy.

c) Development result in an undue sense of enclosure, over bearing impact or harmful loss of outlook

For the reasons set out under criterion a) above it is not considered that the proposal will result in a significant additional level of harm in this regard above what is existing. As such a refusal on these grounds could not be warranted.

d) Noise, dust, fumes and odours.

The proposal is not considered to result in any harmful impacts in this regard.

In conclusion it is considered that the proposal will have an impact on number 1 and to a lesser degree number 2 Stable Cottages however this is not significantly greater than the existing building. As such, on balance it is considered that the proposal would not result in a detrimental level of harm sufficient to warrant a refusal.

6.16 Townsend house sits at a higher ground level to the north of the application site. There is an outbuilding within the garden of this neighbouring property close to the shared boundary. Whilst giving consideration to the criterion within Policy DM30 of the Local Plan Review 2023 - 2025 it is not considered that the proposal will have an adverse impact on the amenity of this property. No windows are proposed in the northern elevation with the exception of three skylights which are high level and therefore would not allow for any overlooking. A condition has been attached to prevent additional windows or dormer windows being added into the roof slope and into the north facing elevation of the proposed dwelling. It is considered that the proposals will not have an adverse impact on the amenity of this neighbouring property and as such the proposals comply with Policy DM30.

6.17 Some concern has been expressed by residents for the impact of car parking and this is considered in detail below. Concern has also been raised about vehicle parking during the construction phase and a condition has been attached requesting the submission of

a Construction Method Statement prior to the commencement of development to prevent overspill parking on adjacent roads.

Trees

- 6.18 Policy DM15 of the Local Plan Review 2023 – 2041 requires development to conserve and enhance trees and hedgerows. The application is supported by an Arboricultural Impact Assessment. There are a number of off site trees to the north which will be potentially affected by the development. The submitted report argues that the impacts of the development on the root protection areas of these trees is unlikely to be significant because of a retaining wall and the existing foundation pads. However it is the Tree Officer's view that a precautionary approach is needed because roots may follow the lay of the land and be present in the top 600-1000mm of soil. As such an arboricultural watching brief is required in case significant roots or root mats are discovered during development. A tree protection plan is also required.
- 6.19 The proposal will result in the removal of a Cherry Tree from the site which is graded U. No other trees are to be removed. Due to this loss from within the Conservation Area a soft landscaping condition is also recommended.
- 6.20 Subject to the above conditions it is considered that the proposals meet with the aims of Policy DM15 and the guidance within the NPPF by ensuring the protection of trees within and adjacent to the site and that the loss of the existing Cherry tree will be mitigated by new planting.

Highways

- 6.21 Policy SP19 of the Local Plan Review 2023 - 2024 requires new development to minimise the impacts of all forms of travel and to mitigate any adverse impacts on local transport routes. Wallingford Road is subject to a 30 mph speed limit within the vicinity of the application site. In accordance with the guidance in Manual for Streets visibility splays of 2.4m x 43.0m are required. The required visibility splays are achievable at the site entrance. As such no objections have been raised by the Highways Officer to the access. It is noted that the Parish have made reference to two applications for new dwellings along the Wallingford Road which were refused in part due to sub standard visibility splays. In these instances the required visibility splays could not be achieved. For example the access at 24/01689/OUT has issues with the existing embankment which obstructed visibility at the access point.
- 6.22 Policy DM44 relates to car parking, cycle parking and electric vehicle charging points. The proposal provides for 2 car parking spaces in accordance with the requirements of the Policy.
- 6.23 In conclusion, no objections have been raised by Highways and subject to conditions the proposals are considered to comply with Policies SP19 and DM44 of the West Berkshire Local Plan Review 2023 – 2025 and the guidance within the NPPF.

Archaeology

- 6.24 Policy SP9 seeks to preserve and enhance the historic environment. Policy DM14 sets out detailed criteria for assessing proposals which affect assets of archaeological interest. The application site sits within the former yard of Townsend Farm. The farm may have had 18th century origins. Additional information has been submitted during the course of the application. Following receipt of this the Archaeologist has concluded that building recording is not warranted.

- 6.25 There is evidence of multi-period occupation in the vicinity of the site but it is considered that on balance it is unlikely that significant below ground archaeology would be affected by the building works as they are relatively small scale. In conclusion the proposals comply with Policy DM14 of the Local Plan Review 2023-2025 and no conditions are required.

Drainage

- 6.26 Policy SP6 relates to flood risk and in line with the NPPF seeks to locate new development within areas at lowest risk of flooding. The site is within Flood Zone 1 and is not within a critical drainage area. The Drainage officer has not commented on the merits of the scheme but has provided some advice with regards to the use of SuDS. The proposal is considered to comply with Policy SP6 and no objections have been raised.

Ecology

- 6.27 Policy SP11 requires new development to conserve and enhance biodiversity and sets out the Council's requirements with respect to Biodiversity Net Gain. The application is supported by a Preliminary Ecological Appraisal, Bat Emergence and Re-Entry Surveys and a Preliminary Roost Assessment. This demonstrates the presence of roosting bats within the site and identifies the need for mitigation measures with respect to external lighting and installation of an integrated bat box.
- 6.28 With regards to Biodiversity Net Gain (BNG) the application is subject to the de minimis exemption as the proposal will not lead to a significant increase in the footprint of the existing hardstanding and therefore will not remove any habitat. Therefore the development affects less than 25 sqm of habitat and is exempt from BNG.
- 6.29 No objections have been raised by the Council's Ecologist subject to conditions to ensure the proposed mitigation measures are implemented in full. As such the proposals comply with policy SP11 of the West Berkshire Local Plan Review 2023 – 2025, specifically criterion a) which is most relevant to this proposal.

Building Sustainable Homes and Businesses

- 6.30 Policy DM4 of the Local Plan Review requires new dwellings to achieve net zero operational carbon emissions (regulated and unregulated energy) by implementing the energy hierarchy. This should be demonstrated within an Energy Statement. There is a further requirement to achieve a 63% reduction in carbon emissions during construction as compared to the baseline emission rate set by Building Regulations Part L and to demonstrate a Fabric Energy Efficiency metric of 51.0 kWh/m²/year FEE. These requirements have been introduced as a requirement of the West Berkshire Local Plan Review 2023 - 2025. Previously Policy CS15 in the now replaced Core Strategy sought to deliver energy efficiency benefits through new development, integrating renewable energy options where possible however with respect to housing this was aimed at major development only and did not apply to single dwelling applications. As such these changes introduced through the Local Plan Review introduce more stringent requirements which reflect the aims of national guidance and the Council's wider delivery objectives.
- 6.31 Within the Design and Access statement which supports the application, it states that the proposal will adopt 'fabric first' principles to be energy efficient and that the development will be constructed from high quality materials. This falls short of the requirements of policy DM4. However officers are mindful of the policy position at the time the application was made where thresholds for delivering such benefits were much lower, and the need to be reasonable in respect of applying new requirements that were

emerging policy with limited weight at the time of submission. A condition has been agreed with the applicant building on their commitment within the Design and Access Statement to deliver an energy efficient building. The condition seeks details of the fabric first approach to ensure it is applied and any details of renewable energy mindful that careful consideration will need to be given as to whether solar panels for example are suitable in the conservation area were these to be proposed.

- 6.32 In conclusion, this application was validated on the 28th November 2024 and Officer's consider that it would be unreasonable to impose the new requirements of Policy DM4 on the applicant at this very late stage in the process. Irrespective of this matter, the applicant has demonstrated a commitment to help work towards the aims of this new policy through the agreed energy condition. As such no objections are raised to the application in this regard.

7. Planning Balance and Conclusion

- 7.1 The principle of development is acceptable in accordance with spatial strategy policies SP1 and SP3 of the West Berkshire Local Plan Review 2023 - 2025. The site is sensitively located within the Streatley Conservation Area and North Wessex Downs National landscape. Situated within an historic courtyard this site is also heavily constrained by its proximity to numbers 1 and 2 Stable Cottage and the change in ground levels across the site make these relationships particularly sensitive.
- 7.2 The Policies within the West Berkshire Local Plan Review 2023 - 2041 place great weight of conserving the protecting the character of the natural and historic environment and also emphasise the importance of ensuring new development does not harm the amenity of neighbouring dwellings. These considerations have been explored in detail within this report.
- 7.3 The proposals are not considered to result in any harm to the historic or natural landscape and are in keeping with the scale and character of the area. No technical objections have been raised by consultees. While it is identified that there will be some impact on number 1 and 2 Stable Cottage, this is not considered to be significantly greater than what is existing and on balance it is considered that this relationship is acceptable and complies with Policy DM30.
- 7.4 The adoption of the Local Plan Review imposes a number of new requirements on applications. While it is noted that information has not been submitted to comply with Policy DM4, it is considered that it would be unreasonable in light of the submission date of the application (28th November 2024), which preceded adoption of the LPR on the 10th June 2025, to impose these new requirements. Irrespective of this matter, the applicant has demonstrated a commitment to help work towards the aims of this new policy through the agreed energy condition meeting.
- 7.5 In conclusion, the principle of development is supported and the scheme is in keeping with the character of the Streatley Conservation Area and National Landscape. There will be a degree of impact on numbers 1 and 2 Stable Cottages and this is, on balance, considered to be acceptable. As a result of this the proposal is considered to meet with the overall requirements of the West Berkshire Local Plan Review 2023 – 2025 and is recommended for approval subject to conditions.

8. Full Recommendation

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

Conditions

1.	<p>Commencement of development</p> <p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).</p>
2.	<p>Approved plans</p> <p>The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:</p> <p>Ext Location Plan reference 593 001B Pro Block Plan reference 593 007B Pro Ground Floor Plan reference 593 008E Pro Roof Plan reference 593 009E Pro Elevations 593 010D Pro Visual 1 reference 593 011B Pro Visual 2 reference 593 012D Pro Site Section reference 593 015 Preliminary Ecological Appraisal by Arbtech dated 14th August 2024 Bat Emergence and Re-Entry Surveys by Arbtech dated 22nd August 2024 Preliminary Roost Assessment by Arbtech dated 29th July 2024 BS5837:2012 Tree Survey and Arboricultural Impact Assessment by GHA Trees dated 24th October 2024</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3.	<p>Sample of materials</p> <p>No construction works above ground level shall take place until samples, and an accompanying schedule, of the materials to be used in the construction of the external surfaces of the development hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved materials.</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 SP7 and DM9 of the West Berkshire Local Plan Review 2023 – 2041 and Supplementary Planning Document Quality Design (June 2006).</p>
4.	<p>Ground levels and finished floor levels</p> <p>No development shall take place until details of existing and proposed ground levels, and the finished floor levels of the dwelling, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.</p> <p>Reason: The application site is at a much higher level than the neighbouring dwellings to the east. This condition is required to ensure a satisfactory relationship between the approved dwelling and the adjacent existing properties. These details are required before development commences because insufficient information accompanies the application, and the agreed details will affect early construction activities. This condition is applied in accordance with the National Planning Policy Framework, Policies SP7 and DM30 of the West Berkshire Local Plan Review 2023 - 2041 and the Quality Design SPD (June 2006).</p>
5.	<p>Spoil</p>

	<p>No development shall take place until details of how any spoil arising from the development will be used and/or disposed of have been submitted to and approved in writing by the Local Planning Authority. These details shall:</p> <ul style="list-style-type: none"> (a) Show where any spoil to remain on the site will be deposited; (b) Show the resultant ground levels for spoil deposited on the site (compared to existing ground levels); (c) Include measures to remove all spoil from the site (that is not to be deposited); (d) Include timescales for the depositing/removal of spoil. <p>All spoil arising from the development shall be used and/or disposed of in accordance with the approved details.</p> <p>Reason: To ensure appropriate disposal of spoil from the development and to ensure that ground levels are not raised in order to protect the character and amenity of the area and ensure there is no adverse impact on the amenity of neighbouring properties. This condition is applied in accordance with the National Planning Policy Framework, and Policies SP7 and DM30 of the West Berkshire Local Plan Review 2023 -2041. A pre-commencement condition is required because spoil may arise throughout development.</p>
6.	<p>Tree protection scheme</p> <p>No development (including site clearance and any other preparatory works) shall commence on site until a scheme for the protection of trees to be retained is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing. The protective fencing should be as specified at Chapter 6 and detailed in figure 2 of B.S.5837:2012. All such fencing shall be erected prior to any development works taking place and 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> <p>Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the National Planning Policy Framework and Policy DM15 of the West Berkshire Local Plan Review 2023 - 2041. 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>
7.	<p>Arboricultural supervision condition</p> <p>No development shall take place (including site clearance and any other preparatory works) until the applicant has secured the implementation of an arboricultural watching brief in accordance with a written scheme of site monitoring, which has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the protection of trees identified for retention at the site in accordance with the National Planning Policy Framework and Policy DM15 of the West Berkshire Local Plan Review 2023 - 2041. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; tree protection installation, other measures and works 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>

8.	<p>Hard landscaping</p> <p>The dwelling hereby permitted shall not be first 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: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policy SP7 of the West Berkshire Local Plan Review 2023 - 2041 and the Quality Design SPD.</p>
9.	<p>Soft landscaping</p> <p>The dwelling hereby approved shall not be first 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: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policy DM15 of the West Berkshire Local Plan Review 2023 - 2041 and the Quality Design SPD.</p>
10.	<p>Lighting design strategy for light sensitive biodiversity</p> <p>The dwelling hereby approved shall not be first occupied until a “lighting design strategy for biodiversity” for the building and garden shall be submitted to and approved in writing by the local planning authority. The strategy shall:</p> <ol style="list-style-type: none"> 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 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. <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 use the site for foraging and commuting and 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 SP11 of the West Berkshire Local Plan Review 2023 - 2041.</p>

11.	<p>Ecological enhancements</p> <p>All the ecological enhancement recommendations in the Bat Emergence and Re-Entry Survey (August 2024, Arbtech Limited), the following enhancements should be evidenced by means of photographs of the features in-situ submitted to the local planning authority.</p> <p>Reason: To enhance biodiversity in accordance with the National Planning Policy Framework and Policy SP11 of the West Berkshire Local Plan Review 2023 - 2041.</p>
12.	<p>Compliance with existing detailed biodiversity method statements, strategies, plans and schemes</p> <p>All ecological measures and/or works shall be carried out in accordance with the details contained in the Bat Emergence and Re-Entry Survey (August 2024, Arbtech Limited) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.</p> <p>Reason: To ensure the adequate safeguarding of protected species in accordance with the National Planning Policy Framework and Policy SP11 of the West Berkshire Local Plan Review 2023 - 2041.</p>
13.	<p>Construction method statement</p> <p>No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved CMS. The CMS shall include measures for:</p> <ul style="list-style-type: none"> (a) A site set-up plan during the works; (b) Parking of vehicles of site operatives and visitors; (c) Loading and unloading of plant and materials; (d) Storage of plant and materials used in constructing the development; (e) Temporary access arrangements to the site, and any temporary hard-standing; (f) Wheel washing facilities; (g) Measures to control dust, dirt, noise, vibrations, odours, surface water run-off, and pests/vermin during construction; (h) A scheme for recycling/disposing of waste resulting from demolition and construction works; (i) Hours of construction and demolition work; (j) Hours of deliveries and preferred haulage routes; <p>Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies DM5, DM7, DM8, DM44 of the West Berkshire Local Plan Review 2023 - 2041. A pre-commencement condition is required because the CMS must be adhered to during all demolition and construction operations.</p>
14.	<p>Vehicle parking</p> <p>The dwelling hereby approved shall not be first occupied until the two vehicle parking and turning spaces have been completed in accordance with the approved plans (including any surfacing arrangements and marking out). Thereafter the parking and turning spaces shall be kept available for parking and manoeuvring (of private cars and/or private 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 applied in accordance with the National</p>

	Planning Policy Framework, Policy DM44 of the West Berkshire Local Plan Review 2023 – 2041.
15.	<p>Electric vehicle charging points</p> <p>The dwelling shall not be first occupied until an electric vehicle charging point has been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the charging point shall be maintained, and kept available and operational for electric vehicles at all times.</p> <p>Reason: To secure the provision of charging points to encourage the use of electric vehicles. This condition is applied in accordance with the National Planning Policy Framework, Policy DM44 of the West Berkshire Local Plan Review 2023 - 2041.</p>
16.	<p>Cycle and motorcycle parking</p> <p>The development shall not be first occupied until cycle and motorcycle parking facilities have been provided in accordance with the approved drawings. Thereafter the facilities shall be maintained and kept available for that purpose at all times.</p> <p>Reason: To ensure the adequate provision of cycle and motorcycle parking facilities. This condition is applied in accordance with the National Planning Policy Framework, Policy DM44 of the West Berkshire Local Plan Review 2023 - 2041.</p>
17.	<p>Dust mitigation scheme</p> <p>No development shall take place until a dust mitigation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a scheme of works or such other steps as may be necessary to minimise the effects of dust from the development on neighbouring land uses. Thereafter, the development shall be undertaken in accordance with the approved details.</p> <p>Reason: To prevent nuisances to neighbouring land uses from dust generated by the development. This condition is applied in accordance with the National Planning Policy Framework, Planning Practice Guidance, Policy DM5 and DM8 of the West Berkshire Local Plan Review 2023 - 2041. A pre-commencement condition is required because the dust mitigation scheme must be adhered to during all demolition and construction operations.</p>
18.	<p>Energy measures</p> <p>No development shall commence until details of renewable energy measures and the fabric first approach to be adopted during the construction of the dwelling have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall thereafter be implemented in full prior to the first occupation of the dwelling.</p> <p>Reason: To meet with the aims of the guidance within the National Planning Policy Framework and policies SP5 and DM4 of the Local Plan Review 2023 - 2041 to promote energy efficient construction and help to reduce carbon emissions.</p>
19.	<p>Permitted development restriction (windows/dormers)</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 C of that Order shall be constructed in the roof or in the side (east facing) and rear (north facing) elevation of the dwelling</p>

	<p>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 and in the interests of safeguarding the privacy of the neighbouring occupants. This condition is applied in accordance with the National Planning Policy Framework, Policy DM30 of the West Berkshire Local Plan Review 2023 – 2041 and Quality Design SPD (2006).</p>
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Informatives

1.	<p>This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. The local planning authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area.</p>
2.	<p>The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from this Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at www.westberks.gov.uk/cil</p>
3.	<p>BIODIVERSITY NET GAIN</p> <p>The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:</p> <ul style="list-style-type: none"> (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. <p>The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be West Berkshire District Council.</p> <p>There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.</p> <p>Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption applies:</p> <ul style="list-style-type: none"> - Development below the de minimis threshold, meaning development which: <ul style="list-style-type: none"> i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

	ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
4.	<p>Damage to footways, cycleways and verges</p> <p>The attention of the applicant is drawn to the Berkshire Act 1986, part II, Clause 9 which enables the highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge arising during building operations.</p>
5.	<p>Damage to the carriage way</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>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 meters 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, Environmental Department, Council offices, market Street, Newbury, RG14 5LD or highwaysmaintenance@westberks.gov.uk</p>