

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	25/01252/FUL Basildon	07.08.2025 ¹	Erection of one detached 5-bedroom dwelling, alongside the demolition and replacement of an existing garage building. Land at Apple Tree Cottage Pangbourne Road Upper Basildon Reading Elegant Homes (Chilterns) Ltd

¹ Extension of time agreed with applicant until 10.11.2025

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= SX2HEERDK E900>

Recommendation Summary: Approval subject to conditions and legal agreement

Ward Member(s): Councillor Laura Coyle

Reason for Committee Determination: More than 10 letters of objection

Committee Site Visit: 29th July 2026

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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 This application seeks planning permission for one detached, 5-bedroom dwelling, alongside the demolition and replacement of an existing garage building.
- 1.3 The application site was previously used in conjunction Apple Tree Cottage but is now in separate ownership. Apple Tree Cottage is detailed within the Historic Environment Record as an unlisted flint and brick house with a tiled roof, of probable mid-19th century origin as a pair of dwellings.
- 1.4 There is an existing garage on the site which is accessed via a gravel driveway from Pangbourne Road, a Class C road. The existing access will be re-positioned to the east. Access to the agricultural land to the rear is stated to be provided via a strip of land between the site and the neighbouring property to the east, Elangeni.
- 1.5 The settlement boundary of Upper Basildon dissects the application site. The access, new garage, parking and new dwelling itself would be within the settlement boundary. The rear garden would be outside of the boundary, and therefore be in the open countryside in planning terms.
- 1.6 The site is within the 12km consultation zone for AWE Burghfield. It is also within the North Wessex Downs National Landscape (previously Area of Outstanding Natural Beauty, AONB). There Tree Preservation Orders adjoining the application site along the west boundary and within the eastern visibility splay. There are further TPOs on land to the east of the application site. The northern half of the site is an amber risk zone for Great Crested Newts, the southern half is within a green risk zone.
- 1.7 The application site is within flood zone 1. Council mapping does not show the site at risk of surface water flood risk. The indicative ground water levels on the rear of the site are between 0.5m and 5m below the ground surface. Towards the northern end of the site these are at least 5m below the ground surface.
- 1.8 During the course of the application the design of the dwelling was amended. The final design is a two storey dwelling with two dual pitched roofs joined by a flat roof element. Both roof ridges would be approximately 7.8m above ground level, however, due to the change in levels to the rear of the site, the rear ridge would be approximately lower than that on the front by approximately 0.14m. The front eaves height would be approximately 5.6m and to the rear, 5.2m. The materials are proposed to be brick and flint walls, and handmade clay tiles on the roof.
- 1.9 The replacement garage would be clad with black timber weatherboarding with a dual pitched roof. With a ridge height of 3.5m it would be approximately 0.2m higher than the existing, whilst the footprint would be 13m x 4.1m compared to an existing footprint of 9.2m x 3.7m.

2. Planning History

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

Application	Proposal	Decision / Date

22/00016/FULD	Development of three houses	Withdrawn 14.03.2022
22/02211/FULD	Development of one house	Withdrawn 07.11.2022

3. Legal and Procedural Matters

- 3.1 **Environmental Impact Assessments (EIA):** The proposed development falls within the column 1 description at paragraph 10(b) (urban development projects) of Schedule 2. Although it does not meet/exceed the relevant threshold in column 2, it is located in a sensitive area, namely the North Wessex Downs National Landscape. The proposal is therefore “Schedule 2 development” within the meaning of the Regulations.
- 3.2 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.
- 3.3 **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 23.06.2025 at the site entrance, with a deadline for representations of 14.07.2025. Notification letters were sent to seven properties.
- 3.4 **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 identified 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	3.5
New Homes Bonus	No	No	3.6
Affordable Housing	No	No	
Public Open Space or Play Areas	No	No	
Developer Contributions (S106)	Yes	Yes	
Job Creation	Yes	Yes	

- 3.5 **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>

- 3.6 **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. NHB is not considered to be a relevant material consideration in this instance, but can be noted for information.
- 3.7 **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.
- 3.8 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.
- 3.9 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.
- 3.10 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.

- 3.11 **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.
- 3.12 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.
- 3.13 **National Landscapes (AONB):** 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.

Basildon Parish Council:	Object - the new building is too large for the site. Councillors also uncomfortable with infill along the Pangbourne Road. Potential access issues were also noted and concern expressed for a number of trees around and adjoining the plot.
Highways:	On balance, no objection. Even though the new access does not have sightlines that comply to current standards, because it is a marginal improvement on the existing access, it is the view of highway officers that it would be difficult to object to this planning application on access grounds. Conditions and informatives requested.
Lead Local Flood Authority:	Following additional information: no further comments or objections.
Trees:	Following additional information: No objection subject to conditions: Arboricultural method statement, arboricultural supervision.
Environmental Health:	The proposed development is located within a residential area. As such, noise from demolition and construction activities is likely to impact nearby residents. I recommend that permitted hours of work be imposed to mitigate this impact.

	While no contamination is currently known, a brief watching brief should be maintained during groundworks. Any evidence of contamination encountered should be reported immediately to the Local Authority for further assessment. Details of Air Source Heat Pump requested.
Ecology:	Sufficient ecological information submitted. Advise conditions securing ecological avoidance and mitigation measures: lighting design strategy, ecological enhancements, compliance with biodiversity statements, Habitat Management and Monitoring Plan.
Conservation Officer:	While Apple Tree Cottage is considered a non-designated heritage asset, the proposals will not impact it directly, merely its setting. Its immediate setting is its garden which has been altered through sub-division and the construction of a new dwelling. The proposed dwelling is of fairly large scale and while it has been designed in response to the local vernacular, there is a chance its roof may be visible to a small extent. This would be a very minor impact and unlikely to cause much harm. Considering all this, do not have any major conservation-based concerns.
Archaeology:	Do not consider that there would be a major impact on any below ground archaeological remains from development in this plot, but would highlight that Apple Tree Cottage (a pair of cottages in the 19 th century) is of some historic interest.
Waste Management, Thames Water Utilities, North Wessex Downs:	No response received at time of report.

Public representations

- 4.2 Representations have been received from 29 contributors, all 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:
- The application threatens the longstanding integrity of the area and its harmony with the surrounding AONB (Area of Outstanding Natural Beauty – now known as National Landscape).
 - It represents inappropriate backfill development that does not align with the character of the area.
 - It breaches a restrictive covenant (Land Registry BK351569) allowing only two properties, yet this proposal introduces a third.
 - The development risks harming biodiversity, including protected trees and habitats for local wildlife.
 - It disregards local planning guidance - specifically the 2008 Basildon Village Plan.

- The proposal home is not of a scale which would address the country's housing crisis.
- Excessive Size and Visual Impact: The proposed dwelling exceeds the scale of nearby properties, with a higher roofline and 10% more bulk, leading to visual intrusion on protected landscapes.
- Unsafe Access and Traffic Concerns: The relocation of access to a narrow private drive introduces risks due to limited visibility, shared school bus routes, and increased traffic on pedestrian-heavy Pangbourne Road.
- Overdevelopment of the site and the dwelling would appear cramped in the plot.
- Permission for the existing house, Elangeni, was granted 18 years ago. The presence of this house should not be used to justify the proposal.
- Negative Impact on Local Amenity: Both during and after construction, the development would create noise, pollution, waste, and general disruption to the peaceful rural environment.
- The distinctive view down to Knappswood, very much part of the attractiveness and rural nature of this part of the village, would be lost.
- The Basildon Village Plan, adopted in 2008 and updated in 2015, clearly emphasises the importance of maintaining the rural character of Basildon and specifically seeks to resist creeping urbanisation.
- The driveway that currently serves Elangeni and, more recently, Apple Tree Cottage, is now proposed to provide access to the rear field. While this future access has been conveniently excluded from the current application via land parcelling, the long-term intent is transparent.
- Harmful to protected species
- Harmful to TPO trees.
- What this proposal fails to highlight, is that the land owners have sectioned off part of the development land into a separate title BK402827 which has been set aside to divert the existing agricultural access route from west to east. It should be noted that should planning permission be granted, agricultural vehicle access to the fields to the south of the site would be moved to use the Apple Tree Cottage and Elangeni access to the east of the site and then onto the sectioned-off strip of land.

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
<u>West Berkshire Local Plan Review 2023-2041</u>	Strategic Policies • Policy SP1 The Spatial Strategy • Policy SP2 North Wessex Downs AONB • Policy SP3 Settlement Hierarchy • Policy SP4 AWE Aldermaston and Burghfield • Policy SP5 Responding to Climate Change • Policy SP6 Flood Risk • Policy SP7 Design Quality • Policy SP8 Landscape Character • Policy SP9 Historic Environment • Policy SP10 Green Infrastructure

	• Policy SP11 Biodiversity & Geodiversity • Policy SP12 Approach to Housing Delivery • Policy SP15 Housing Type & Mix • Policy SP16 Affordable Housing • Policy SP19 Transport Development Management Policies • Policy DM1 Residential Development in the Countryside • Policy DM3 Health & Wellbeing • Policy DM4 Building Sustainable Homes & Businesses • Policy DM5 Environmental Nuisance & Pollution Control • Policy DM6 Water Quality • Policy DM7 Water Resources & Waste Water • Policy DM8 Air Quality • Policy DM11 Non-designated Heritage Assets • Policy DM14 Assets of Archaeological Importance • Policy DM15 Trees, Woodland & Hedgerows • Policy DM26 Extension of Residential Curtilages in the Countryside • Policy DM30 Residential Amenity • Policy DM44 Parking
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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)
- National Design Guide
- Quality Design SPD (2006)
- Sustainable Drainage Systems SPD (2018)
- Basildon Village Design Statement (2001)
- North Wessex Downs National Landscape An Area of Outstanding Natural Beauty Management Plan 2025-2030

6. Appraisal

Principle of development

- 6.1 The application site is within the settlement boundary of Upper Basildon, a smaller settlement with a settlement boundary. Policy SP1 of the Local Plan Review [LPR] sets out the overarching spatial strategy for West Berkshire; this policy supports development and redevelopment within settlement boundaries set out in appendix 2 of the LPR, which includes Upper Basildon.
- 6.2 The site is also located within the North Wessex Downs National Landscape (previously Area of Outstanding Natural Beauty/AONB), which, under policy SP1, will have appropriate and sustainable growth that support conserves and enhances the special landscape qualities, as set out in policy SP2. Policy SP2 requires development

to respond positively to the local context, conserving and enhancing local distinctiveness, sense of place and setting of the National Landscape.

- 6.3 The Basildon Village Design Statement (2001) supports sympathetic infilling within the village settlement boundary, provided that the density is appropriate, houses are well matched in terms of design and scale with neighbouring properties, and that additional traffic generated can be safely accommodated.
- 6.4 The proposed dwelling would be within the settlement boundary, where the principle of development is established. Whilst the rear garden would be outside of the settlement boundary, it appears to historically have been in a residential use in conjunction with Apple Tree Cottage. It would not therefore constitute a change of use of this land, and the continued residential use is acceptable.

Character and appearance

- 6.5 The NPPF requires planning decisions to ensure that developments add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Decisions should secure development that is sympathetic to the local character and history.
- 6.6 According to Policy SP7 of the LPR, new development will be required to strengthen a sense of place through high quality locally distinctive design and place shaping. This will enable healthy place making, creating places that are better for people, taking opportunities available for conserving and enhancing the character, appearance and quality of an area and the way it functions. Development proposals will be expected to show how they have responded positively to both national and local design guidance. At a national level this includes the characteristics of a well-designed place as set out in the National Design Guide (2021), or as superseded, and at a local level, this includes neighbourhood plans, design guides or codes and relevant community planning documents that identify the local character and distinctiveness of an area which is valued by local communities.
- 6.7 The Landscape Character Assessment (2019) identifies the area as being within Wooded Downland: an elevated chalk plateau characterised by deeply incised dry river valleys, the area is extensively wooded with areas of ancient woodland and some traditional pasture.
- 6.8 The application plot consists of residential land that was previously part of Apple Tree Cottage. To the west is Garlands, a detached dwelling within a generous plot, whilst to the east is another detached dwelling that sited on land that was also once part of land associated with Apple Tree Cottage. To the rear is open countryside – an agricultural field with a woodland area beyond. The highway and Apple Tree Cottage to the north, neighbouring properties to the east and west and the agricultural land to the rear act as boundaries to the site and keep it contained.
- 6.9 Concern has been raised in representation letters regarding the over development of the site. With one new dwelling, this represents a density of less than 5 dwellings per hectare. Policy SP1 of the LPR seeks to use make the optimum use of land whilst achieving high quality design. Developments on the edge of defined settlements within the National Landscape are expected to secure 20 dwellings per hectare. However, lower density is acknowledged as being appropriate in areas sensitive to intensification and redevelopment. This site is considered to be such as site, and as such, the lower density is considered to be acceptable given the prevailing grain of development in the area.

- 6.10 The dwelling is set back within the plot, which slopes towards the rear, such that it fits in between Garlands to the west and Elangeni to the east and to the south of Apple Tree Cottage. The highest ridge would be approximately 0.77m lower than that of Apple Tree Cottage, and 0.24m lower than Garlands. The highest ridge would be approximately 0.89m higher than the top of the roof of Elangeni. As such the scale of the new dwelling is not considered to be out of keeping with the surrounding properties.
- 6.11 The design of the proposed house is considered to be of a sufficiently high-quality design that reflects elements of other properties within the area. As such it would not be an incongruous addition within the existing pattern of development.
- 6.12 Apple Tree Cottage to the north of the site is highlighted in the Basildon Village Design Statement as an example of the use of flint and red brick as a local, traditional building material. A condition securing a schedule of materials is recommended to be attached to any permission granted to ensure that these are appropriate to the character of the area.
- 6.13 The new access would require the removal of some existing hedging. However, this is not protected and could be removed to allow for better visibility for the existing access. As such, it is not considered that this is sufficient harm to warrant refusal of the application.
- 6.14 Landscaping surrounding the site contributes strongly to the character of the area and helps to soften built form into the rural area. Conditions securing details of both hard and soft landscaping is recommended to be attached to any permission granted. A condition removing permitted development rights for outbuildings is also recommended; whilst an outbuilding to the rear may be acceptable, it would need to be assessed for acceptability in terms of the impact on the rural character to the rear of the property.
- 6.15 The proposed dwelling is therefore considered to be in accordance with current development plan policies relating to design, character and appearance.

Residential amenity (neighbours)

- 6.16 According to Policy DM30, all development will be required to provide and/or maintain a high standard of amenity for existing and future users of land and buildings.
- 6.17 When considering the impact on the living conditions of existing and proposed residential dwellings, development proposals 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;
 - b. Any significant overlooking of land and buildings that results in a harmful loss of privacy;
 - c. Development resulting in an undue sense of enclosure, overbearing impact, or a harmful loss of outlook; and
 - d. Noise, dust, fumes and odours.
- 6.18 Criterion f of Policy DM28 also requires that the proposal is not overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of outlook, daylight, sunlight and / or privacy in accordance with policy DM30.

- 6.19 The separation distance between the new dwelling and the neighbouring properties Garlands and Apple Tree Cottage is sufficient as to prevent a harmful loss of daylight or sunlight. There would be some additional overshadowing towards Elangeni later in the day; however, there would be a minimum separation distance of 11.4m between the side elevations. It is also noted that the west, side elevation of Elangeni contains a windows that are a mixture of non-habitable rooms, such as bathrooms, or secondary windows. As such, it is not considered that there would be a demonstrable level of harm caused.
- 6.20 The separation distance between the proposed dwelling and Garlands and Apple Tree Cottage is in excess of 21 metres and therefore considered to be sufficient as to prevent a harmful loss of privacy or overbearing impact. No windows are proposed at first floor level in the east elevation; those at ground floor level are not considered to result in a harmful overlooking impact on Elangeni. A condition removing permitted development rights for windows at first floor level is recommended to be attached to any permission granted in order to protect neighbouring amenity.
- 6.21 The separation distance to Elangeni and orientation of the properties is considered to prevent an unacceptable overbearing impact on neighbouring amenity.
- 6.22 A condition restricting the hours of work during the demolition and construction of phase of development is recommended to be attached to any permission granted in order to protect neighbouring amenity.
- 6.23 The replacement garage would be sited in place of the existing outbuilding, and would therefore be level with Apple Tree Cottage. Given its single storey height, it is not considered to result in a level of harm to neighbouring amenity as to warrant refusal of the application. A condition securing the ancillary use of the building is recommended to be attached to any permission granted in order to protect neighbouring amenity.
- 6.24 The application is therefore considered to be in accordance with current development plan policies relating to the residential amenity of neighbouring properties.

Residential amenity (site occupants)

- 6.25 According to Policy DM30, all new residential development will be expected to include the provision of the following:
- i. Functional amenity space of a quality and size to meet the needs of the occupants;
 - ii. Internal accommodation of an adequate size and layout relative to the intensity of occupation envisaged;
 - iii. Natural light in all habitable rooms of the proposed development;
 - iv. A garden size which is at least a minimum of 10.5 metres in depth, where possible; and
 - v. A minimum distance of 21 metres between directly facing windows, serving habitable rooms.
- 6.26 The proposed dwelling would provide approximately 337.9m² of internal floor area (excluding the garage outbuilding). This is in excess of the nationally described space standard for a 5 bed, 8 person house over two storeys of 128m². All bedrooms are in excess of the requirements set out in the space standard.

- 6.27 All habitable rooms would receive natural light.
- 6.28 The external private amenity space is over 600m², therefore in excess of the recommended 100m² as set out in SPD Quality Design West Berkshire. It would have a depth in excess of 10.5 metres.
- 6.29 The application is therefore considered to be in accordance with current development plan policies relating to the residential amenity of site occupants.

Highway matters

- 6.30 According to Policy SP19, development that generates a transport impact will be required to (amongst others) mitigate any adverse impact on local transport networks. Criterion h of Policy DM28 requires that following construction of the extension, sufficient space is available for on-site vehicular parking in accordance with policy DM44 in a way that does not detract from the character and appearance of the area.
- 6.31 The application site has an existing access which was used by Apple Tree Cottage until recent years when Apple Tree Cottage began to use the recently provided access for the new dwelling known as Elangeni. As the existing access still lawfully exists and was used to access one dwelling, an arrangement that would remain lawful in planning terms, it is not considered that its lawful retention and use to serve one dwelling (as it already could in the event that Appletree Cottage resumed use of it) would merit additional highway safety concerns that might otherwise justify refusal of an application.
- 6.32 The proposal provides a new access a few metres to the east of the existing access. It is the view of highway officers that any new access should comply to current design standards including with sightlines. The sightlines for the new access do not comply with current standards when looking to the left (west), but the new access does provide a marginal improvement to sight lines in this direction compared to the existing access. As mentioned above it would be difficult for highway officers to object to the use of the existing access.
- 6.33 Therefore, even though the new access still does not have sightlines that comply to current standards, because it is a marginal improvement on the existing access, it is the view of highway officers that it would be difficult to object to this planning application on access grounds. Planning officers note that the existing access, with decreased visibility beyond that proposed would represent a viable fallback position for the applicant, and therefore support this betterment.
- 6.34 The sight lines currently shown have been drawn incorrectly with one distance only being 2.0 metres, when in the view of the highway officers, 2.4 metres is required. A condition would need to be applied for amended details of sight lines to be submitted and secured. This would not affect the overall conclusions mentioned above.
- 6.35 On balance, highway officers raised no objection to this proposal. Conditions were requested securing an electric charging point for vehicles, a construction method statement, access closure with reinstatement, set back of gates, surfacing of the access, visibility splay details and parking/turning in accordance with the approved plans.
- 6.36 As such, it is considered that the application is in accordance with current development plan policies relating to highway matters.

Historic environment

- 6.37 According to Policy SP9, development proposals will be required to conserve and, where appropriate, enhance those aspects of the historic environment which are recognised as being of archaeological, architectural, artistic or historic interest, or of landscape or townscape significance.
- 6.38 Policy DM14 requires development affecting heritage assets of archaeological interest and their settings to be determined in accordance with policy SP9, and to demonstrate why the works are desirable or necessary, and how the significance of the assets will be preserved.
- 6.39 The application site is not within a conservation area and there are no neighbouring listed buildings. Apple Tree Cottage is noted within the Historic Environment Record and the Council's Conservation Officer was consulted on the proposals. It was considered that there would be only a very minor impact as a result of the proposals, and confirmed that they did not have major conservation-based concerns.
- 6.40 The Council's Archaeologist was also consulted, and did not consider that there would be a major impact on any below ground archaeological remains as a result of the development.
- 6.41 The application is therefore considered to be in accordance with current development plan policies relating to the historic environment.

Flooding and drainage

- 6.42 According to Policy SP6, in order to restrict or reduce runoff, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS) in accordance with the SuDS Supplementary Planning Document, best practice, and the Non-statutory Technical Standards for Sustainable Drainage. A site specific flood risk assessment (FRA) is required for developments that could be subject to flooding, including surface water or ground water flooding.
- 6.43 Policy SP5, which sets out how applications should respond to climate change, requires development to demonstrate that flood risk from all sources can be avoided or managed in accordance with policy SP6 and to use sustainable urban drainage systems.
- 6.44 During the course of the application additional information was submitted, and a drainage technical note and a foul and surface water drainage strategy were assessed by the Lead Local Flood Authority. These were found to be acceptable and are recommended to be secured by condition.
- 6.45 The application is therefore considered to be in accordance with current development plan policies relating to flooding and drainage.

Trees

- 6.46 Policy SP10 of the Local Plan Review seeks to strengthen both local and strategic green infrastructure assets across the District. According to Policy DM15, development which conserves and enhances trees, woodland and hedgerows will be supported. Development proposals should be accompanied by an appropriate Arboricultural Survey, Arboricultural Impact Assessment and/or an Arboricultural Method Statement. Proposals will be expected to clearly demonstrate that wherever possible existing

trees, woodland and hedgerows have been incorporated into the design and layout of a scheme from the outset.

- 6.47 During the course of the application amended details for tree protection were submitted and found to be acceptable by the Council's Tree Officer. Conditions securing the arboricultural method statement and arboricultural supervision are recommended to be attached to any permission granted. A condition securing the implementation, prior to works commencing on site, of the no dig grass surface between trees T23 and T24 is also recommended. This is because agricultural access will no longer be possible once the development has begun, and access will need to be retained throughout. Failure to provide this surfacing risks the health of trees that contribute in a positive manner to the character of the area.
- 6.48 The application is therefore considered to be in accordance with current development plan policies relating to trees.

Ecology

- 6.49 According to Policy SP11, development proposals will be required to demonstrate how they conserve and enhance biodiversity and/or geodiversity including their long-term future management and, where required, deliver Biodiversity Net Gains.
- 6.50 The Council's Ecologist reviewed the proposals and considered that sufficient information had been provided. Conditions securing a lighting strategy, ecological enhancements and compliance with the submitted ecological information were requested. A condition securing a Habitat Management and Monitoring Plan for Biodiversity Net Gain was also requested.

Climate change

- 6.51 According to Policy SP5, the principles of climate change mitigation and adaptation will be required to be embedded into new development. Proposals should be accompanied by a Sustainability Statement which demonstrates how the principles in Policy SP5 have been embedded into the development, proportionate to the scale and nature of the development proposed. Policy DM4 of the Local Plan Review seeks to secure new development that achieves net zero operational carbon emissions (regulated and unregulated energy) by implementing the energy hierarchy.
- 6.52 The proposed dwelling would comply with the minimum construction standard set out in Part 1.A of policy DM4, with a Fabric Energy Efficiency of 36.2 kWh/m²/yr. More than a 63% reduction in carbon emissions has been demonstrated prior to the addition of on-site renewable energy generation.
- 6.53 Policy DM4 goes on to require development to be a zero-carbon through the use of renewable energy systems. The Energy Statement shows that through the provision of solar panels on site renewable energy provision would reduce carbon emissions of the site on the baseline to 87.6% of the regulated energy.
- 6.54 The total residual emissions from regulated and unregulated sources amount to 1.386 CO₂/tons/yr. It is not possible to offset this onsite, and therefore it has been calculated that the contribution to offset the remaining carbon emissions would be £1,692.58. This is recommended to be secured by way of a legal agreement, which would ensure compliance with policy DM4.
- 6.55 A Sustainability Statement was submitted during the course of the application and is recommended to be secured by condition.

- 6.56 The application is therefore considered to be in accordance with current development plan policies relating to climate change and sustainability.

Water use

- 6.57 Developments are required under policy DM7 to minimise water use. All new residential developments are required to meet Building Regulations optional higher water efficiency standards. Development proposals must demonstrate efficient water use through measures such as rainwater harvesting and greywater recycling, ensure separate drainage of foul and surface water, safeguard land and access for water and drainage infrastructure, and avoid adverse impacts on water quality, ecological value, or drainage function of water bodies, including within Source Protection Zones.
- 6.58 A condition requiring the proposed dwelling to meet the requirements of the Building Regulations optional higher water efficiency standard of 110 litres per person per day is recommended to be attached to any permission granted in order to reduce water consumption.

Accessible dwellings

- 6.59 Policy SP15 of the Local Plan Review directs all dwellings to be delivered as accessible and adaptable dwellings in accordance with Building Regulations M4(2). A condition securing this standard is recommended to be attached to any permission granted.

7. Planning Balance and Conclusion

- 7.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions. It includes a presumption in favour of sustainable development which means approving development proposals that accord with an up-to-date development plan without delay. However, where a planning application conflicts with an up-to-date development plan, permission should not usually be granted.
- 7.2 In order to ensure compliance with policy DM4, a legal agreement is required to be entered into to secure a carbon off-setting contribution. This is necessary to make the development acceptable in planning terms, and would be directly related to the development. It is considered that such a legal agreement would be fairly and reasonably related in scale and kind to the development.
- 7.3 For the reasons given in this report it is considered that the proposal is in accordance with current development plan policies and material considerations do not indicate that planning permission should otherwise be refused. The application is therefore recommended for approval subject to the completion of a legal agreement and conditions as detailed.

8. Full Recommendation

- 8.1 PROVIDED THAT a Section 106 Agreement has been completed within three months of the date of the committee resolution (or such longer period that may be authorised by the Development Manager, in consultation with the Chairman or Vice Chairman of the Eastern Area Planning Committee), to delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed below.

- 8.2 OR, if a Section 106 Agreement is not completed, to delegate to the Development Manager to REFUSE PLANNING PERMISSION for the reasons listed below.

Conditions

1.	Commencement of development The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2.	Approved plans The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below: (i) Block and location plan 3971/200 Rev D received on 02.06.2025 – with respect to location plan only; (ii) Proposed site and foul drainage plan 3971/202 Rev J received on 10.12.2025; (iii) Proposed dwelling 3971/201 Rev F received on 28.05.2025; (iv) Proposed detached garage 3971/203 Rev E received on 02.06.2025; (v) Site sections 3971/205 received on 28.05.2025; (vi) Biodiversity net gain assessment V02 received on 02.06.2025; (vii) Biodiversity metric calculation received on 02.06.2025; (viii) Condition assessment sheets received on 02.06.2026. Reason: For the avoidance of doubt and in the interest of proper planning.
3.	Materials No works shall take place above ground level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted, has been submitted to and approved in writing by the Local Planning Authority. Samples of materials shall be made available upon request. Thereafter the development shall be carried out in accordance with the approved details. Reason: To ensure the appropriate use of external materials. This condition is applied in accordance with the National Planning Policy Framework, Policy SP7 of the West Berkshire Local Plan Review 2023-2041, and Supplementary Planning Document Quality Design (June 2006).
4.	Habitat Management and Monitoring Plan The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with a Biodiversity Gain Plan (BGP), which shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall be prepared to accompany the Biodiversity Gain Plan, and shall be submitted for approval alongside or after the submission the BGP. (NOTE: In accordance with Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990, this planning permission is subject to the condition (the biodiversity gain condition) that the development may not be begun unless (a) a biodiversity gain plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. This is deemed to be applied by Schedule 7A of the Town and Country Planning Act 1990, and is not replicated on this decision notice. Full details are set out in the informative below.)

	The HMMP shall include: (1) a non-technical summary; (2) the roles and responsibilities of the people or organisation(s) delivering the HMMP; (3) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan; (4) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and (5) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority. The details provided in relation to point (5) shall ensure that, as a minimum, monitoring takes place in 2 years, 5 years, 10 years, 15 years, 20 years, 25 years, 30 years following completion of the development. For the purposes of this condition, completion of development shall be taken as the completion of the Erection of one detached 5-bedroom dwelling, alongside the demolition and replacement of an existing garage building. No occupation shall take place until: (6) the habitat creation and enhancement works set out in the approved HMMP have been completed; and (7) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority. Notice in writing shall be given to the Council when the: (8) HMMP has been implemented; and (9) habitat creation and enhancement works as set out in the HMMP have been completed. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP. Where monitoring identifies the required habitat condition is not being maintained in accordance with the Biodiversity Gain Plan, the submission to the Local Planning Authority shall include any necessary remedial measures, and thereafter any such measures shall be carried out within a timescale agreed with the Local Planning Authority. Supplemental reports may be required pursuant to this condition where necessary. Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990. A pre-commencement condition is required because the habitat and management arrangements need to be determined before existing habitats are affected.
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5.	SuDS The dwelling hereby permitted shall not be first occupied until sustainable drainage measures have been implemented/provided in accordance with the following approved details: (i) Drainage Technical Note by MJA Consulting, dated 17th April 2026, received on 12.06.2026; (ii) Foul and surface water drainage strategy 7492-MJA-SW-XX-DR-C-001 Rev P2 received on 03.02.2026. The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter. Reason: To ensure that surface water will be managed in a sustainable manner. This condition is imposed in accordance with the National Planning Policy Framework, Policy SP6 of the Local Plan Review, Supplementary Planning Document Quality Design – Part 4 Sustainable Design Techniques (June 2006) and Sustainable Drainage Systems Supplementary Planning Document (SPD).
6.	Hours of work No demolition or construction works shall take place outside the following hours, unless otherwise agreed in writing by the Local Planning Authority: 7:30am to 6:00pm Mondays to Fridays; 8:30am to 1:00pm Saturdays; No work shall be carried out at any time on Sundays or Bank Holidays. Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, and Policies DM5 and DM30 of the West Berkshire Local Plan Review 2023-2041.
7.	Contamination If any previously unidentified contaminated land is found or suspected during demolition and/or construction activities, it shall be reported immediately in writing to the Local Planning Authority (LPA). Appropriate investigation and risk assessment shall be undertaken, and any necessary remediation measures shall be submitted and approved in writing by the LPA. These submissions shall be prepared by a competent person (a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation), and conducted in accordance with current best practice. The remediation scheme shall ensure that, after remediation, as a minimum, the land shall not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. Thereafter, any remediation measures shall be carried out in accordance with the approved details. Unless otherwise agreed in writing by the LPA, the dwelling hereby approved shall not be first occupied until any approved remediation measures have been completed and a verification report to demonstrate the effectiveness of the remediation has been submitted to and approved in writing by the LPA. Reason: To ensure that any unexpected contamination encountered during the development is suitably assessed and dealt with, such that it does not pose an unacceptable risk to human health or the environment. This condition is applied in accordance with the National Planning Policy Framework and Policy DM5 of the West Berkshire Local Plan Review 2023-2041.
8.	Air source heat pump

	The air source heat pump shown on the approved plans shall not be installed until details have been submitted and approved in writing by the Local Planning Authority. Such details shall include: exact location of the unit (e.g. ground-mounted or wall-mounted), the distance from the nearest residential properties, particularly the residential premises known as Garlands, any available MCS (Microgeneration Certification Scheme) noise assessment report or equivalent documentation, details of any mitigation required to ensure that the amenity of neighbouring properties is preserved. Thereafter, the air source heat pump shall be installed and maintained in accordance with the approved details. Reason: Insufficient information has been submitted with the application. This information is required to ensure that the installation complies with relevant noise and environmental standards. This condition is applied in accordance with the NPPF and policies DM5 and DM30 of the West Berkshire Local Plan Review 2023-2041.
9.	Arboricultural Method Statement (submitted) The Arboricultural Method Statement and tree protection measures within TGA Arboricultural Consultants revised Arboricultural Impact Assessment and Arboricultural Method Statement dated 3rd Oct 2025 and revised Tree Protection Plan TGA.2684.TPP.002A dated 3rd Oct 2025, both received on 02.06.2025, 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. <i>Reason:</i> To ensure the protection of trees identified for retention at the site in accordance with the objectives of the NPPF and Policies SP10 and DM15 of the West Berkshire Local Plan Review 2023-2041.
10.	Arboricultural supervision condition 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. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; tree protection installation measures and site supervision 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. Reason: Required prior to the commencement of development in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with the objectives of the NPPF and Policies SP10 & DM15 of the West Berkshire Local Plan Review 2023-2041.
11.	Agricultural access

	The no dig grass surface shall be installed adjacent to trees T23 and T24, as shown on the Tree Protection Plan TGA.2684.TPP.002A received on 02.06.2025, prior to development commencing on site. Reason: Agricultural access is required to land to the rear of the application site, and will not be possible through the application site on commencement of development. The surfacing is required in order to ensure that important trees are not harmed as a result of the movement of agricultural vehicles. This condition is applied in accordance with the NPPF and Policies SP10 and DM15 of the West Berkshire Local Plan Review 2023-2041.
12.	Hard landscaping 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, gates) and hard surfaced areas (e.g. driveways, paths, patios, decking) to be provided as part of the development. Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies SP7, SP8 and SP10 of the West Berkshire Local Plan Review 2023-2041, and the Quality Design SPD.
13.	Soft Landscaping The dwelling hereby permitted 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. Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies SP7, SP8 and SP10 of the West Berkshire Local Plan Review 2023-2041, and the Quality Design SPD.
14.	Water efficiency The dwelling shall not be first occupied until it has met the Building Regulations optional higher water efficiency standard of 110 litres per person per day, using the 'Fittings Approach' as set out in Table 2.2 of the Building Regulations G2. This standard shall be complied with for the dwelling and retained in perpetuity thereafter. Reason: To ensure that the new dwelling is water efficient reducing water consumption demonstrating that the principles of climate change mitigation and adaptation are embedded into new development. This condition is applied in accordance with the National Planning Policy Framework, Policies SP6 and DM7 of the West Berkshire Local Plan Review (2023-2041).
15.	Accessible dwelling

	The dwelling hereby permitted shall be constructed to meet the requirements of Building Regulations Optional Requirement M4(2) (Accessible and Adaptable Dwellings) as set out in Approved Document M, Volume 1 (or any subsequent revision). Prior to occupation, evidence shall be submitted to and approved in writing by the Local Planning Authority confirming compliance with the M4(2) standard. The dwelling shall thereafter be retained in accordance with the approved details. Reason: To ensure that the dwelling provides accessible and adaptable accommodation to meet the needs of all occupiers. This condition is applied in accordance with the National Planning Policy Framework, Policy SP15 of the West Berkshire Local Plan Review (2023-2041).
16.	Construction method statement 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: (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) Erection and maintenance of security hoarding including any decorative displays and/or facilities for public viewing; (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. 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, and Policies SP19, DM5 and DM30 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.
17.	Access Closure with reinstatement The existing vehicular access at the site shall be stopped up and abandoned immediately after the new access hereby approved has been brought into use. The verge shall, at the same time as the stopping-up and abandonment, be reinstated to the satisfaction of the Local Planning Authority. Reason: In the interest of road safety and highway maintenance. This condition is imposed in accordance with the National Planning Policy Framework 2024 and Policies SP19 and DM42 of the West Berkshire Local Plan Review 2023 – 2041.
18.	Access construction The new vehicular access to the highway hereby approved shall not be constructed until details of the access into the site have been submitted to and approved in writing by the Local Planning Authority. The use shall not commence until the access has been constructed in accordance with the approved details.

	Reason: In the interest of road safety. This condition is imposed in accordance with the National Planning Policy Framework 2024 and Policies SP19 and DM42 of the West Berkshire Local Plan Review 2023 – 2041.
19.	Visibility splays The new vehicular access to the highway hereby approved shall not be constructed until details have been submitted and approved of visibility splays of 2.4 by 43.0 metres to the east and 2.4 metres to the western site boundary have been provided at the access. The visibility splays shall, thereafter, be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level. Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework 2024 and Policy SP19 of the West Berkshire Local Plan Review 2023 – 2041.
20.	Access surface The new vehicular access to the highway hereby approved shall not be constructed until details of the surfacing arrangements have been submitted to and approved in writing by the Local Planning Authority. Such details shall ensure that bonded material is used across the entire width of the access for a distance of 3.0 metres measured back from the carriageway edge. Thereafter the accesses shall be constructed in accordance with the approved details. Reason: To avoid migration of loose material onto the highway in the interest of road safety. This condition is applied in accordance with the National Planning Policy Framework, and Policy SP19 of the West Berkshire Local Plan Review 2023-2041.
21.	Parking The dwelling hereby approved shall not be first occupied until vehicle parking and turning spaces for that dwelling 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. 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 Planning Policy Framework, and Policies SP19 and DM44 of the West Berkshire Local Plan Review 2023-2041.
22.	Set back of gates Any gates to be provided at access where vehicles will enter or leave the site, shall open away from the adjoining highway and be set back a distance of at least 5.0 metres from the edge of the highway. Reason: In the interest of road safety and to ensure that vehicles can be driven off the highway before the gates are opened. This condition is applied in accordance with the National Planning Policy Framework, and Policy SP19 of the West Berkshire Local Plan Review 2023-2041.
23.	EV Charger The dwelling hereby approved 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 points shall be maintained, and kept available and operational for electric vehicles at all times.

	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, and Policies SP19 and DM44 of the West Berkshire Local Plan Review 2023-2041.
24.	Lighting design strategy for light sensitive biodiversity No external lighting shall be installed until a “lighting design strategy for biodiversity” for the new dwelling, garage and garden has been submitted to and approved in writing by the local planning authority. The strategy shall: - 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 Isolux 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; and - Ensure all lighting levels are designed within the limitations of Environmental Lighting Zone 1, as described by the Institute of Lighting Engineers. 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. 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. To conserve the dark night skies of the North Wessex Downs National Landscape. This condition is applied in accordance with the National Planning Policy Framework, Policies SP2 and SP11 of the West Berkshire Local Plan Review 2023-2041 and the North Wessex Downs AONB Management Plan 2019-24.
25.	Compliance with existing detailed biodiversity method statements, strategies, plans and schemes All ecological measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (May 2025, Joanna Graham Ecology Limited), as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination. Reason: To ensure the adequate safeguarding of protected species and the mitigation and enhancement measures proposed with the application, required to conserve and enhance biodiversity. This condition is applied in accordance with the National Planning Policy Framework and Policy SP11 of the West Berkshire Local Plan Review 2023-2041.
26.	Biodiversity measures The development hereby permitted shall not be first occupied until two bird boxes and one integrated bat box or bat tile with a suitable gap, have been installed in accordance with the Preliminary Ecological Appraisal (May 2025, Joanna Graham Ecology Limited), in particular section 4.5 and appendix 5.

	Reason: To ensure biodiversity enhancements are incorporated into the development. This condition is applied in accordance with the National Planning Policy Framework, and Policy SP11 of the West Berkshire Local Plan Review 2023-2041.
27.	PD rights – extensions/outbuildings 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, B, C and/or E of that Order shall be carried out, without planning permission being granted by the Local Planning Authority on an application made for that purpose. Reason: To prevent the overdevelopment of the site and in the interests of respecting the character and appearance of the surrounding area. 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, Policies SP8 and DM30 of the West Berkshire Local Plan Review 2023-2041, the Quality Design SPD and the Basildon Village Design Statement (2001).
28.	Energy statement The development shall be carried out in full accordance with the following approved documents: (i) Energy statement dated November 2025 by UK SAPS received on 28.11.2025; (ii) Carbon offsetting calculator received on 28.11.2025. The dwelling hereby approved shall not be first brought into use until all approved measures have been completed. Reason: To secure sustainable construction measures in accordance with Policy DM4 of the West Berkshire Local Plan Review 2023-2041.
29.	Sustainability statement The development hereby permitted shall incorporate the sustainability measures set out in the Sustainability Statement received on 27.07.2026. The dwelling hereby approved shall not be first brought into use until all sustainability measures have been provided in full accordance with these approved details. Reason: To secure the sustainability measures that the development is contributing to the district's response to climate change in accordance with Policy SP5 of the West Berkshire Local Plan Review 2023-2041.

Heads of Terms for Section 106 Agreement

1	Carbon offsetting Financial contribution payable to address residual carbon emissions, totalling £1,692.58, payable prior to first occupation of the new dwelling.
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Refusal Reasons

1	Planning obligation The application fails to provide an appropriate planning obligation to secure a financial contribution to address residual carbon emissions and biodiversity net gain measures in the event of the self-build exemption being revoked. The development therefore fails to deliver a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 in the event of the self-build exemption being revoked.
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Informatives

1	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. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has worked proactively with the applicant to secure and accept what is considered to be a development which improves the economic, social and environmental conditions of the area.
2	The development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and thus 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, if applicable, will be sent out separately from this Decision Notice. It is your responsibility to contact the CIL Team as soon as possible to confirm whether the development is CIL liable. If subsequently confirmed as CIL liable, 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 a Commencement Notice will affect any exemptions claimed, including 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
3	Access construction The Asset Management team, West Berkshire District Council, Environment Department, Council Offices, Market Street, Newbury, RG14 5LD, or highwaysassetmanagement@westberks.gov.uk 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.
4	Damage to footways, cycleways and verges 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.
5	Damage to the carriageway The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.
6	Incidental works affecting the highway

	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 & Countryside, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 503233, before any development is commenced.
7	Official Postal Address Please complete and online street naming and numbering application form at https://www.westberks.gov.uk/snn to obtain an official postal address(s) once development has started on site. Applying for an official address promptly at the beginning of development will be beneficial for obtaining services. Street naming and numbering is a statutory function of the local authority.
8	Breeding Birds Informative The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees, scrub, hedgerows and buildings are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.
9	Reptiles informative The applicant is reminded that reptiles are protected at all times by the Wildlife and Countryside Act 1981 (As amended). Under section 9 (1) this legislation makes it an offence to intentionally kill or injure any reptiles. Planning permission for development does not provide a defence against prosecution under this legislation. If reptiles or evidence of reptiles is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist.
10	Great Crested Newts The applicant is reminded that great crested newts are protected at all times by the Conservation of Habitats and Species Regulations 2018 and the Wildlife and Countryside Act 1981 (As amended). Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a great crested newt licence if an offence is likely. If great crested newts or evidence of great crested newts is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact Natural England.
11	Biodiversity net gain The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. 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. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun

because none of the statutory exemptions or transitional arrangements listed below are considered to apply. If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply. In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans). EXEMPTIONS AND TRANSITIONAL ARRANGEMENTS The following are the statutory exemptions and transitional arrangements in respect of the biodiversity gain condition. 1. The application for planning permission was made before 12 February 2024. 2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies. 3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024. 4. The permission which has been granted is for development which is exempt being: 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where: i) the application for planning permission was made before 2 April 2024; ii) planning permission is granted which has effect before 2 April 2024; or iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii). 4.2 Development below the de minimis threshold, meaning development which: 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). 4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

IRREPLACEABLE HABITAT

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

THE EFFECT OF SECTION 73D OF THE TOWN AND COUNTRY PLANNING ACT 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and

	ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.
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