

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(2)	25/02375/FUL Streatley Parish	09.12.2025 ¹	Proposed new dwelling including new landscaping and parking Churn Lodge Wantage Road Streatley Reading RG8 9LA Nigel Parsons
¹ Extension of time agreed with applicant until 06.03.2026			

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=T44COIRDMKS00>

Recommendation Summary: Approval subject to conditions and legal agreement

Ward Member(s): Councillor Laura Coyle

Reason for Committee Determination: Called in if recommended for approval. Overdevelopment of the plot, overbearing on neighbouring properties. Design is intrusive and dominating, particularly in terms of loss of privacy, light and visual amenity. Impact on street scene. Conflict with Streatley Village Design Statement.

Committee Site Visit: 29 July 2026

Contact Officer Details

Name: Catherine Ireland
Job Title: Senior Planning Officer
Tel No: 01635 519111
Email: Catherine.Ireland@westberks.gov.uk

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 a new, three storey, 4 bed dwelling to the south of the property known as Churn Lodge.
- 1.3 The application site is within the settlement boundary of Streatley, a smaller settlement outside of the settlement hierarchy under policy SP3 of the Local Plan Review [LPR]. It is also within the North Wessex Downs National Landscape and is in an area of open downland which meets and area of elevated wooded chalk with slopes and land within a lower river valley according to the Landscape Character Assessment (2019). The area for the proposed dwelling is currently within the curtilage of Churn Lodge, which is located within an established residential area.
- 1.4 The access to the site is via a track accessed from the A417 Wantage Road, and which currently serves 6 dwellings. The Wantage Road, is listed within the historic environment record as the Streatley to Wantage Toll Road. It is within flood zone 1 and is not shown as being at risk of surface water or ground water flooding in Council records. The ground water levels are shown as being at least 5 metres below the ground surface, and the ground water flood risk as low.
- 1.5 The area is within a green risk zone for Great Crested Newts and there is a Site of Special Scientific Interest [SSSI] less than 250 metres to the south west. Land approximately 75 metres to the west is within a biodiversity opportunity area.
- 1.6 The levels fall away sharply on the site from the west to the east, with a change in approximately 8.75 metres from the road to the east boundary. The site also slopes from the south to the north. The existing dwelling, Churn Lodge, is a large, detached two storey dwelling finished in red brick and white render, with a plain clay tile roof. The garage block, adjacent to the site access, is a 1.5 storey building in similar materials, with timber framing and dormer windows in the roof. It is finished with dark plain tiles on the roof.
- 1.7 It is proposed to divide off the southern half of the land associated with Churn Lodge to provide the plot for the new dwelling. This would include the allocation of the existing access to the new dwelling, along with the existing garage building. The new dwelling would be sited approximately 4.2 metres further to the east than the front elevation of Churn Lodge, and 4.8 metres beyond the rear elevation, or 8.2 metres when including the proposed rear raised amenity area.
- 1.8 The proposed dwelling would be over three storeys, with the basement largely hidden due to the change in levels across the site. It would have a simple design, with dual pitched roof and gable ends facing east and west and would be clad in timber with a clay tile roof.
- 1.9 When measured from the front elevation, the ridge height would be approximately 7.5 metres and the eaves height 4.8 metres. When measured at the east end of the ridge, using the adjacent ground level on the north elevation, these heights increase to 8.6 metres and 5.9 metres respectively.
- 1.10 When viewed from the lowest point of the rear of the house, the full height of the three storeys would be revealed, with the height to the ridge of 10.7 metres and to the eaves of 8.1 metres. However, the basement would be partially screened by virtue of being set lower than the adjacent ground levels.

- 1.11 Three parking spaces are proposed to serve the dwelling, with three further spaces to be provided to serve Churn Lodge outside of the application site. The access to Churn Lodge will be provided via the property to the north, Acer Lodge, which is also within the applicant's ownership.

2. Planning History

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

Application	Proposal	Decision / Date
98/53480/FUL	New dwelling	Approved 26.11.1998
99/55783/FUL	Amendment to and re positioning of garage- approved under no. 153480	Approved 19.11.1999
08/01925/HOUSE	Extensions, replacement garage and relocation of summer house	Approved 11.12.2008
14/00877/NONMAT	Non Material Amendment of approved application 08/01925/HOUSE - Extensions, replacement garage and relocation of summer house. Amendments: Creation of a gallery space above entrance all , with glazed gable, additional front window and a south elevation dormer over existing window.	Refused 20.05.2014
14/01466/HOUSE	Extensions	Approved 04.08.2014
25/01218/FUL	Proposed new dwelling including new landscaping and parking.	Refused 02.09.2025

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 19.11.2025 at the access onto Wantage Road, with a deadline for representations of 10.12.2025. Three notification letters were sent in regards to the application.

- 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 All new buildings within the development will be required to comply with Building Regulations which have their own criteria to apply for the design of buildings which also has due regard to the Act. CIL contributions are also taken towards healthcare and education & training facilities as part of the development.
- 3.12 **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.
- 3.13 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.
- 3.14 **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.

Streatley Parish Council:	Conditional 'no objection' based on consideration of the following: 1. Existing vegetation masks the views of the proposed dwelling from the Wantage Road. Such vegetation must be maintained. The view of the new building from the Wantage Road across the driveway must be masked with new planting. 2. The new property will intensify the density of buildings along Wantage Road, converting the country village ambiance to a suburban nature contrary to the Parish Plan. 3. Materials conflict with the Parish Plan. 4. Some existing trees are reported to have not been shown on the block plans for removal and some trees had been removed before submission of the application. This requires confirmation as part of the WBC assessment.
Highways:	Recommend conditional approval.
Archaeology:	No evidence of any below ground archaeology and do not think there would be a major impact on any heritage assets of archaeological interest.
Environmental health:	Two environmental health concerns to raise: construction noise and land contamination. Conditions requested.
Ecology:	No likely significant impacts. Conditions requested.
Trees:	Comments as for 25/01218/FUL: No objection subject to conditions.
Lead Local Flood Authority:	Condition requested.
Waste Management:	No objections.
Public rights of way, Rambler's, North Wessex Downs National Landscape, Thames Water:	No response at time of writing.

Public representations

- 4.2 Representations have been received from 6 contributors, all 6 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:

- Impact on the character and appearance of the area.
- Cramped layout, inappropriate location.
- Impact on adding properties.
- Levels on the site – building would rise significantly above the natural contours.
- Impact on neighbouring living conditions: overlooking, outlook, noise during construction.
- No drainage strategy.
- Design concerns, poor quality scheme.
- Concern regarding the private lane which provides access to Churn Lodge. Narrow, steep. Difficult for large vehicles to manoeuvre, dangerous to neighbours.
- Increase in traffic.
- Conflict with the Streatley Design Statement.
- Proposals fail to overcome the concerns raised in relation to the previous scheme.
- Parking concerns.
- Concern regarding removal and transportation of spoil.

4.4 Concern was raised regarding the impact of the excavation works for the basement in terms of structural and construction-related impacts. Land stability can be a material planning consideration; however, no substantive evidence has been submitted to support a concern beyond that which is typical at this stage in the planning process. The agent has confirmed that a full intrusive site investigation would be undertaken prior to technical design to confirm ground conditions and to inform the appropriate foundation and structural strategy for the dwelling.

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 SP5 Responding to Climate Change • Policy SP6 Flood Risk • Policy SP7 Design Quality • Policy SP8 Landscape Character • Policy SP10 Green Infrastructure • Policy SP11 Biodiversity & Geodiversity • Policy SP12 Approach to Housing Delivery • Policy SP15 Housing Type and Mix • Policy SP19 Transport Development Management Policies

	• 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 DM14 Assets of Archaeological Importance • Policy DM15 Trees, Woodland & Hedgerows • Policy DM30 Residential Amenity • Policy DM42 Transport Infrastructure • Policy DM44 Parking
--	--

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)
- Streatley Village Design Statement (2009)

6. Appraisal

Principle of development

- 6.1 The application site is within the settlement boundary of Streatley, 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 Streatley.
- 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 As such, the proposal is considered to be acceptable in principle.

Design, character and appearance

- 6.4 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.
- 6.5 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.

- 6.6 The Landscape Character Assessment (2019) denotes the application site as being in an area of open downland which meets and area of elevated wooded chalk with slopes to the west whilst to the east is land within a lower river valley.
- 6.7 The Streatley Village Design Statement [SVDS] (2009) notes that the Wantage Road, from which the site is accessed, is one of two northern gateways to Streatley, and that the approach along the Wantage Road represents a sudden change from open farmland to low density residential development. The SVDS states that houses within this part of Streatley are mostly detached, on generous plot widths frequently providing high hedge of tree screening between properties.
- 6.8 The new dwelling would be sited to the south of Churn Lodge, and would utilise the existing access from the Wantage Road. The plot would be separated off from Churn Lodge, with a new fence boundary between the two properties. As such, vehicular access to Churn Lodge would be provided through Acer Lodge, to the north, which is also within the applicant's ownership. The existing garage building on site would therefore fall within the curtilage of the new dwelling, and a condition securing the ancillary to use to the new dwelling is recommended to be attached to any permission granted.
- 6.9 The plot size created would be approximately 1071.55m², excluding the access and driveway to the south of the gates to the site, with approximately 450m² of private rear amenity space being provided for the new dwelling. More than 700m² of private rear amenity space would be retained by Churn Lodge. Both are in excess of the 100m² recommended in the Supplementary Planning Document Quality Design – West Berkshire, Part 2 Residential Development for houses with 3 or more bedrooms.
- 6.10 Concern has been raised in representation letters regarding the appropriateness of the proposals in respect of the character of the area, overdevelopment and layout. To the west of Wantage Road, the dwellings opposite the site are set on deep plots, with the houses set back from the highway. There is not the same uniformity of plots on the east side of Wantage Road, although many plots are of a generous size, and due to the way that housing has developed, the area lacks the linear form of development seen to the west. The proposed plot would be smaller than that of Churn Lodge, Acer Lodge, Drumbeg and Maple House. However, it would be larger than that of The Spinney and Copse House, which replaced a single dwelling under planning permission reference 19/01044/FULD.
- 6.11 The wider area around Churn Lodge is characterised by steeply sloping land, with properties to the west of Wantage Road being set at a much higher level than those to the east. The land continues to drop away to the east, with a drop in levels from Wantage Road to the rear of the site of approximately 8.7 metres. At the same time, there is a gentle slope from the south boundary to the site to the north boundary with Churn Lodge.
- 6.12 The new dwelling would not be located forward of the front elevation of Churn Lodge, and would have a lower ridge height, being approximately 2.2 metres lower than the highest ridge of Churn Lodge. The ridge height would be approximately 1.8 metres

lower than the highest ridge of the Spinney, and approximately 0.6 metres lower than the front projecting ridge of the Spinney. The new dwelling would be approximately 0.4 metres higher than the highest ridge of Copse House, and 0.7 metres higher than the front projecting ridge. It would be approximately 1.5 metres higher than the ridge of the existing garage building when taking into account the change in levels on the site.

- 6.13 By virtue of the changes in ground levels and the existing garage building to the front of the site, the dwelling would be screened from Wantage Road to an extent. Given the heights of the neighbouring properties to the north and south, the building would read as part of the existing street scene without being incongruous.
- 6.14 The design of the proposed dwelling is simple, a dual pitched roof with gable ends, with the fenestration being orientated largely to the east and west elevations so as to prevent overlooking of neighbouring properties. Accommodation would be situated over three storeys, but with the basement being set below ground level to the west. To the east, where the existing ground levels are lower, the basement would be partly visible, as it would be partially from the side elevations.
- 6.15 Two different types of vertical timber cladding are proposed for the elevation treatments. Wider timber cladding would be used on the ground floor with a narrower timber cladding to be used at the first floor level. The basement would be finished with a through coloured render. Clay tiles are proposed for use on the roof. Given the simple nature of the design, it is considered important that high quality materials are used, to ensure an interesting design, particularly in terms of the two types of timber cladding. Poor quality or inappropriate materials would detract from the design and would result in harm to the character of the area. The materials would also need to complement the surrounding properties, which use a mix of finishes, including brick, clay tiles and timber cladding. A condition securing a schedule of materials is therefore recommended to be attached to any permission granted.
- 6.16 The existing landscaping contributes strongly to the character of the area. A condition securing tree protection measures is therefore recommended to be attached to any permission granted, along with a landscaping scheme for the new dwelling. A condition securing details of new boundary treatments is also recommended.
- 6.17 Given the amount of spoil that would need to be removed to accommodate the basement level, a condition securing details of spoil removal or reuse on site is recommended to be attached to any permission granted. Due to the constraints on site regarding levels and the layout of surrounding properties, a condition restricting permitted development rights for extensions and outbuildings is also recommended.
- 6.18 The application is therefore considered to be in accordance with current development plan policies relating to design, character and appearance.

Residential amenity (neighbours)

- 6.19 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.
- 6.20 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.

- 6.21 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.
- 6.22 The new dwelling would be to the south of Churn Lodge. The separation distance between the two dwellings would be approximately 9.1 metres. There are two ground floor windows serving a study and a drawing room/sitting room on the south elevation of Churn Lodge. At first floor there two windows serving two bedrooms. All rooms on the south elevation have secondary windows either on the east or west elevation. As such, it is not considered that there would be a sufficiently harmful loss of light or overshadowing of Churn Lodge as to warrant refusal of the application.
- 6.23 To the south, The Spinney would be a minimum distance of 16.1 metres from the new dwelling, whilst the separation distance between the dwelling and Copse House would be approximately 13.1 metres at the closest point. The windows on both properties at first floor level serve bedrooms, whilst a ground floor window on Copse House appears to serve a utility room, a non-habitable room. The separation distance and the level of the new dwelling is considered sufficient as to prevent a harmful loss of daylight to these properties.
- 6.24 The separation distances between the new dwelling and the properties to the south east, east and north east (Maple House, Conifers and Drumbeg respectively) are in excess of 21 metres. As such, although there are level changes, it is not considered that the new dwelling would result in demonstrable harm as a result of a loss of sunlight or daylight.
- 6.25 Given the separation distances and the arrangement of windows on the closest neighbouring properties it is not considered that there would be an overbearing impact of a level as to warrant refusal.
- 6.26 The new dwelling would have tall first floor windows on the front (west) elevation and rear (east) elevation. The separation distance from the east and west elevation windows, combined with the angle of the dwelling compared to neighbouring properties to the south, is sufficient as to prevent unacceptable overlooking towards neighbouring windows. The separation distance to properties to the east is sufficient as to prevent harmful levels of overlooking or loss of privacy.
- 6.27 On the north and south side elevations only roof lights are proposed; four on the south roof slope and two on the north. These would all have a cill height of at least 2.2 metres from the finished floor level. As such, they would not result in a loss of privacy towards neighbouring properties.
- 6.28 The level of the basement windows is such that they would not result in harm to neighbouring amenity.
- 6.29 The difference in levels between the walkway to the north side of the house and the paved area serving Churn Lodge is approximately 0.1 metres. It is not therefore considered that this will result in harmful overlooking. The raised area to the east (rear) elevation has been amended to include screening on the north and south elevations. The screens would have a height of approximately 1.8 metres and details of these are recommended to be secured by condition. The levels difference between the raised area and the properties to the rear is noted; however, on balance, given the separation

distance, it is not considered that this would result in a level of harm to warrant refusal of the application.

- 6.30 A condition restricting the hours of work during the construction period is recommended to be attached to any permission granted. A further condition securing a Construction Method Statement is recommended to protect neighbouring amenity. Permitted development rights for windows and extensions are recommended to be restricted; further works would need to be assessed for potential impact on neighbouring properties.

Residential amenity (site occupants)

- 6.31 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.

- 6.32 The functional amenity space to be provided is well in excess of the 100m² recommended in SPD Quality Design West Berkshire Part 2. The garden depth would be approximately 18.5 metres.

- 6.33 The internal floor area would be approximately 248.8m². The nationally described space standard sets out a minimum floor area of 130m² for a four bed house with 8 bed spaces over three floors. Each bedroom is of a size as to comply with the space standard requirements for a double or twin room.

- 6.34 All habitable rooms would receive natural daylight. The rooms in the lower ground floor/basement space to the rear, providing a social room and games room, would likely receive restricted light due to the positioning of the windows and the surrounding ground levels. As all main habitable rooms at ground floor and above would receive sufficient natural light, this is considered to be acceptable.

- 6.35 There would be no direct overlooking of habitable room windows. Where distances are under 21 metres, windows are at an oblique angle, sufficient to prevent direct overlooking.

- 6.36 The proposed dwelling is therefore considered to be in accordance with current development plan policies relating to the amenity of the site occupants.

Highway matters

- 6.37 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.

- 6.38 Three parking spaces are to be retained for Churn Lodge, with three to be provided for the new dwelling. This was considered to be acceptable by the Highway Authority, who requested an electric vehicle charging point and secure, undercover cycle storage. The parking layout, EV charger and cycle storage can be secured by condition.
- 6.39 The new dwelling would use the existing access for Churn Lodge. In turn, Churn Lodge would be accessed via the property to its north, Acer Lodge. All land is within the applicant's ownership. A condition securing the creation of access to Churn Lodge via Acer Lodge prior to the existing access being blocked up is recommended to be attached to any permission granted. The highway authority were satisfied that this would be sufficient.
- 6.40 The application is therefore considered to be in accordance with current development plan policies relating to highway matters.

Historic environment

- 6.41 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.
- 6.42 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.
- 6.43 Wantage Road, to the front of the application site, is recorded in the Historic Environment Record as a toll road, the turnpike having been authorised in 1803. There are no listed buildings adjoining the application site, which is not within a conservation area.
- 6.44 The Council's Archaeologist was consulted on the application, noting that the proposal would infill an area of Streatley that appears to be of mid-later 20th century. There is no evidence of any below ground archaeology and the Council's Archaeologist did not consider that there would be a major impact on any heritage assets of archaeological interest from the proposal.
- 6.45 The application is therefore considered to be in accordance with current development plan policies relating to the historic environment.

Flooding and drainage

- 6.46 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.
- 6.47 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.

- 6.48 The application site is within flood zone 1 and is not shown as being at risk of surface water or ground water flooding in Council records. The ground water levels are shown as being at least 5 metres below the ground surface, and the ground water flood risk as low.
- 6.49 No objection was raised by the Lead Local Flood Authority subject to a condition securing details of sustainable drainage methods to be implemented within the site. The application is therefore considered to be in accordance with current development plan policies relating to flooding and drainage.

Trees

- 6.50 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.
- 6.51 There are no tree preservation orders on or adjacent to the application site, which is not within a conservation area.
- 6.52 The Council's Tree Officer referred back to their comments received for application 25/01218/FUL. Within these comments the Tree Officer considered that it had been demonstrated that the development can take place with acceptable levels of impact on local trees, provided that the Tree Protection Plan provided was adhered to. A condition securing the tree protective fencing and landscaping were requested and are recommended to be attached to any permission granted.
- 6.53 The application is therefore considered to be in accordance with current development plan policies relating to trees.

Ecology

- 6.54 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.
- 6.55 The Council's Ecologist was consulted on the application, noting that whilst no ecological information has been submitted in support of the application, having reviewed available data, the proposed development has limited potential to result in ecological impacts and as such, were satisfied that there is no requirement for an ecological survey in this instance.
- 6.56 Conditions securing compliance with the submitted block plan and the submission of a Construction Environmental Management Plan were requested and are recommended to be attached to any permission granted. Informatives regarding breeding birds, reptiles and great crested newts were also requested.

Climate change

- 6.57 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.
- 6.58 Sustainability measures have been included within the Design and Planning Statement. These are recommended to be secured by condition.
- 6.59 An Energy Assessment was submitted in support of the application; the development would achieve more than the 63% reduction required by policy DM4 to be achieved by on-site measures prior to on-site renewable energy.
- 6.60 A carbon offset payment of £758.66 was calculated as being payable in respect of the development. This can be secured by way of a legal agreement.

Water use

- 6.61 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.
- 6.62 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

- 6.63 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. It is also necessary for the agreement to secure compliance with Biodiversity Net Gain requirements should self-

build exemption be revoked at a later date. 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. Site location plan 01-01 Rev PL1 received on 14.10.2025; ii. Proposed block plan 02-02 Rev PL3 received on 17.02.2026; iii. Elevations – Sheet 1 05-10 Rev PL2 received on 16.02.2026; iv. Elevations – Sheet 2 05-11 Rev PL3 received on 24.03.2026; v. Proposed GA Plans 03-10 Rev PL3 received on 24.03.2026; vi. Sections – Sheet 1 04-10 Rev PL2 received on 16.02.2026; vii. Arboricultural impact assessment by SJ Stephens Associates Project no. 2432 received on 30.01.2026; viii. Tree protection plan 2434-01 by SJ Stephens Associates received on 30.01.2026. Reason: For the avoidance of doubt and in the interest of proper planning.
	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).
	Screen details The dwelling hereby approved shall not be first occupied until details of screening on the north and south sides of the rear platform/amenity space on the rear elevation have been installed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The details shall include dimensions, material(s) and finish. The screening shall be permanently retained in that condition thereafter. Reason: To prevent overlooking of adjacent properties/land, in the interests of safeguarding the privacy of the neighbouring occupants. This condition is applied in accordance with the National Planning Policy Framework, Policy DM30 of the West Berkshire Local Plan Review 2023-2041, and the Quality Design SPD.
	Tree protection All Tree Protective Fencing shall be erected in accordance with the submitted plans, reference SJ Stephens Associates Tree Protection Plan 2434-01 dated April 2025 and received on 30.01.2026. The protective fencing shall be implemented and retained intact for the duration of the development. Within the fenced area(s), there shall be no excavations, storage or mixing of materials, washings, storage of machinery, parking of vehicles or fires. 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 Policies SP8, SP10 and DM15 of the West Berkshire Local Plan Review 2023-2041.
	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.

	No development or other operations shall commence on site until a detailed scheme of landscaping for the site is submitted to and approved in writing by the Local Planning Authority. The details shall include: • schedules of plants noting species, plant sizes and proposed numbers/densities • an implementation programme providing sufficient specifications to ensure successful cultivation of trees, shrub and grass establishment. The scheme shall ensure; a) Completion of the approved landscape scheme within the first planting season following completion of development. b) Any trees shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; landscaping measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place. Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality. This is to ensure the implementation of a satisfactory scheme of landscaping in accordance with the NPPF and West Berkshire Local Plan Review 2023-2041.
	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) 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.
	SuDS The dwelling hereby permitted shall not be first occupied until a scheme of surface water drainage has been implemented in accordance with details first submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate sustainable drainage principles to deal with surface water run-off from the roof of the dwelling hereby permitted / within the application site. The approved method of surface water drainage shall be retained thereafter. The planning, design and implementation of sustainable drainage methods (SuDS) should be carried out in accordance with Policy SP6 of the Local Plan Review, the WBC SuDS Supplementary Planning Document (2018), the Non-Statutory Technical Standards for SuDS (2015) and the SuDS Manual C753 (2015) and with particular emphasis on green SuDS that provide environmental/biodiversity benefits and water re-use.

	Reason: 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).
	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 “Proposed block plan, drawing 02-02” (Colony, September 2025) and the Design and Planning Statement received on 14.10.2025 as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination. Reason: To secure 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.
	Construction Environmental Management Plan No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following: a) Risk assessment of potentially damaging construction activities. b) Identification of “biodiversity protection zones”. c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority. Reason: To avoid harm to protected species during demolition/construction and preparatory operations. This condition is applied in accordance with the National Planning Policy Framework and Policy SP11 of the West Berkshire Local Plan Review 2023-2041. A pre-commencement condition is required because the CEMP will need to be adhered to throughout construction.
	Spoil No development shall take place until details of how all spoil arising from the development will be used and/or disposed have been submitted to and approved in writing by the Local Planning Authority. These details shall: (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. All spoil arising from the development shall be used and/or disposed of in accordance with the approved details. 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. This condition is applied in accordance with the National Planning Policy Framework, and Policies SP8 and DM30 of the West Berkshire Local Plan Review 2023-2041. A pre-commencement condition is required because spoil may arise throughout development.
	Parking/turning in accord with plans The dwelling shall not be occupied until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times. 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 Policy SP19 of the West Berkshire Local Plan Review 2023-2041.
	Churn Lodge Access The existing access to Churn Lodge shall not be closed off until access has first been provided via Acer Lodge. This new access shall be maintained at all times, in perpetuity. Reason: To ensure Churn Lodge is provided with safe and suitable access. This condition is applied in accordance with the National Planning Policy Framework, and Policy SP19 of the West Berkshire Local Plan Review 2023-2041.
	Cycle storage The dwelling hereby approved shall not be first brought into use until cycle parking and storage has been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The cycle parking and storage shall thereafter be retained for this purpose at all times. Reason: To ensure that there is adequate and safe cycle storage space within the site. This condition is applied in accordance with the National Planning Policy Framework and Policy SP19 of the West Berkshire Local Plan Review 2023-2041.
	Electric Charging Point (details to be submitted) 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. The charging point shall thereafter be retained and kept available for the potential use of an electric car. Reason: To promote the use of electric vehicles. This condition is applied in accordance with the National Planning Policy Framework and Policies DM44, SP7

	and SP19 of the West Berkshire Local Plan Review 2023-2041.
	Energy statement The development shall be carried out in full accordance with the following approved documents: (i) Energy Assessment Rev 01 by Energy Calculations Ltd, dated 1st May 2026, received on 01.06.2026; (ii) Energy Assessment Combined Report – Lean/Building Regulations England Part L (BREL) Compliance Report received on 01.06.2026; (iii) Carbon offsetting calculator received on 01.06.2026. 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.
	Sustainability statement The development hereby permitted shall incorporate the sustainability measures set out in the Design and Planning Statement received on 14.10.2025, and in particular section 6 ‘Sustainability Strategy’. 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.
	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.
	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.
	Garage building tie The existing garage building on the application site shall not be occupied at any time other than for purposes ancillary and/or incidental to the residential use of the dwelling hereby approved. Reason: The creation of a separate planning unit has not been assessed and may be unacceptable in the interests of ensuring a sustainable pattern of development. This condition is applied in accordance with the National Planning Policy Framework, and Policies SP1, SP2, DM30 and DM44 of the West Berkshire Local Plan Review 2023-2041.
	CMS 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; (i) Hours of deliveries and preferred haulage routes; 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.
	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).
	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).
	Permitted development restriction (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 Streatley Village Design Statement (2009).

Heads of Terms for Section 106 Agreement

1	Carbon offsetting Financial contribution payable to address residual carbon emissions, totalling £758.66, payable prior to first occupation of the new dwelling.
2	Biodiversity net gain To secure biodiversity net gain measures should the self-build exemption be revoked at a later date.

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.
--	---

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	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.
4	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.
5	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.
	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.
	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.
	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.