

EASTERN AREA PLANNING COMMITTEE

05TH AUGUST 2026

UPDATE REPORT

Item No: (2) Application No: 25/02375/FUL Page No. 43 - 69

Site: Churn Lodge, Wantage Road, Streatley, Reading, RG8 9LA

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Public representations:	Two further objections, including one from an existing contributor – points raised include: • Inappropriate, harmful form of development. Does not respect the character of the area, would be overdevelopment. • Previous refusal – insufficient justification to demonstrate overcome reasons. Not substantially different, the same reasons for refusal should apply. • Impact on residential amenity – overlooking, perceived loss of privacy, greater vehicle movements, visually domineering. • Drainage and surface water treatment – no evidence addressing on site flood risk mitigation. • Scale and massing – harm to visual amenity. • Plot ratio – the density plan submitted is incorrect and therefore misleading. • Design – awkwardly positioned at odds with host dwelling. Does not obviously relate to neighbours. Proportions are unattractive. Three storeys are excessive, basement floor below garden level, obstructed views, poor daylight internally. • Parking – unclear, unworkable.
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3. Conditions – no change except numbering added for clarity

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.
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.	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.
5.	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.
6.	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.
7.	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.
8.	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).
9.	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.
10.	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.
11.	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.
12.	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.
13.	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.
14.	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.
15.	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.
16.	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.
17.	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.

18.	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.
19.	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.
20.	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.
21.	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.
22.	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).
23.	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).
24.	PD rights – extensions/outbuildings/windows 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).
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