

| Item No | Application and Parish | No. | Proposal, Location and Applicant                                                                                                      |
|---------|------------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------|
| (4)     | 11/02602/FULD          |     | Erection of a detached house on plot 1.<br><br>Former Applecroft, Bethesda Street, Upper Basildon, Reading<br><br>Mr and Mrs S Munson |

**Recommendation Summary:** To **DELEGATE** to the Head of Planning and countryside to **GRANT PLANNING PERMISSION** subject to conditions and completion of a Legal agreement no later than the 30<sup>th</sup> March 2012

**OR** in the absence of a completed legal agreement by the 30<sup>th</sup> march 2012 to **DELEGATE** to the Head of Planning and countryside to **REFUSE** planning permission for the failure of the applicant to mitigate the impact of the development.

**Ward Members:** Alan Law

**Reason for Committee Determination:** Receipt of more than 10 letters of objection

**Committee Site Visit:** 22<sup>nd</sup> February 2012

| <b>Contact Officer Details</b> |                            |
|--------------------------------|----------------------------|
| <b>Name:</b>                   | Emma Fuller                |
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## **1. Site History**

01/01978/HOUSE – First floor extension over existing double garage. Approved 19<sup>th</sup> November 2011.

07/01949/FULD - (Randars and Applecroft) Demolition of 2 houses and the erection of 5 houses with garages. Refused planning permission 2nd November 2007. Dismissed at Appeal 11th June 2008.

07/01950/FULD - (Randars and Applecroft) Demolition of 2 houses and the erection of 6 houses with garages. Refused planning permission 2nd November 2007. Dismissed at Appeal 11th June 2008.

08/00599/FULD – (Applecroft only) Demolition of existing dwelling and erection of 3 detached houses. Refused planning permission 21<sup>st</sup> May 2008.

08/02374/FULD – (Applecroft) Demolition of existing dwelling and erection of 3 detached houses. Refused planning permission 6<sup>th</sup> April 2009. Allowed on appeal 3<sup>rd</sup> August 2009.

09/01962/COND1 – Discharge of conditions, split decision. 15<sup>th</sup> December 2009.

09/02384/FUL – Demolition of Applecroft and erection of house and garage. Refused planning permission 16<sup>th</sup> April 2010.

10/01437/MDOPO - Modification of the obligation of planning application APP/W0340/A/09/2103549. 20<sup>th</sup> August 2010.

10/01689/FULD – Erection of house and garage. Demolition of existing dwelling. Invalid

10/01690/FULD - Erection of house and garage. Demolition of existing dwelling. Invalid

10/01724/MDOPO – Modification of the obligation of planning application APP/W0340/A/09/2103549, refused 27<sup>th</sup> October 2010.

10/02066/FULD – Erection of house and garage. Refused 28<sup>th</sup> October 2010. Appeal dismissed 4<sup>th</sup> April 2011.

10/02718/NONMAT – Non material amendment to application 08/02374/FULD. Approved 24<sup>th</sup> November 2010.

10/02851/FUL – Erection of detached garage. Refused 19<sup>th</sup> January 2011, allowed on appeal.

10/02853/FULD – Section 73 Removal of Condition 12 (Bream) of planning application 08/02374/FULD, demolition of existing dwelling and erection of 3 replacement dwellings. Withdrawn

## **2. Publicity of Application**

Press Notice Expired: Not required  
Site Notice Expired: 10<sup>th</sup> February 2012

### 3. Consultations and Representations.

#### Basildon Parish Council

Basildon Parish Council has considered planning application 11/02602 – Applecroft and objects on the following grounds:

1. The arguments against the principle of replacing one large house set centrally in a large garden with three sizeable houses set in very much smaller gardens have been rehearsed at great length under 08/00599, 08/02374 and 10/02066 and they are not repeated here because the decision on Appeal as regards 08/02374 is the determining factor in establishing the current position and this must be accepted however much one may regard the decision as being contrary to other decisions in the immediate area and to National, District Council, AONB and Parish Council policy.
2. That Appeal approval, as the Inspector points out in paragraphs 7, 8 and 9 of the decision notice was for a very specific scheme in which the proposed building on Plot 1 was seen as having a transitional, lower level, function between Willowdene and the considerably larger and bulkier buildings on Plots Two and Three.
3. “He (the previous Inspector) found that the proposal considered under that Appeal [re 08/02374], which drew on the differences in height and massing at first floor and roof level, would respect the character of the area. He considered that the depth of the properties and the set back from the road would mean that they would appear appropriate in size and scale. In contrast I consider that the transition between the row of properties leading to Willowdene and the more substantial approved properties on Plots two and three would be compromised by the proposed enlargement of the dwelling as approved for Plot One. As a result, this would be harmful to the character and appearance of the area and, as perceived clearly from the footpath to the rear, would be imposing rather than integrated into the landscape character. It would therefore fail to preserve the natural beauty of the AONB, which national guidance identifies as having the highest status of protection”. The Inspector goes on to say, in paragraph 10, “The proposal would therefore conflict with Policy OVS.2 of the West Berkshire District Local Plan, adopted 2007, in this regard [i.e. the relationship between this property and those local to it]”.

4. This application attempts to overcome the problems identified by the Inspector in relation to PA10/02066 by making the building now proposed somewhat smaller than the one considered in that appeal but this is severely compromised by making the proposed building even higher than that which was rejected, and by placing it further forward on the site and considerably closer to Willowdene. The placing in this position of what remains a large and bulky building (with its very considerable high level roofscape) fails to achieve the transitional effect which apparently led the first Inspector to consider that 08/02374 was acceptable and therefore this should lead to refusal of this scheme on similar grounds to those set out by the Inspector as regards 10/02066.
5. The problem of viewing the building from the footpath at the rear of the site remains, even though it is now placed further forward on the site. Bearing in mind that there is no provision for a garage in this latest scheme there appears to be some doubt as to whether there is now sufficient turning space in front of the building for cars to enter and leave the site in forward gear.
6. Given the nature of Bethesda Street at this point it would be essential for storage of materials and parking of contractors' vehicles to be contained entirely within the site and this point has not been addressed in the proposals.
7. Council understands that a neighbour has raised a number of objections, including possible overlooking from a balcony on the rear elevation, and we assume that these will be taken into account before a decision is made.

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Highways:</b>                  | No objections subject to conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Thames Water:</b>              | No objections raised. Attach informative.                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Environment Agency:</b>        | No comments received at time of writing. Site not within a flood zone.                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Section 106 contributions:</b> | Contributions for a three bedroom dwelling were secured under the appeal scheme reference 08/02374/FULD in accordance with Policy CC7 of the South East Plan Regional Spatial Strategy and Policy OVS.3 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007 and SPG 4/04. These contributions have been paid in full. As such a supplemental legal agreement is being prepared to carry forward these provisions if consent is granted under this application. |

- Neighbour letters:**
- 11 letters of objection received as of the 1<sup>st</sup> March 2012. The planning matters raised relate to:
  - Reference to appeal decision. Increase in depth and height of building and set forward within the plot.
  - Impact on Willowdene
  - Removal of garage places pressure for further development in the future.
  - Increased visibility splays at entrance.
  - Impact on rural area and the Area of Outstanding Natural Beauty.
  - Overdevelopment.
  - Absence of a street scene drawing.

#### **4. Policy Considerations**

Planning Policy Statement 1 – Delivering Sustainable Development.

Planning Policy Statement 3 – Housing

Planning Policy Statement 7 – Economic Development in Rural Areas

South East Plan Regional Spatial Strategy, May 2009 – CC1, CC6, CC7, C3, BE5,  
West Berkshire District Local Plan 1991-2006, Saved policies 2007 – OVS1,  
OVS.2, OVS3, HSG.1, ENV1

Supplementary Planning Document ‘Quality Design’

Supplementary Planning Guidance 4/04 ‘Delivering Investment from Sustainable Development.’

Basildon Village Design Statement

Area of Outstanding Natural Beauty Management Plan

#### **5. Description of Development**

- 5.1 This application seeks full planning permission for the erection of 1 detached dwelling.
- 5.2 The site forms part of the former Applecroft site. Planning permission was granted on appeal for three detached properties, two of which have been built. A copy of this decision is attached to this report and is accompanied by a plan to show the approved dwelling for this parcel of land. The approved dwelling on plot 1, which sits adjacent to Willowdene has not been built and the site is currently vacant. This application seeks permission for the construction of a new 3 bedroom dwelling on the site.
- 5.3 Subsequent to this appeal which allowed for the redevelopment of the site planning permission was sought for the construction of a new property on plot 1 to replace the approved scheme. Application, 10/02066/FULD was refused planning permission and the appeal was dismissed. A copy of the Inspectors decision and details of the dwelling are attached to this report, please see Appendix 2.
- 5.4 As demonstrated by the inspectors decisions referred to, the design of any dwelling is fundamental to achieving an acceptable scheme on this site. The table below provides a comparison of the dimensions of the proposed building against the extant permission reference 08/02374/FULD and the design of the dwelling refused under application 10/02066/FULD.

|          | height | width | depth | Set back from highway       |
|----------|--------|-------|-------|-----------------------------|
| Extant   | 7.1m   | 13m   | 14.7m | 13.2m                       |
| Refused  | 7m     | 12.8m | 18.8m | 9m                          |
| Proposed | 7.9m   | 12.5m | 14.8m | 12.8m (measured from gable) |

- 5.4 This proposal seeks to provide 3 bedrooms, the same as the extant consent. The approved dwelling provided for an integral garage, this application provides for outside parking on the drive only, there is no garage.

## 6. Consideration of the Proposal

The main issues raised by the proposal are:

- 6.1 The Principle of Development
- 6.2 The Impact on the Character of the Area and the North Wessex Downs Area of Outstanding Natural Beauty.
- 6.3 The Impact on Neighbouring Amenity
- 6.4 Highways Matters
- 6.5 Other Matters

### 6.1 Principle of development

- 6.1.1 Located within the settlement boundary of Upper Basildon the principle of development is considered acceptable subject to compliance with the policies set out within the West Berkshire District Local Plan 1991-2006, Saved Policies 2007 and other material considerations. Policy OVS.1 seeks to promote sustainable development. Policy HSG.1 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007 aims to ensure that new development is designed to be in keeping with the character of the area and is appropriate to its context. This is supported by national guidance. Planning Policy Statement 3 directs a strong focus towards the need for high quality design.
- 6.1.2 The principle of a new dwelling on this plot has been discussed and accepted by the Planning Inspector. It is evident from the complex site history that the design of the extant permission was fundamental to ensuring that the scheme was acceptable. The impact of this proposal on the character of the area is examined below.

### 6.2 Impact on the character of the area and the North Wessex Downs Area of Outstanding Natural Beauty.

- 6.2.1 Upper Basildon is a rural settlement with a variety of housing styles. Generally the pattern of development is linear in form, established along the main roads through the village. The existing development along Bethesda Street follows this linear form, where dwellings face onto the highway within large plots. The site lies at the north eastern end of Bethesda Street. The application site is currently vacant and is defined by existing closed board fencing and hedges around the site boundaries. To the south west of the site lies Willowdene a chalet bungalow and to the north east are two large detached dwellings, plots 2 and 3 (08/02374/FULD).

- 6.2.2 Under the appeal scheme 08/02374/FULD, the Inspector notes that the approved property on plot 1 would 'be of a similar general appearance to the adjoining properties of Willowdene and Field View, with first floor accommodation contained in the roofslope and a hipped roof.' The proposed design, by reason of the small dormers and low eaves height retains the chalet style appearance welcomed by the Inspector. It is acknowledged that the height of the building is to increase by 0.8. The width and depth of the properties are comparable.
- 6.2.3 With a ridge height of 7.9m the proposed dwelling is lower than the neighbouring property, former plot 2 (8.9m) and plot 3 (9.3m), thus the scale of development will continue to gradually increase northwards to the full two storey house on plot 3, an observation made by previous Inspectors when considering the earlier appeal schemes. This design approach has been reflected in the redesign of the property on plot 1 and accordingly is considered to respond well to the wider area.
- 6.2.4 Any dwelling on this site will contribute both to the established streetscene along Bethesda Street and to longer views from footpath BASI/6/1 within the Area of Outstanding Natural Beauty. The front and rear elevations of the proposed property retain a chalet style appearance to help integrate the scheme with the area. This statement is also true of the extant permission. Application 10/02066/FULD, however, presented a more substantial two storey form at the rear with the eaves rising to 5m and thus resulting in an imposing design which failed to integrate with the surrounding development. This was cited as a key concern by the Planning Inspector.
- 6.2.5 Previous Inspectors have acknowledged the need to ensure there is sufficient separation between properties. The table below is used to demonstrate how the proposed scheme respects the layout accepted under application 08/02374/FULD.

|                   | Distance from shared boundary plot 2 | Distance from shared boundary with Willowdene | Set back from highway |
|-------------------|--------------------------------------|-----------------------------------------------|-----------------------|
| Extant property   | 2.1m                                 | 2.5m                                          | 13.2m                 |
| Refused property  | 2m                                   | 2.5m                                          | 9m                    |
| Proposed property | 3.4m                                 | 1.8m                                          | 12.8m                 |

- 6.2.6 The proposed property is closer to Willowdene than the approved, however, a gap of 1.8m is considered to be acceptable. The proposal seeks to increase the gap with plot 2 and the set back from the highway is retained.
- 6.2.7 The previous appeal decisions associated with this site draw on the importance of ensuring the scale and massing of any new development is appropriate. The attached decisions seek to ensure that any new property on this site forms a transition in scale between Willowdene and plots 2 and 3 of the Applecroft development. The proposed dwelling by reason of its chalet design, low eaves height, width and depth is considered to represent an acceptable form of infill development within the village and will sit comfortably within the frontage. It is also for these reasons that the proposal is not considered to intrude upon the landscape character of the area or to detract from the quality of the North Wessex Downs Area of Outstanding Natural Beauty when viewed from the footpath at the rear of the application site. For the above reasons it is considered that the proposal accords with the conclusions of the Planning Inspector which are a material consideration.

- 6.2.8 Concern has been raised by a number of residents for the absence of a garage serving the new property and the pressure that this may place for further development in the future. While this is acknowledged it is not a sufficient reason to refuse the application and the impact of any garage, if proposed in the future, will be assessed on its own merits. It is proposed to remove permitted development rights for extensions and ancillary buildings by a condition requiring that a planning application be made for such development.
- 6.2.9 For the reasons discussed above the proposal is considered to present a high quality design which significantly improves on the extant consent and would contribute positively to the area and thus the development would accord with the key principles set out in PPS1: Delivering Sustainable Development, PPS3: Housing and PPS7: Sustainable Development in Rural Areas and Policies HSG.1 and OVS.2 of the Local Plan and the Village Design Statement for Basildon and the Council's Supplementary Planning Document 'Quality Design.'

### **6.3 Impact on neighbouring amenity:**

#### **6.3.1 Impact on Willowdene:**

The proposed dwelling is set back approximately 1.8m from the shared boundary with Willowdene. There is a skylight shown in the north east facing elevation (side) of this property, given the position of the window in the roof it is not considered that the proposed dwelling will result in a significant loss of light to this property. Concern has been raised for overshadowing, however, given the orientation and the height of the property, the proposal is not considered to result in a detrimental overshadowing impact.

Two windows are proposed in the side of the dwelling facing Willdowdene along with two skylights. At a ground floor level the window serves a sitting room. It is considered that any overlooking from this can be mitigated by appropriate boundary treatment. The window at a first floor level serves an en-suite and as such this will be conditioned to be obscure glazed with a top hung opening fan light only. The skylights in the front projecting gable will have a minimum sill height of 1.8m and as such will prevent any overlooking from these secondary bedroom windows.

Concern has been raised for the presence of a first floor balcony at the back of the property. The balcony is recessed with brick at the sides such that any views are directed down the garden. It would not be possible to easily gain views of neighbouring properties to the side and by reason of the design it is not considered that there would be any additional overlooking from the balcony than a conventional window.

By reason of its siting and design the proposal is not considered to have a sufficient overbearing impact on the amenity of this neighbouring property to warrant a refusal. As such the proposal accords with Policy OVS.2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

#### **Impact on Plot 2 (Former Applecroft):**

There are three windows in the side elevation of Plot 2 which face onto the application site, two bathrooms at a first floor level and a study on the ground floor. Light to non-habitable rooms such as bathrooms is not protected. The study window

is positioned towards the back of plot 2 and as such, given the depth of the proposed property, this window will not be affected by the development. As such the proposal is not considered to have a detrimental loss of light or overbearing impact on the amenity of the future occupiers of this dwelling.

Two windows are proposed at a first floor level in the side of the new property serving a dressing room and stairs. These face directly onto the front garden/drive of plot 2. Given that this space currently benefits from little privacy at the front of the house it is not considered necessary to obscure glaze these windows. Any overlooking from the two windows at ground floor level will be mitigated by the existing closed board fencing along the shared boundary.

As such the proposal accords with Policy OVS.2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

#### **6.4 Impact on Highways:**

No objections have been raised subject to conditions.

#### **6.5 Other matters:**

There is currently a portacabin stored on the site. The applicants have confirmed that this is currently stationed for use as an office during the construction works. The General Permitted Development Order allows for such structures to be temporarily kept on site where planning permission has been granted for those works. In light of the recommendation for this scheme it is considered reasonable to allow the portacabin to continue to be stationed on site providing that if consent is granted the applicants demonstrate their intention to lawfully commence i.e. in the first instance to submit a discharge of conditions application. If works do not commence once the applicant is in a position to do so or if this application is refused the applicants will be asked to remove the portacabin.

### **7. Conclusion**

7.1 To conclude the proposal is considered sympathetic and in keeping with the character of the area and a significant improvement in design quality over that of the extant consent. The proposed dwelling by reason of its bulk, height, width and depth is considered to represent acceptable infill development within the village. It is also for these reasons that the proposal is not considered to intrude upon the landscape character of the area or to detract from the quality of the North Wessex Downs Area of Outstanding Natural Beauty when viewed from the footpath at the rear of the application site. For the above reasons it is considered that the proposal accords with the conclusions of the Planning Inspector which are a material consideration.

7.2 The proposal is not considered to have an adverse impact on the amenity of neighbouring occupiers and no objections have been raised by any of the statutory consultees. It is therefore considered in light of the strong reasons to support this application, it be approved.

## 8. Recommendation

To **DELEGATE** to the Head of Planning and countryside to **GRANT PLANNING PERMISSION** subject to conditions and completion of a Legal agreement no later than the 30<sup>th</sup> March 2012.

**OR** in the absence of a completed legal agreement by the 30<sup>th</sup> March 2012 to **DELEGATE** to the Head of Planning and countryside to **REFUSE** planning permission for the failure of the applicant to mitigate the impact of the development.

1. The development hereby permitted shall be started within three years from the date of this permission and implemented strictly in accordance with the approved plans.

Reason: To enable the Local Planning Authority to review the desirability of the development to comply with Section 91 of the Town and Country Planning Act (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) should it not be started within a reasonable time.

2. The development hereby approved shall be carried out in accordance with the approved plans:

Location Plan drawing number PL01 received 7<sup>th</sup> December 2011

Site Plan as proposed drawing number PL02 received 7<sup>th</sup> December 2011

Floor Plans as proposed drawing number PL03 received 7<sup>th</sup> December 2011

North West & North East Elevations as Proposed drawing number PL04 received 7<sup>th</sup> December 2011

South East & South East Elevations as Proposed drawing number PL05 received 7<sup>th</sup> December 2011

Reason: To ensure the development is carried out in accordance with national planning guidance and the relevant policies within the South East Plan Regional Spatial Strategy, May 2009 and the relevant Policies within the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

3. No development shall commence on site until samples of the external materials to be used in the development have been submitted to or left on site to be checked and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to the details that may have been submitted with the application. Thereafter the materials used in the development shall be in accordance with the approved samples.

Reason: In the interests of visual amenity in accordance with Policy CC6 of the South East Plan Regional Spatial Strategy, May 2009 and Policy OVS2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

4. No development shall commence on site until details of the external hard surfaced areas of the development have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to the details that may have been submitted with the application, and shall where necessary include a schedule of materials, means of treatment, and drawings demonstrating the layout of these areas. The dwelling hereby approved shall not be first occupied until the hard surfaced areas have been constructed in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policy CC6 of the South East Plan Regional Spatial Strategy, May 2009 and Policy OVS2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

5. No development shall commence on site until details of the floor levels in relation to existing and proposed ground levels have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with these approved details.

Reason: To ensure a satisfactory relationship between the proposed building and the adjacent land in accordance with Policy CC6 of the South East Plan Regional Spatial Strategy, May 2009 and Policy OVS2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

6. No development shall commence on site (including site clearance and any other preparatory works) until a detailed scheme of landscaping for the site has been 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 and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure:
  - a) completion of the approved landscaping within the first planting season following the completion of the development, and
  - b) any trees, shrubs or plants that die or become seriously damaged within five years of the completion of the development shall be replaced in the following year by plants of the same size and species.Thereafter the approved scheme shall be implemented in full.

Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the objectives of Policies CC6 of the South East Plan Regional Spatial Strategy, May 2009 and Policies OVS2 (a, b) and OVS3 (b) of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

7. No development shall commence until details of the design of the cycle storage has been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby approved shall not be brought into use until the cycle storage is provided in accordance with the approved plans and shall thereafter be retained.

Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles in accordance with Policy OVS3 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

8. The dwelling hereby approved shall not be brought into use until visibility splays of 2.0 metres by 45 metres south-westerly and 2.4m x 43m north-easterly have been provided at the access. The visibility splays shall, thereafter, be kept free of all obstructions to visibility above a height of 0.6 metres above carriageway level.

Reason: In the interest of road safety in accordance with Policy OVS.2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

9. No works shall take place with the construction of the building until the vehicular access and associated engineering operations have been constructed in full in accordance with the approved drawings.

Reason: In the interest of highway safety and to accord with Policy OVS.2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

10. Any gates to be provided at the accesses shall be set back a distance of at least 5.5 metres from the edge of the highway.

Reason: To ensure that vehicles can be driven off the highway before the gates are opened, in the interest of road safety in accordance with Policy OVS.2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

11. No development shall commence until details of the surfacing arrangements for the vehicular access to the highway have been submitted to and approved in writing by the Local Planning Authority. Such details shall ensure that bonded material is used across the entire width of the access for a distance of 5 metres measured back from the carriageway edge. The dwelling hereby approved shall not be brought into use until the access has been surfaced in accordance with the approved details.

Reason: To avoid migration of loose material onto the highway in the interest of road safety in accordance with Policy OVS.2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

12. The dwelling hereby approved shall not be brought into use until the vehicle parking and turning space has been provided in accordance with the approved plans. The parking and 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 for adequate parking facilities in order to reduce the likelihood of roadside parking which would be a danger to other road users in accordance with Policies OVS.2 and TRANS.1 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

13. Irrespective of the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any subsequent revision), no additions or extensions to the dwelling shall be built or ancillary buildings or structures erected within the curtilage, unless permission in writing has been granted by the Local Planning Authority in respect of a planning application made for the purpose.

Reason: To prevent the overdevelopment of the site which adjoins the countryside and is within an Area of Outstanding Natural Beauty in accordance with Policy CC6 of the South East Plan Regional Spatial Strategy, May 2009 and Policy OVS2 and ENV1 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

14. The dwelling hereby approved shall not be occupied until the en-suite window at first floor level in the side elevation of the dwelling has been fitted with obscure glass and a top hung opening fan light which shall thereafter be retained in position to the satisfaction of the Local Planning Authority. Irrespective of the provisions of the Town and Planning (General Permitted Development) Order 1995 (or any subsequent revision) no additional openings shall be inserted at a first floor level or

above in the side elevations of the property without a formal planning application made to the Local Planning Authority for that purpose.

Reason: In the interests of the amenity of neighbouring properties in accordance with Policy CC6 of the South East Plan Regional Spatial Strategy, May 2009 and Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

15. The dwelling hereby approved shall not be occupied until the sky lights in the side elevation have a sill height of 1.8m above internal floor which shall thereafter be retained in position to the satisfaction of the Local Planning Authority.

Reason: In the interests of the amenity of neighbouring properties in accordance with Policy CC6 of the South East Plan Regional Spatial Strategy, May 2009 and Policy OVS2 of the West Berkshire District Local Plan 1991-2006, Saved Policies 2007.

Informatives should permission be granted:

1. The Highways (Planning) Manager, West Berkshire District Council, Highways and Engineering, Council Offices, Faraday Road, Newbury RG14 2AF, telephone 01635 519169, should be contacted to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made, allowing at least four (4) weeks notice, to obtain details of underground services on the applicants behalf.
2. 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.
3. The attention of the applicant is drawn to the Highways Act 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.
4. In order to protect the stability of the highway it is advised that no excavation is carried out within 15 metres of a public highway without the written approval of the Highway Authority.
5. Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from, the Highways (Planning) Manager, West Berkshire Council, Highways and Engineering, Council Offices, Market Street, Newbury, RG14 2AF, before any development is commenced
6. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
7. Legal agreement informative.