

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

DEVELOPMENT CONTROL PANEL

1 March 2023

Item: 1

Application No.:	21/02263/FULL
Location:	Courtleigh Manor House And Courtleigh House Lady Margaret Road Sunningdale Ascot
Proposal:	Erection of a replacement building containing 10 apartments with associated landscaping and basement parking and alteration to vehicular and pedestrian access following demolition of existing apartment building and attached dwelling.
Applicant:	Apricot Properties Ltd
Agent:	Miss Lucy Anderson
Parish/Ward:	Sunningdale Parish/Sunningdale And Cheapside
If you have a question about this report, please contact: Sarah Tucker on or at sarah.tucker@rbwm.gov.uk	

1. SUMMARY

- 1.1 The application seeks full planning permission for the erection of a replacement building containing 10 apartments with associated landscaping, basement parking and alteration to vehicular and pedestrian access following demolition of existing apartment building and attached dwelling.
- 1.2 The proposal is acceptable in terms of the principle of development, its design and its impact on the character of the area, its impact on the residential amenity of neighbouring occupiers, parking and highway implications, ecological implications, impacts on trees and sustainability. The proposal is not economically viable and therefore cannot provide affordable housing as required by Policy HO3 of the Borough Local Plan, however the viability assessment has been fully assessed by an independent viability consultant and is considered acceptable. Overall, the planning balance is in favour of approving the proposal subject to the recommended conditions and S106 obligations.

It is recommended the Committee authorises the Head of Planning:	
1.	To grant planning permission subject to the following: <ul style="list-style-type: none">• Completion of Section 106 legal agreement to secure:<ul style="list-style-type: none">- A financial contribution towards the Council's carbon off-set fund and associate carbon shortfall clause- SPA mitigation- Review mechanism for affordable housing provision• The conditions are listed in Section 15 of this report.
2.	To refuse planning permission if a Section 106 legal agreement is not secured for the reasons that the proposed development would not make the fullest contribution towards reducing carbon emissions and tackling climate change in line with policy SP2; would not accord with Policy HO3 and; that the development would not mitigate the harm to the SPA

2. REASON FOR COMMITTEE DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Committee as the application is for major development.

3. THE SITE AND ITS SURROUNDINGS

- 3.1 The site lies within the suburb of Sunningdale, which is designated in RBWM's Townscape Assessment as a 'Leafy Residential Suburb'. The site lies on the corner on Lady Margaret Road and Charters Road and consists of a mid 20th century block of 5 flats and one house, over 2.5 storeys, with on-site parking and a substantial communal garden.
- 3.2 To the north-east of the site lies Charters Road with existing residential properties and a large sales garage, to the north-west lies Lady Margaret Road with existing residential properties, to the south-west lies Clareways, another block of flats, and to the south-east lies three-storey townhouses in the cul-de-sac of St James Gate.
- 3.3 There is a group of TPO trees just to the north-east of the site. The site lies within 5km of the Thames Basin Special Protection Area.

4. KEY CONSTRAINTS

- 4.1 There are no constraints within the site. The site lies wholly within Flood Zone 1. It is noted that there is a TPO Group to the northeast adjacent to the site boundary however this TPO group does not lie within the red line of the application site.

5. THE PROPOSAL

- 5.1 The proposal seeks full permission for the erection of a replacement building containing 10 apartments with associated landscaping and basement parking and alteration to vehicular and pedestrian access following demolition of the existing apartment building and attached dwelling. The proposed access is located in the same location as existing, except it has been widened by 0.5m.
- 5.2 The proposal consists of a 2.5 storey building with 4 apartments on the ground floor, 3 apartments on the 1st floor and 3 apartments in the roof space on the top floor. All apartments are proposed to be 2 bedroomed. No affordable housing is proposed. All apartments on the ground floor have access to a garden, and all other apartments have access to a balcony. There is also a communal garden.
- 5.3 The application proposes basement parking for 15 vehicular spaces with two overground visitor spaces. Cycle parking for 12 cycles is proposed to the rear of the site. A bin store is proposed in the north-eastern corner of the site.

6. RELEVANT PLANNING HISTORY

- 6.1 There is no planning history relevant to this application.

7. DEVELOPMENT PLAN

- 7.1 The main relevant policies are:

Adopted Borough Local Plan

Issue	Policy
Spatial Strategy for the Borough	SP1
Climate Change	SP2
Sustainability and Placemaking	QP1
Character and Design of New Development	QP3
Building Height and Tall Buildings	QP3a
Housing Development Sites	HO1

Affordable Housing	HO3
Managing Flood Risk and Waterways	NR1
Nature Conservation and Biodiversity	NR2
Trees, Woodlands and Hedgerows	NR3
Thames Basin Heaths Special Protection Area	NR4
Renewable Energy	NR5
Sustainable Transport	IF2
Hierarchy of Centres	TR1

Adopted Ascot, Sunninghill and Sunningdale Neighbourhood Plan

Issue	Policy
Biodiversity	NP/EN4
Respecting the Townscape	NP/DG1
Density, footprint, separation, scale, bulk	NP/DG2
Good Quality Design	NP/DG3
Energy Efficiency and Sustainability	NP/DG5

8. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework Sections (NPPF) (2021)

Section 2 – Achieving sustainable development

Section 4- Decision-making

Section 5 – Delivering a sufficient supply of homes

Section 9- Promoting Sustainable Transport

Section 11 – Making effective use of land

Section 12- Achieving well-designed places

Section 14- Meeting the challenge of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Documents

- RBWM Thames Basin Health's SPA
- Borough Wide Design Guide

Other Local Strategies or Publications

- RBWM Townscape Assessment
- RBWM Parking Strategy
- Affordable Housing Planning Guidance
- Interim Sustainability Position Statement
- Corporate Strategy
- Environment and Climate Strategy

9. CONSULTATIONS CARRIED OUT

Comments from interested parties

The planning officer posted a notice advertising the application at the site on 10th August 2021 and the application was advertised in the Local Press on 5th August 2021.

20 neighbouring occupiers were notified directly of the application.

Of the 20 neighbours that were consulted, 4 neighbouring occupiers submitted objections to the proposal, their comments are summarised below.

Summary of neighbour comments	Where in the report this is considered
Disproportionate in scale	Section iii
Imposing due to its size	Section iii
Out of character in terms of design	Section iii
Loss of green space	Section iii
Overshadowing	Section iv
Loss of light/sunlight	Section iv
Loss of privacy	Section iv
Noise impacts during construction	Section iv
Noise impacts with the use of the development, in particular the vehicle access/parking	Section iv
Impact on trees	Section viii
Building line will be altered	Section iii

Consultees

Consultee	Comment	Where in the report this is considered
Highways	No objections subject to conditions.	Section vi
LLFA	No objection subject to a condition	Section ix
Ecology	No objection subject to conditions.	Section vii

Others (e.g. Parish and Amenity Groups)

Group	Comment	Where in the report this is considered
SPAЕ	<p>Objection.</p> <p>Lady Margaret Road is characterised as being in Leafy Residential Suburbs, which includes “low density residential suburbs comprising large detached houses in spacious irregular well treed plots”. The Townscape Assessment goes on to state that “The type is defined by large properties set well back from the road, behind dense/high ornamental hedges with gravel drives and gates.”</p> <p>The proposal for ten apartments in a 0.24ha site could hardly be further from the mark. The site would be completely taken up by the development including</p>	Section iii

	<p>hardstanding. It would be a contrived, constricted and unbalanced development that would not be visually attractive and would not be sympathetic to local character including the surrounding built environment and landscape setting.</p> <p>It would not be similar in density, footprint, separation, scale and bulk of the buildings to the density footprint, separation, scale and bulk of buildings in the surrounding area generally and of neighbouring properties in particular in the leafy residential suburbs setting. The scheme would introduce a scale and density which would be incompatible with the character and amenity of the area.</p> <p>The built structure would leave hardly any amenity facility for plots 1-4 and the communal area, and this would result in an unacceptable reduction of the green space in the existing garden.</p> <p>In summary, the proposal would be contrary to LP/DG1, LP/H10, LP/H11, NP/DG1, NP/DG2, NP/EN3 and additionally NPPF 130.</p> <p>In a recent dismissal at appeal (APP/T0355/W/20/3257723) of Land at Lady Margaret Cottage (directly across the road), the Inspector stated in respect of Character and Appearance: "The general character along Lady Margaret Road is of large detached properties set within spacious grounds with the hedgerows and trees to the front of the properties contributing to the area's attractive verdant character. The appeal site contributes to this spacious character."</p>	
<p>Sunningdale Parish Council</p>	<p>The Parish Council strongly objects to the scheme. The existing site blends comfortably in the streetscene in keeping with the townscape of 'Leafy Residential Suburbs'.</p> <p>The proposed apartment block would dominate the streetscene. The footprint has increased substantially with a significantly reduced garden and green space. The ridge height of the block rises significantly above the level of properties on Charters Road. The proposed massing, scale and density would have completely at odds with the townscape and contrary to Policies NP/DG1.2 and NP/DG1.3 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan.</p>	<p>Sections iii, iv, vi, viii</p>

	<p>The replacement hedgerow at the rear of the site should be secured by condition.</p> <p>The design of the scheme is not in keeping with the surrounding area and is not sympathetic to other developments along the road. It fails to provide innovative design or promoting high quality interior spaces and light.</p> <p>Parking spaces are below the DoE parking standards and there are only two spaces for visitors, delivery or emergency vehicles and limited space for lorries, trucks, and vehicles manoeuvring within the site. The lack of parking provision is contrary to Policy NP/TP1 of the Neighbourhood Plan.</p> <p>There is a reduction in the amount of amenity space which is contrary to Policy NP/EN3 of the Neighbourhood Plan.</p> <p>Loss of trees some of which are very visible to make way for development is not justified.</p> <p>The development falls within 5km of the Thames Basin Heaths SPA, therefore a Suitable Alternative Natural Green Space must be provided, as well as a financial contribution.</p> <p>No data is provided to ensure that there is no loss of privacy or light.</p> <p>Recent appeal decisions in the area have been dismissed on the grounds the development harms the character and appearance of the area.</p>	
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10. EXPLANATION OF RECOMMENDATION

10.1 The key issues for consideration are:

- i Principle of Development
- ii Climate Change and Sustainability
- iii Design and Character
- iv Impact on amenity of neighbouring properties and future occupiers
- v Affordable Housing
- vi Parking and Highways Impacts
- vii Ecology
- viii Trees
- ix Other Material Considerations

i. Principle of Development

10.2 The site is an existing residential one and the proposal would increase the number of residential units on site by 4. Policy HO1 allows for 14,420 new dwellings within the plan period. Sunningdale is an existing residential area and a District Centre as defined by Policy TR1, and has a large number of shops and facilities and is served well by public transport, having its own station, within walking distance of the site, as well as multiple bus routes.

10.3 Given the above, it is considered that the site is an appropriate one for the increase in residential development proposed and as such, the principle of development is considered acceptable.

ii. Climate Change and Sustainability

- 10.4 The council's interim sustainability statement (March 2021) highlights that new development over a certain size should achieve a net-zero carbon rating. Any shortfalls should be mitigated by a financial contribution to the carbon offset fund. Additionally, Paragraphs 7 and 8, and Section 14 of the NPPF (2021) and Policy SP2 of the Borough Local Plan (2022), encourage developments to be built to mitigate climate change and to incorporate low carbon and efficient energy sources.
- 10.5 The submitted information highlights that the development will reduce carbon emission by using efficient and renewable energy sources, including solar panels and air source heat pumps however the scheme is not zero carbon neutral. As such, the applicant has agreed to enter into a Section 106 legal agreement with the Council to ensure a financial contribution will be made to carbon offset fund. This is deemed to be a compliance mechanism in order to effectively enforce the requirements of the interim sustainability statement. Subject to the signing of the S106 agreement, the development would be in line with the requirements of the interim sustainability statement, and in accordance with Policy SP2 of the adopted Borough Local Plan and Policy NP/DG5 of the adopted Ascot, Sunninghill and Sunningdale Neighbourhood Plan.

iii. Design and Character

- 10.6 The existing building consists of a 2.5 storey block of late 20th century flats, in brick and wood cladding with a pitched roof with two gable ends on the northern end of the building. The building itself is of very little character, but it sits within a large garden. There is no one strong vernacular of building in the vicinity, being a range of types, styles and ages of building in the area, from contemporary townhouses to the south of the site, to the sales garage to the north-east, to the brick built flats to the south-west of the site along Lady Margaret Road. Whilst there are some large detached houses in substantial gardens in the area, this is not the norm, there being blocks of flats along Land Margaret Road. The area is characterised by tree-line roads and trees make a substantial contribution to the overall feel of the area.
- 10.7 The proposed flatted development would be of a greater mass and scale than the existing block, and would pull the building line closer to both Lady Margaret Road and Charters Road, however, given the range of types and scales of existing residential buildings in the area, including similar sized flatted buildings, as well as substantial town houses on the boundary of the site, it is considered that this increase in mass and scale will not look out of place in this location. The overall height of the proposed block would be a maximum of 0.8m higher than the existing block of flats. Furthermore, there is no one strong building line on the eastern side of Lady Margaret Road, due to the extensive parking courts of large garage blocks of nearby properties here. Many of the trees on site are proposed to be retained, and replacements proposed for those that are removed, which are of poor quality. As such the tree-lined character of Lady Margaret Road and Charters Road will be maintained. Given the above, the massing, scale and location of the proposed building is considered appropriate.
- 10.8 The proposed scheme is designed in an 'L' shape with the overall massing broken up visually by changes in roof heights and use of architectural features such as gable of various sizes, gabled and hipped roofs, feature chimneys, and dormer windows. The palette of materials proposed include a mixture of brick, wooden cladding and render in different colours which will further break up the massing of the building. Given that there is not one vernacular of building within the vicinity, and the design takes visual elements from surrounding buildings, the design of the proposed scheme is considered acceptable.
- 10.9 Given the above, the scale, massing, siting, design and character of the proposed scheme is considered appropriate in this location and in accordance with Policy QP3 of the Borough Local Plan and Policies NP/DG1, NP/DG2 and NP/DG3 of the adopted Ascot, Sunninghill and Sunningdale Neighbourhood Plan.

iv. Impact on amenity of neighbouring properties and future occupiers

- 10.10 The proposal has a greater impact on neighbouring properties than the existing block, due to the increase mass and scale. However, distances between neighbouring properties and the proposed development are within the tolerances set out in the adopted Borough Wide Design Guide. Properties opposite the site on Lady Margaret Road will be 27m from the proposed building, properties opposite the site on Charters Road will be a minimum of 23m from the proposed building and there will be 28m to the side elevation of Clareways to the south-west of the site. The elevation proposed facing nos. 16-19 St James Gate has no windows on any upper floor, and privacy screens to the end elevations of the balconies on the first and second floors that face onto Charters Road here. This elevation is 18m from rear of nos 16-19 St James Gate, within the tolerance set out in the adopted Borough Wide Design Guide, which states that a flank wall over 2 storeys to the rear of a dwelling should be a minimum of 15m. Furthermore, due to the overall heights to ridge of the roof and the topography, properties at St James Gate will be 2m higher than the proposed building. A condition will be recommended to ensure that the privacy screens to the relevant balconies will be in place at all times. Given this, it is considered that there will no undue overlooking, overshadowing or loss of light as a result of the proposal or that the proposal would represent an overbearing presence for neighbouring properties.
- 10.11 The proposed bin store lies in the north-east corner of the site, close to the garden boundary of no. 19 St James Gate. This is not considered to be an appropriate location for bin store and will cause harm to the residential amenity of no. 19, and as such, the applicant has agreed to a condition to move the bin store to a more appropriate location.
- 10.12 The proposed flats on the ground floor all have access to a garden at least 3m deep and the width of each unit, in accordance with the Borough Wide Design Guide. All other flats have access to a balcony that provides more than the 5 sq m required by the Design Guide.
- 10.13 Concerns have been raised by local residents regarding noise of construction and noise as a result of the development itself. However, since construction noise can be controlled by Environmental Health legislation, it is not reasonable for construction noise to be condition, it will be included however in an informative. The sites lies within a well established residential area, on the site of existing flats, close to Waitrose supermarket and the A30. It is of note that there existing parking spaces adjacent to the gardens of properties at St James Gate, and this will be improved since most car parking is proposed at basement level. Given this location, the proposal will not result in an unacceptable increase in pre-existing background noise levels and as such, noise from the development itself is not considered harmful.
- 10.14 Given the above, with the addition of the recommended conditions, the proposal is not considered to harm the reasonable residential amenities of the neighbouring properties and in this regard is in accordance with Policy QP3 of the adopted Borough Local Plan and the adopted Borough Wide Design Guide.

v Affordable Housing

- 10.15 Policy HO3 of the adopted Borough Local Plan states that for all developments of 10 dwellings gross, on-site affordable housing should be provided, on greenfield sites 40% of the total number of units and on all other sites. 30% of the total number of units. Since this site already has residential development on it, it comes under the 30% requirement. Paragraph 7.7.9 of the adopted Borough Local Plan states that where the provision of affordable housing in accordance with HO3 is not economically viable, the Council will expect the submission of an open book financial appraisal alongside the planning application.
- 10.16 The applicants have stated that the development is not economically viable and have submitted an open book appraisal to support this. This appraisal has been assessed by an independent viability consultant, who have concluded that development would have a deficit and as such the development is not considered to be economically viable and as such affordable housing cannot be provided here, although the independent consultants recommend a review mechanism in the S106 obligation. Since the adopted Borough Local Plan, and the NPPF allows for economic

viability to be taken into account, this is considered acceptable, subject to the review mechanism in the S106.

vi Parking and Highway Impacts

- 10.17 The proposals include 17 parking spaces- 15 residents spaces and 2 visitor spaces. This amount of car parking is within the maximum standards set out in the Borough Parking Standards in areas of good accessibility, which this area is considered to be, close to the station, various bus routes, shops and facilities. On-street parking is controlled in the vicinity by double yellow lines, single yellow lines and restrictive parking so there will be no impact on on-street parking in the area as a result of the proposal.
- 10.18 The Highway Officer has stated that 20% of parking should be for electric charging of vehicles, however, the proposal is for 4 spaces, and the increase will be required by a recommended condition.
- 10.19 The appropriate level of cycle parking is proposed, and details of the cycle parking to ensure an appropriate standard, will be required by a recommended condition.
- 10.21 Whilst there will be a small residual increase in vehicular activity as a result of the proposal this is unlikely to have an adverse impact on capacity or safety of the local highway network.
- 10.22 Given the above, the highway and parking implications of the proposal are acceptable and the proposal accords with Policy IF2 of the adopted Borough Local Plan and the Borough Parking Standards.

vii Ecology

- 10.23 The application was supported by a preliminary ecological appraisal and a bat survey. This showed that the majority of the habitats on site are of low ecological value, however, whilst no bats were found on site, the surveys indicated that the site has the potential to support roosting bats and as such a Construction Environmental Management Plan is recommended. Biodiversity enhancements are also required by a recommended condition to include integral bat and bird boxes and native and wildlife friendly planting.
- 10.24 The application site lies within 5km of the Thames Basin Heaths Special Protection Area (SPA). This is a European Designated Site afforded protection under the Conservation of Habitats and Species Regulations 2017 as amended (the Habitats Regulations). It is an area designated to protect a network of important bird conservation sites. The proposal would result in an incremental increase in the local population and be likely to generate further recreational activity and dog walking within the THBSPA. It is necessary therefore to secure mitigation in the form of SANG (Suitable Alternative Natural Green Space) and SAMM (Strategic Access Management and Monitoring). A legal agreement will need to be secured for the SAMM and SANG contributions to offset the identified impact on the integrity of the SPA is required. An Appropriate Assessment was carried out in connection with this current application and subject to securing the appropriate S106 Agreement the LPA is satisfied that the proposal would have no adverse impact on the Thames Basin Heaths SPA.
- 10.25 Subject to the addition of the recommended conditions and the S106 obligation set out above, the proposals are considered acceptable in terms of impact on ecology and biodiversity and in accordance with Policy NR2 and NR4 of the adopted Borough Local Plan and Policy NP/EN4 of the Adopted Ascot, Sunninghill and Sunningdale Neighbourhood Plan.

viii Trees

- 10.26 There are a number of trees on site and the application is supported by a tree survey, a tree protection plan and a tree planting plan. Most of the trees on site are retained as a result of the proposal including the Indian bean tree and the lime trees which are visible in the streetscene. The proposal includes the removal of a cherry and a plum tree, but these are proposed to be replaced by hornbeam and maple trees.

10.27 Tree protection is proposed during construction for the retained trees on site and the Corsican pines trees in the adjacent garden of 15 St James Gate, including a requirement for no mechanical digging in the root protection zones, including widening the access and the cycle parking. This will be secured by a recommended condition. The TPO to the north-east of the site is unaffected by the proposals.

10.28 Subject to the addition of the recommended conditions the works to trees and proposed tree planting is considered acceptable and in accordance with Policy NR3 of the adopted Borough Local Plan.

ix Other material considerations

10.29 There are no issues regarding drainage of the site subject to the recommended drainage condition as required by the LLFA, who have no objection to the scheme.

11. COMMUNITY INFRASTRUCTURE LEVY (CIL)

11.1 The development would be liable to pay CIL based on the following:

Reason for liability	Increase in residential floorspace
CIL Charging Rate	£315.55 per sq m
New floorspace	867.8

12. PLANNING BALANCE

12.1 The proposal is considered acceptable in principle and will add 4 residential units to the Borough's overall housing land supply. The design, scale and massing of the development is considered appropriate in this location, along with the retention of the majority of trees on site, which retains the leafy suburban neighbourhood character. The proposal conforms to the amenity standards set out in the Borough Wide Design Guide and therefore does not result in undue harm to the residential amenities of the neighbouring occupiers. There are no noise implications that cannot be controlled by other legislation. Vehicular and cycle parking is in accordance with the Borough Parking Standards and parking is restricted on-street in any case. The development will not result in any harmful increase in vehicular movements. The ecological implications of the proposal area acceptable with the addition of recommendation conditions and S106 obligations relating to the impact on the Thames Basin Heath Special Protection Area. The trees proposed to be removed are to be replanting with suitable alternatives. Since the development will not have a net-zero carbon rating S106 obligations are required in line with the Borough's Interim Sustainability Statement. The proposal will result in CIL payments. All these issues are in favour of the proposal. The development is not economically viable and as such cannot provide affordable housing in accordance with Policy HO3. This weighs against the proposal. However, since this is a Borough wide need rather than direct mitigation to ensure the development itself is acceptable, on balance, this is outweighed by the issues raised above that favour the development and as such, the planning balance is in favour of the proposal.

13 CONCLUSION

13.1 It is therefore recommended that planning permission is granted subject to the necessary legal agreement and relevant conditions.

14. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B – plan and elevation drawings

15. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.
- 3 No development above slab level shall take place until details of the materials to be used on the external surfaces of the development have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.
Reason: In the interests of the visual amenities of the area and in accordance with Policy QP3 of the adopted Borough Local Plan (February 2022)
- 4 Prior to first occupation, the side elevations of the first and second floor balconies on the flats facing Charters Road closest to the rear of properties in St James Gate shall be fitted with an obscure privacy screen at least 1.8 metres high that shall be maintained as such at all times.
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers and in accordance with Policy QP3 of the adopted Borough Local Plan (February 2022).
- 5 The development shall not be occupied until all walls, fencing or any other means of enclosure have been constructed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure the satisfactory resultant appearance and standard of amenity of the site and the surrounding area and in accordance with Policy QP3 of the adopted Borough Local Plan (February 2022)
- 6 Notwithstanding the submitted plans, no part of the development shall be occupied until details the refuse bin storage area and recycling facilities have been submitted and approved in a location that does result in harm to amenity of adjacent occupiers . Following this, these facilities shall be kept available for use in association with the development at all times.
Reason: To ensure that the development is provided with adequate facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic and highway safety and to ensure the sustainability of the development and accordance with Policy QP3 of the adopted Borough Local Plan (February 2022)
- 7 No part of the development shall be occupied until vehicle parking space has been provided in accordance with the approved drawing. Notwithstanding the approved plans there shall be 7no. electric charging parking provided on site. The space approved and the electric charging parking shall be retained for parking in association with the development.
Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety and in accordance with Policies SP2 and IF2 of the adopted Borough Local Plan (February 2022)
- 8 No part of the development shall be occupied until covered and secure cycle parking facilities have been provided in accordance with the approved drawing. These facilities shall thereafter be kept available for the parking of cycles in association with the development at all times.
Reason: To ensure that the development is provided with adequate cycle parking facilities in order to encourage the use of alternative modes of transport and in accordance with Policy IF2 of the adopted Borough Local Plan (February 2022)
- 9 The erection of fencing for the protection of any retained tree and any other protection specified shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. No mechanical digging shall take place root protection areas marked on Tree Protection Plan non 3467.1/02 included in the Tree Survey and Arboricultural Impact Assessment Report by Hankison Duckett Associates dated June 2021at any time. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made unless hereby approved.
Reason: To protect trees which contribute to the visual amenities of the site and surrounding

- 10 area and in accordance with Policy NR3 of the adopted Borough Local Plan (February 2022)
No tree or hedgerow shown to be retained in the approved plans shall be cut down, uprooted or destroyed, nor shall any retained tree be lopped or topped other than in accordance with the approved plans and particulars or until five years from the date of occupation of the building for its permitted use. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 Tree work. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted in the immediate vicinity and that tree shall be of the same size and species unless the Local Planning Authority give its prior written consent to any variation.
Reason: In the interests of the visual amenities of the area and in accordance with Policy NR3 of the adopted Borough Local Plan (February 2022)
- 11 No development shall take place (including demolition, ground works and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) 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, 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 ensure that impacts on protected species and other biodiversity are minimised in accordance with Paragraphs 170 and 179 of the NPPF, and NR3 of the adopted Borough Local Plan (February 2022)
- 12 No external lighting (including floodlighting) shall be installed until a report detailing the lighting scheme and how this will not adversely impact upon wildlife has been submitted to and approved in writing by the Local Planning Authority. The report shall include the following figures and appendices:- A layout plan with beam orientation - A schedule of equipment - Measures to avoid glare - An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified as being of ecological importance.- Hours of operation of any external lighting. The approved lighting plan shall thereafter be implemented as agreed.
Reason: To ensure that wildlife is not adversely affected by the proposed development in line with para 179 of the NPPF.
- 13 The dwelling hereby permitted shall not be occupied until the locations and specifications of biodiversity enhancements - to include bat and bird boxes and native and wildlife friendly planting have been submitted and approved in writing by the Council. The biodiversity enhancements shall be installed as agreed.
Reason: To incorporate biodiversity in and around the development in accordance with paragraph 179 of the NPPF.
- 14 Prior to commencement (excluding demolition) a surface water drainage scheme for the development, based on sustainable drainage principles, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:- Full details of all components of the proposed surface water drainage system including dimensions, locations, gradients, invert levels, cover levels and relevant construction details.- Supporting calculations confirming compliance with, the Non-statutory Technical Standards for Sustainable Drainage Systems, and the agreed discharge rates and the attenuation volumes to be provided.- Details of the maintenance arrangements relating to the proposed surface water drainage system, confirming who will be responsible for its maintenance and the maintenance regime to be implemented. The surface water drainage system shall be implemented and maintained in accordance with the approved details thereafter.
Reason: To ensure compliance with the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems, and to

Informatives

- 1 The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended, 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.

- 2 This permission should be read in conjunction with the legal agreement entered into by the applicant with the Local Planning Authority and dated ****, concerning sustainability issues and a requirement to mitigate impact on the Thames Basin Heath Special Protection Area
- 3 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 or grass verge arising during building operations.

APPENDIX A

Site location plan



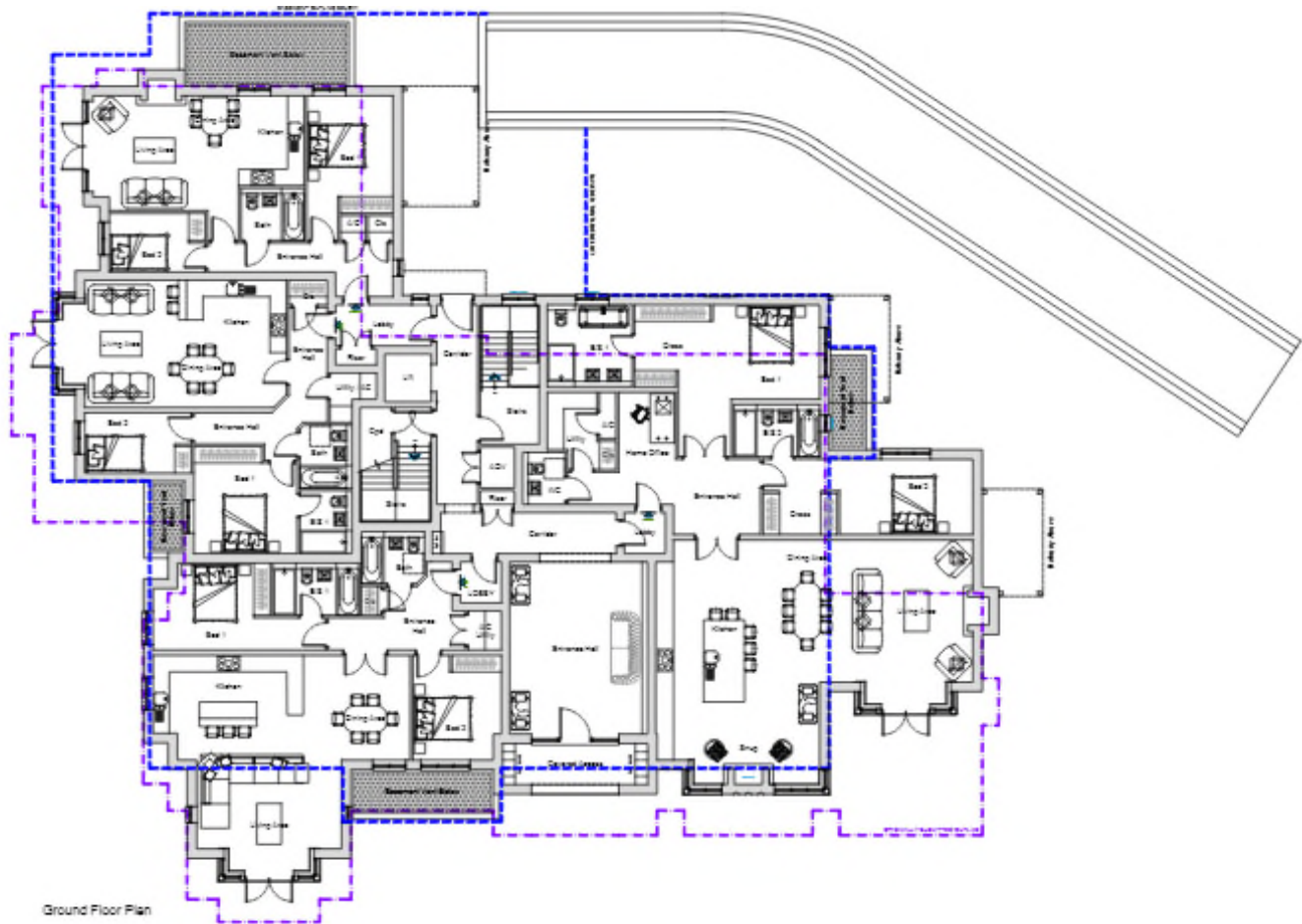
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Site layout

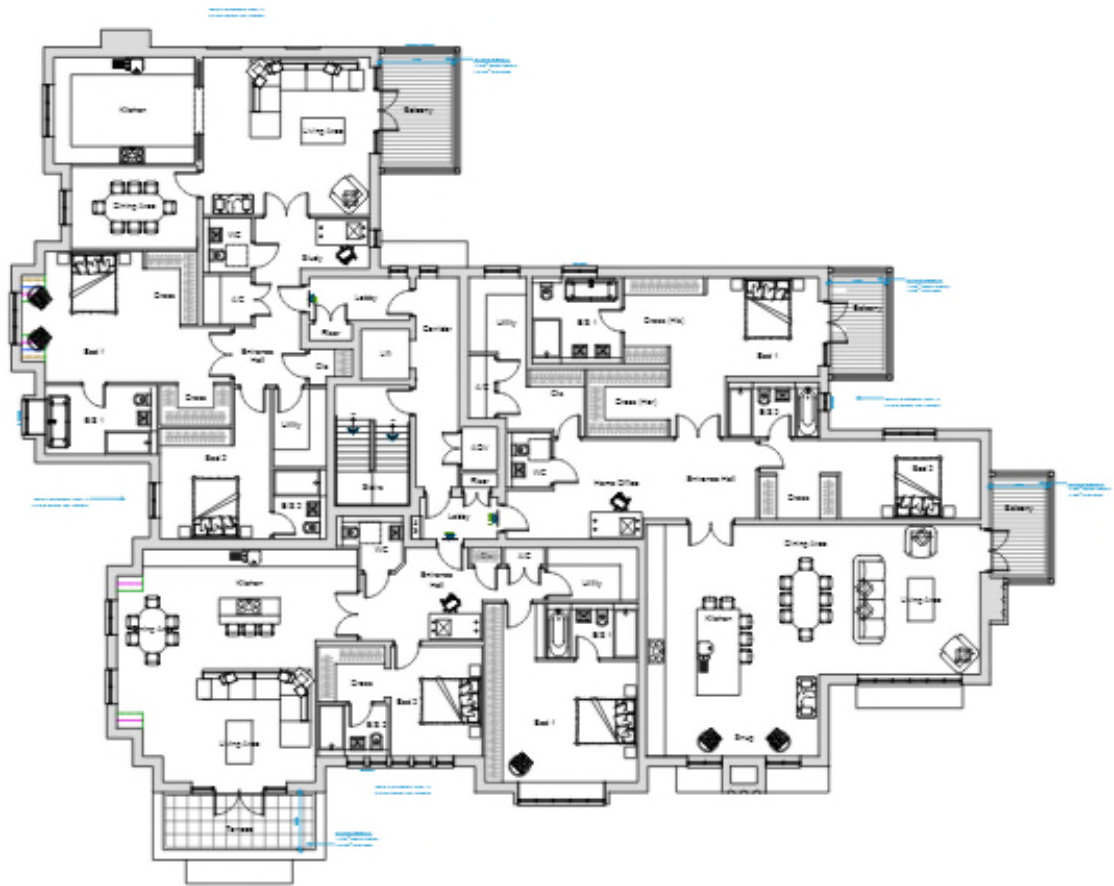


APPENDIX B

Ground floor plan

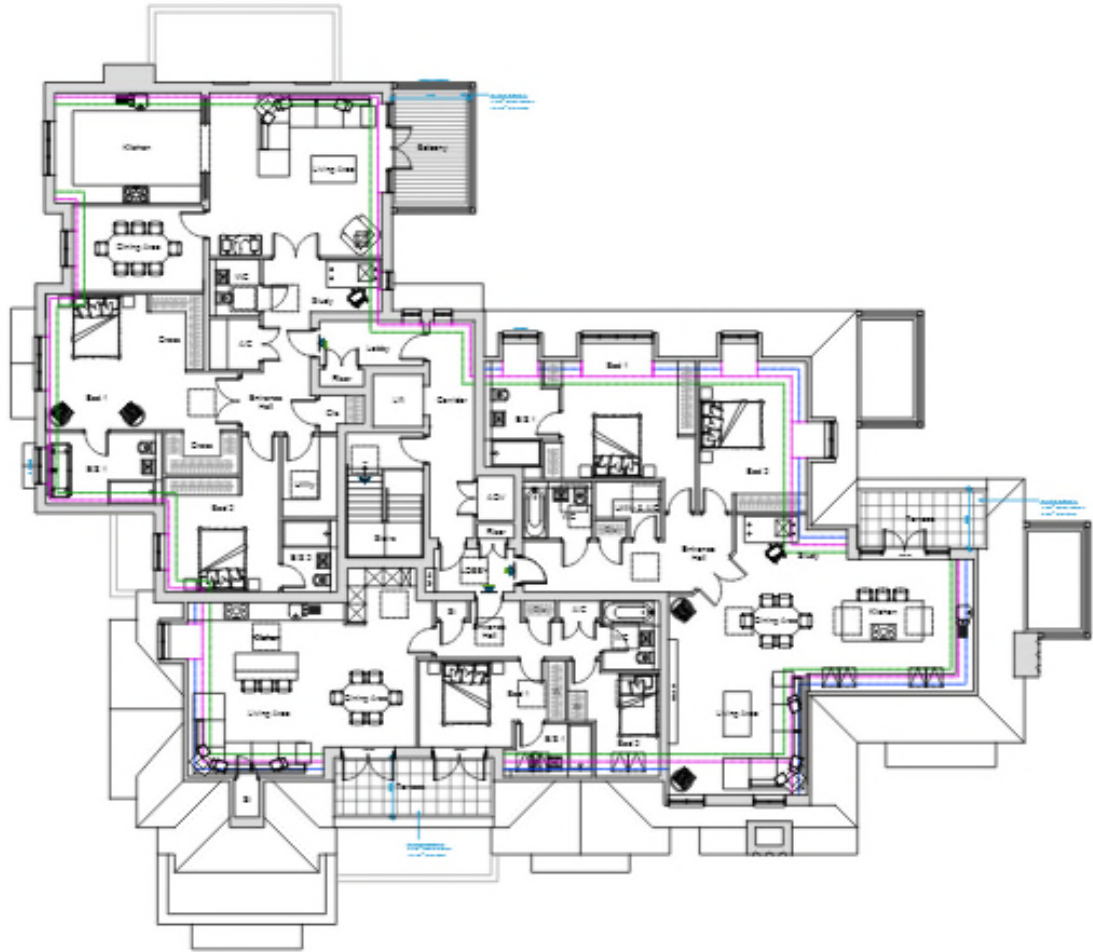


First floor plan



First Floor Plan

Second Floor plan



Second Floor Plan

Elevations

