

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

11 May 2016

Item: 1

Application No.:	15/03118/FULL
Location:	Elva Lodge Hotel Castle Hill Maidenhead SL6 4AD
Proposal:	Erection of new building comprising 12 x two bedroom and 2 x one bedroom flats with associated car parking refuse and cycle storage and landscaping works, following demolition of existing hotel
Applicant:	Kingsway Homes (Berkshire) Limited
Agent:	Mr David Howells - DMH Planning
Parish/Ward:	Boyn Hill Ward
If you have a question about this report, please contact: Antonia Liu on 01628 796697 or at antonia.liu@rbwm.gov.uk	

1. SUMMARY

- 1.1 The existing hotel is not of any particular architectural merit and so there is no objection to its loss. There is no objection to the loss of visitor accommodation and the redevelopment of the site for housing, which would boost the Borough's supply of housing and be of clear benefit in this respect.
- 1.2 As originally proposed it was considered that the building would significantly infringe in the root protection area (RPA) of TPO trees. Following negotiation part of the new building, which falls outside of the footprint of the existing building, has been re-sited so that it sits outside the RPA and it is therefore considered not to result in undue harm to the rooting matter over and above the existing situation.
- 1.3 The new building will be substantial in size but following negotiation and amendments to the form, design and detailing it will assimilate well into its surroundings. The bulk and mass will be 'broken up' through the use of a stepping arrangement to the facades, architectural features and materials. Its appearance would also reflect the wider area as it will have tiled, pitched roofs and be constructed of brick with a good level of detailing throughout the facades. In addition, substantial trees and introduction of an increase in landscaping would soften the external appearance of the new building and improve the appearance of the immediate area.
- 1.4 Neighbours have been consulted on these changes and further comments will be reported in the panel update.
- 1.5 The building has been carefully sited to ensure that it will not significantly affect the living conditions of existing occupiers of neighbouring properties. In addition, the car parking will be in a similar location to the existing hotel car park and therefore existing residents should not experience any significant change.
- 1.6 Conditions to cover the level and layout of parking, the access arrangements and refuse collection and servicing are to ensure that there will not be any significant impact on highway safety and convenience. A condition is also recommended to secure ecological enhancements on the site.
- 1.7 A financial contribution is sought for Public Open Space, which can be secured by a S106 legal agreement to mitigate the impact on services, amenities and infrastructure.

It is recommended the Panel authorises the Borough Planning Manager:

To grant planning permission subject to no new substantive issues from local residents, no substantive objection to the proposal being received from the Lead Local Flood Authority, the satisfactory completion by 30 June 2016 of an undertaking to secure the infrastructure in Section 7 of this report and with the

conditions listed in Section 10 of this report.

To refuse planning permission if there are new substantive issues to the proposal made by local residents, a substantive objection from the Lead Local Flood Authority and/or if an undertaking to secure the infrastructure in Section 7 of this report has not been satisfactorily completed by 30 June 2016 for the reason that the proposed development would not be accompanied by associated infrastructure improvements.

2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Hollingsworth no matter what the recommendation for the reason that the Borough is in need of more dwellings and this is a prime site that could make a considerable contribution on the numbers required.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site comprises of Elva Lodge Hotel, which is sited at the junction of Castle Hill (A4) and Grenfell Road. Elva Lodge is a large detached building, which has been significantly extended and altered over the years. The building is surrounded by hard-surfacing, extending up to the site boundaries. The site lies just outside of the Castle Hill Conservation Area with the conservation area boundary sited along the northern and eastern boundary of the site. There are also TPO street trees along the northern boundary on Castle Hill and along the western boundary on Grenfell Road. The wider area is characterised by a mix of detached, mews and terraced dwellings and flatted developments.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Ref.	Description	Decision and Date
15/03874/DEM	Demolition of Elva Lodge Hotel	Refused - 22.12.2015
00/35288/FULL	Erection of a single storey front extension to provide a new reception area with disabled access	Approved - 24.05.2000
95/00712/FULL	Single storey extension to enlarge function room	Approved – 15.12.1993
93/00630/ADV	Illuminated double sided projecting sign	Approved – 15.12.1993

- 4.1 The proposal is for the demolition of the existing hotel building and the erection of a new part two storey, part three storey building to form 12 x 2-bed flats and 2 x 1-bed flats, 26 associated car parking spaces, landscaping works and alterations to the existing vehicular access. The replacement building would be located to the western section of the site with the 3 storey element of the building sited towards the north-western corner and two storey elements attached to the east and south elevation. Amenity space would front onto Castle Hill to the north and Grenfell Road to the west, while parking is located to the east of the site and within the undercroft. The undercroft also accommodates the proposed bin and cycle stores.

- 4.2 Amended plans were received during the application to address concerns relating to design and appearance and impact on TPO trees. The changes relate to alterations to its siting, height, form and design. Neighbours have been consulted on these changes. The consultation ends on the 4 May 2016 and any comments will be reported in the panel update.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework, Section 6, 7, 11 and 12.

Royal Borough Local Plan

- 5.2 The main strategic planning considerations applying to the site and the associated policies are:

	Within settlement area	Protected Trees	Highways/Parking issues
Local Plan	DG1, H10, H11	N6	T5, T7, P4

5.2 Supplementary planning documents adopted by the Council relevant to the proposal are:

- Sustainable Design and Construction
- Planning for an Ageing Population

More information on these documents can be found at:
http://www.rbwm.gov.uk/web/pp_supplementary_planning.htm

Other Local Strategies or Publications

5.4 Other Strategies or publications relevant to the proposal are:

- RBWM Parking Strategy - view at:
http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm
- Conservation Area appraisal - view at:
http://www.rbwm.gov.uk/web/pp_conservation_consultation_appraisals.htm

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i Principle of Development
- ii Impact on Trees
- iii Design and Appearance
- iv Amenity for Neighbouring Properties and Future Occupants
- v Highway and Parking Issues
- vi Other Material Considerations

Principle of Development

6.2 There is no policy objection to the loss of visitor accommodation due to the demolition of the hotel and redevelopment for housing. The aim to significantly boost the supply of housing represents a key element of national planning policy, as set out at NPPF paragraph 47, and in this context the net gain of housing within an urban area would be a clear benefit of the scheme and therefore acceptable in principle, subject to other considerations.

Impact on Trees

6.3 There are 3 cedar trees (T6, T7 and T8) located adjacent to the northern boundary, an oak tree (T2) located immediately adjacent to the drive way entrance to Grenfell Road, and 4 horse chestnut trees (T5, T4, T3 and T1) located within the adjacent highway soft verge of Grenfell Road which are protected by a TPO. As originally proposed it was considered that the proposed building would significantly infringe in the root protection area (RPA) of T1, T2, T3 T4 and T5 which would result in the loss of substantial root matter and rooting environment. There were also concerns over development pressure to reduce or fell the horse chestnuts as a result of future concerns relating to restriction of light and dominance. Following negotiation the 2-storey and part of the 3-storey building forming the southern section has been set back by a further 3m to re-site the building outside of the RPA of T1, T2 and T3 and improve the relationship between the canopies of the horse chestnuts and windows to habitable rooms. In relation to T4 and T5 given that the footprint of the northwest section of the proposed building would be sited within the existing footprint of Elva Lodge it is considered that substantial root matter would have already

been disturbed and compensatory rooting would have subsequently spread elsewhere. Therefore, building within this footprint is not considered to result in undue harm which would be significantly over and above the existing situation to warrant refusal. Proposed windows on the south-west elevation serving habitable rooms would directly face and would be approximately 2-3m from the canopy of the horse chestnut trees, but it is noted that there are secondary windows to these rooms on the north and south elevation which is considered to sufficiently alleviate the situation.

- 6.4 On balance, the proposal is not considered to unduly harm the protected trees on Castle Hill and Grenfell Road and the impact on the protected trees is not considered to outweigh the contribution towards housing.

Design and Appearance

- 6.5 The NPPF requires development to be of good design and take the opportunity for improving the character and quality of an area and the way it functions. Development should optimise the potential of the site to accommodate development and respond to the local character and history of local surroundings and should be visually attractive. Policy H10 and H11 require new residential schemes to display high standards of design and landscaping in order to create attractive safe and diverse residential areas and where possible to enhance the existing environment. Permission will not be granted for schemes which introduce a scale or density of new development which would be incompatible with our cause damage to the character and amenity of the area.

Demolition of Elva Lodge

- 6.6 The existing building is not considered to be of any particularly architectural merit, being subject to a number of unsympathetic alterations and additions over the years, and unworthy of listing. The building also lies outside of Castle Hill Conservation Area. As such there is no objection to its demolition provided that an appropriate development scheme is proposed.

Building Design

- 6.7 The proposed replacement building is designed in an arts and crafts style which is considered to be characteristic of the development in the area. However, as originally submitted there were concerns over the height, scale, proportion and design of the proposal. It was considered that the north-west corner would appear disproportionately tall due to the height and the narrow width and steeper pitch roof of the individual sections that resulted in a vertical emphasis, at odds with the height and horizontal emphasis of the main building. The steep pitch roof over north-east, two-storey section of the main building was also considered to result in an overly dominant roof, while the dormer feature on the one and half storey element adjacent to no. 22 Grenfell Road was considered to be oversized. There were also concerns over differing bay window designs, heights and types of railing, and styles of glazing doors and windows which was considered to result in an incohesive appearance. Subsequently the height of the north-west and north-east section has been reduced by approximately 0.7m at the highest point, the form has been simplified, the oversized dormer has been removed, and more consistent detailing has been incorporated. The revised scheme is considered to result in a more proportionate and harmonious appearance.

Streetscene and Setting

- 6.8 The adjacent house to the south at 122 Grenfell Road is two-storey and measures approximately 9m in height. The proposed building incorporates a two-storey element adjacent to the southern boundary of this house, measuring approximately 8.5m in height. Together with the hipped roof, the visual transition to the three storey element is considered to be acceptable within the established streetscene. In terms of its scale, the development will be substantial but due to its form it is not considered to be unduly obtrusive or intrusive as the bulk is broken-up visually through a stepped facade and architectural detailing including gables and bay windows.
- 6.9 As existing the site comprises of Elva Lodge Hotel surrounded mainly by parking. A lawn area and soft landscaping to the north and western areas of the site is now proposed which, together with the TPO trees on Castle Hill and Grenfell Road, is considered to provide an improved setting and an improved interface with Castle Hill and Grenfell Road. Details of a landscaping scheme and programme of maintenance can be secured by condition 5.

- 6.10 Overall, the proposal is considered to meet the aims and objectives of the NPPF and Local Plan policies DG1, H10 and H11.

Amenity for Neighbouring Properties and Future Occupants

Castle Hill Terrace

- 6.11 The road separates the site from properties on the northern side of Castle Hill at Castle Hill Terrace with a separation distance of approximately 22m. At this distance the proposal would not significantly harm the outlook from these houses or lead to an unacceptable loss of daylight/sunlight or privacy.

19 Castle Hill

- 6.12 There is a separation distance of approximately 25m between the proposed nearest elevation and 19 Castle Hill. As such it is not considered to significantly harm the outlook for this neighbouring property or result in undue loss of daylight/sunlight or privacy. Concerns were raised over inadequate drainage for the site and while a Drainage Statement has been submitted with the application further details on the proposed scheme have been requested. Comments will be reported in an update, and an acceptable drainage scheme can be conditioned. Concerns were also raised over damage to this property from existing trees and a request has been made that there are no additional trees planted on the eastern boundary. No substantive details of landscaping have been submitted, but the submission and approval of such details can be secured by condition 5.

118, 118A and 122 Grenfell Road,

- 6.13 The nearest part of the proposed building to this house will be around 13m in depth and will be around 5.5m at the eaves and 8.3m at the ridge. While this will be a building of substantial size, the siting is approximately in alignment with no. 122 Grenfell Road with a side-to-side separation distance of 8m between the above ground elevations. There are windows on the north-west above ground elevation at no. 122, but due to the height and offset of the proposal it is not considered to result in undue visual intrusion or loss of light. A first floor flank window has been proposed but this would serve a non-habitable room (a bathroom) and obscure, non-openable with the exception of an opening toplight that is a minimum of 1.7m above the finished internal floor level, and no further windows on this elevation, can be secured by conditions 17 and 18. As such, there are no material concerns over loss of privacy.

- 6.14 The main area of parking would be located along the shared boundary with 118, 118A and 122 Grenfell Road. However, there is an existing access and area of parking sited along the shared boundary and therefore the proposal is not considered to result in significant rise in noise and disturbance from vehicle movements. The proposed development is unlikely to result in any significant increase in vehicle movements when measured against the existing hotel use operating at full capacity.

Future Occupants

- 6.15 All future residents will have good sized accommodation and will receive adequate levels of light to, and an acceptable outlook from, habitable rooms. It is considered that amenity space is somewhat limited in size and lacks privacy given its location along the frontage of Castle Hill and Grenfell Road. However, the site is in close proximity to Grenfell Park and 8 of the proposed flats would have access to private balconies. This is considered acceptable.

- 6.16 Overall the proposal is considered to comply with Core Principle 4 of the NPPF which requires a good standard of amenity to be secure for existing and future occupiers and Local plan policy H11.

Highway and Parking Issues

Impact on Local Network

6.17 The proposed development is unlikely to result in any significant increase in vehicle movements when measured against the existing hotel use operating at full capacity and so there are no significant concerns over an unreasonable impact on the road network

Access

6.18 Vehicular access to the site is derived from Grenfell Road which is subject to a local 30mph speed restriction and is lit. It was originally proposed to modify the existing access including a reduction in width from 4.8m to 4m. However following negotiations, the proposed access has been amended to retain the existing width of 4.8m to allow for two cars to pass safely. Together with the 2.2m wide footway and wide grass verge expanse along the Grenfell Road frontage it is considered that there would also be ample visibility for drivers of vehicles both entering and leaving the site.

Parking

6.19 26 car parking spaces are proposed for the development, which accords with the Council's adopted parking standards which require 24 spaces for the 12 x 2-bed flats and 2 for the 2 x 1-bed flats at a ratio of 1 space per bedroom. The cycle store for the 14 units forms part of the under-croft element of the development and is flanked by the bin store to the south, which is considered acceptable. In terms of servicing a satisfactory drop-off area for service and delivery vehicles has been provided.

6.20 For these reasons the proposal is considered to comply with Local Plan policies T5, T7 and P4.

Other Material Considerations

Drainage

6.21 A Drainage Statement prepared by Golders Associates indicates that surface water drainage will be disposed of to soakaways or a sustainable drainage system. More details have been requested from the applicant for further consideration by the Local Lead Flood Authority and comments in this respect will be reported in an update. An acceptable scheme can be conditioned.

Archaeology

6.22 There are potential archaeological implications with this proposal as evidenced by Berkshire Archaeology's Historic Environment Record (HER). The remains of Castle Hill Roman Villa are recorded on the HER as lying immediately to the west of Elva Lodge Hotel. Precise details of the location and extent of the villa are unclear. Archaeological evidence for a Roman building has been found since at 161 Grenfell Road. The Elva Lodge Hotel is therefore in a highly sensitive archaeological location. While the site has previously been developed for the current Hotel, the proposals include new development outside of the footprint of the existing Hotel and this has the potential to impact on important buried remains associated with the Roman villa. It should be noted that the archaeological potential rests not just with the villa building itself, but with ancillary structures and features, as villas were often at the centre of large farming complexes. In view of the archaeological potential of this site, it is therefore recommended that condition 15 relating to a scheme of investigation is attached to any planning consent granted in order to mitigate the impacts of development

Ecological Enhancements

6.23 Paragraph 118 of the NPPF states that opportunities to incorporate biodiversity in and around developments should be encouraged. Details and incorporation of biological enhancements such as swift nesting boxes/bricks can be secured by condition 16.

Contaminated Land

6.24 Situated south east to the site is some unknown filled ground. However, subject to condition 14 there are no objections in this respect.

7. ASSOCIATED INFRASTRUCTURE IMPROVEMENTS

- 7.1 The Community Infrastructure Levy Regulations 2010 (CIL Regulations) which came in force on the 6 April 2015, allows the Council to raise funds from developers undertaking new building projects in the borough to support and fund new infrastructure that the Council and local communities may require. Planning obligations may still be sought to mitigate local impact if they are still necessary to make the development acceptable in planning terms if directly related to the development and if fairly related to the scale and kind of the development. In this case, it is considered that planning obligations of £20,000 for Public Open Space towards access improvements to the north side of Grenfell Park would be sought. This can be secured by a S106 legal agreement.

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

55 occupiers were notified directly of the application. The application was advertised in the Maidenhead & Windsor Advertiser on 22 October 2015. The planning officer posted a statutory notice advertising the application at the site on 20 October 2015.

Amended plans were received during the application to address concerns relating to design and appearance and impact on TPO trees. The changes relate to alterations to its siting, height, form and design. Neighbours have been consulted on these changes and any further comments received will be reported in the panel update.

2 letters were received objecting to the original application, summarised as:

Comment	Where in the report this is considered
1. Currently there is an in adequate drainage. A better system and maintenance needs to be secured.	Para. 6.21
2. Existing tree braches hit buildings and shed leaves, damaging neighbouring properties and blocking gutters to no. 19 Castle Hill and therefore no additional trees should be planted on the eastern boundary.	Para. 6.12 and condition 5
3. Clarity requested on the location of the boundary between the site and no. 19 Castle Hill.	This is a civil matter and not a material planning consideration
4. There is a large population of rare swifts in the area and appropriate mitigation needs to be incorporated into the scheme.	Para 6.23 and condition 16

Other consultees and organisations

Consultee	Comment	Where in the report this is considered
Berkshire Archaeology	The remains of Castle Hill Roman Villa are recorded on the Berkshire Archaeology's Historic Environment Record as lying immediately to the west of Elva Lodge Hotel. In view of the archaeological potential of this site, it is therefore recommended that a condition relating to a scheme of investigation is attached to any planning consent granted in order to mitigate the impacts of development.	Para. 6.22 and condition 15
Environmental	Situated south east to the site is some unknown filled ground, but there is no objection subject to condition that	Para. 6.24 and

Protection	should unexpected soil contamination is found after development has begun, development must be halted and the contamination must be reported in writing to the Local Planning Authority and an investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared.	condition 14
Lead Local Food Authority	The application form and the Drainage Statement prepared by Golders Associates indicate that surface water drainage will be disposed of to soakaways or a sustainable drainage system. No further details are however provided regarding the proposed disposal of surface water runoff. The applicant should be asked to submit additional information demonstrating that the proposals comply with the non-statutory technical standards for sustainable drainage (March 2015).	Para. 6.21
Local Highway Authority	<p>The proposed development is unlikely to result in any significant increase in vehicle movements when measured against the existing hotel use operating at full capacity.</p> <p>There is ample visibility for drivers of vehicles both entering and leaving the site. A layout plan shows an access width of at least 4.8m wide, which allows two cars to pass safely.</p> <p>The proposed parking spaces accords with the Council's parking standards which require a total of 26 car parking spaces for this level of development. The cycle store for the 14 units forms part of the under-croft element of the development and is flanked by the bin store to the south which is acceptable from a highway perspective.</p> <p>The area of hardstanding to the front to accommodate servicing and home delivery vehicles deliveries is acceptable.</p>	Para. 6.17 – 6.20 and conditions 8, 9, 10, 11, 12, 13
Tree Officer	<p>A Tree Preservation Order (TPO) was served to protect prominent street and private trees from development pressure resulting from the planning application 15/03118/FUL. The trees included within this Order are of high amenity value within the local and wider landscape and make a significant contribution to the character and appearance of the area.</p> <p>The footprint of the proposed building will significantly infringe into the root protection area (RPA) of T2, T3 T4, T5, and marginally T1. Mature trees are unlikely to tolerate changes to the RPA's and the planned incursion into their RPA's will result in the loss of substantial root matter and rooting environment. This will have a long term detrimental impact upon their health and stability, ultimately leading to their early demise.</p> <p>Taking into account the unacceptable juxtaposition between the proposed development and trees T1 to T5, there will be certain development pressure to detrimentally reduce or fell the Horse Chestnut trees to provide adequate space for construction activity and as a result of future concerns relating to restriction of light, dominance, and perceived danger from falling limbs.</p>	Para. 6.3 – 6.54 and condition 7

9. APPENDICES TO THIS REPORT

- Appendix A – Site Location Plan
- Appendix B – Proposed Layout
- Appendix C – Proposed Elevations
- Appendix D – Proposed Floor Plans

This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. The Case Officer has sought solutions to these issues where possible to secure a development that improves the economic, social and environmental conditions of the area, in accordance with NPFF.

In this case the issues have been successfully resolved.

10. 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. No development shall take place until samples of the materials to be used on the external surfaces of the development have 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. Relevant Policy DG1, H10, H11

3. No development shall take place until full architectural detailed drawings at a scale of not less than 1:20 (elevations, plans and sections) of windows (including surrounds), doors, down pipes, gutters, vents, soffits, eaves, cornices, ridge details to roofs, chimneys, porches, balustrades, bands of materials, decorative timber cladding and any other decorative features have been submitted to, and approved in writing by, the Local Planning Authority. The development(s) shall be carried out and maintained thereafter in accordance with the approved details.

Reason: In the interests of the visual amenities of the area. Relevant Policies - Royal Borough of Windsor and Maidenhead Local Plan DG1.

4. No development shall commence until details of all finished slab levels in relation to ground level (against OD Newlyn) have 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 interest of the visual amenities of the area. Relevant Policy Local Plan DG1.

5. No development shall take place until full details of both hard and soft landscape works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season following the substantial completion of the development and retained in accordance with the approved details. If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives its prior written consent to any variation.

Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies - Local Plan DG1.

6. Prior to the commencement of development a landscape management plan including long-term design objectives, management responsibilities and maintenance schedules for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority. The plan shall cover any areas of existing landscaping, including woodlands, and all areas of proposed landscaping other than private domestic gardens.

Reason: To ensure the long term management of the landscaped setting of the development and to ensure it contributes positively to the visual amenities of the area. Relevant Policies - Local Plan DG1.

7. Prior to any equipment, machinery or materials being brought onto the site, details of the measures to protect, during construction, the trees shown to be retained on the approved plan, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full prior to any equipment, machinery or materials being brought onto 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. These measures shall include fencing in accordance with British Standard 5837. 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, without the prior written approval of the Local Planning Authority.
Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan DG1, N6.
8. No other part of the development shall commence until the access has been constructed in accordance with the approved drawing. The access shall thereafter be retained.
Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5, DG1
9. No part of the development shall be occupied until the visibility splays shown on the approved drawings have been provided. The areas within these splays shall be kept free of all obstructions to visibility above a height of 0.6 metres from the surface of the carriageway.
Reason: In the interests of highway safety. Relevant Policies - Local Plan T5.
10. No part of the development shall be occupied until vehicle parking space has been provided in accordance with the approved drawing. The space approved 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. Relevant Policies - Local Plan P4, DG1.
11. 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. Relevant Policies - Local Plan T7, DG1.
12. No part of the development shall be occupied until the refuse bin storage area and recycling facilities have been provided in accordance with the approved drawing. 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. Relevant Policies - Local Plan T5, DG1.
13. Prior to the commencement of any works of demolition or construction a management plan showing how demolition and construction traffic, (including cranes), materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and maintained for the duration of the works or as may be agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5.
14. In the event that unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until an investigation and risk assessment is undertaken in accordance with the requirements of requirement 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of requirement 2 which is the subject of the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning

Authority in accordance with requirement 3.

1. Site characterisation an investigation and risk assessment must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

a survey of the extent, scale and nature of contamination;
as assessment of the potential risks to:
human health
property (existing or proposed) including buildings, crops, livestock, adjoining land, groundwaters and surface waters,
ecological systems,
archaeological sites and ancient monuments:
an appraisal of remedial options, and proposal of preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11'.

2. Submission of Remediation Scheme A detailed remediation scheme to bring the site to a condition suitable for intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme. The approved remediation scheme must be carried out in accordance with its terms unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's ' Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and the neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Relevant Policy Local Plan NAP4.

15. No development, other than demolition to ground level (i.e. excluding the grubbing out of foundations) shall take place within the application area until the applicant has secured the implementation of a programme of archaeological works, which may comprise more than one phase of investigation, in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Planning Authority,

Reason: The site lies within an area of archaeological potential, specifically relating to the important site of the Castle Hill Roman villa. A programme of works is required to mitigate the impact of development and to record any surviving remains so as to advance our understanding of their significance in accordance with national and local plan policy.

16. Prior to the commencement of development a details for biodivsity enhancements for bats, birds, in particularly swifts, and invertebrates, shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.
Reason: To secure biodiversity enhancements.
17. The first floor window(s) in the south elevation(s) of the building shall be of a permanently fixed, non-opening design, with the exception of an opening toplight that is a minimum of 1.7m above the finished internal floor level, and fitted with obscure glass and the window shall not be altered without the prior written approval of the Local Planning Authority.
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Local Plan H14.
18. No further window(s) shall be inserted at first floor level or above in the south elevation(s) of the building without the prior written approval of the Local Planning Authority.
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Local Plan H11.
19. 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.

Informatives

1. It is anticipated that field evaluation through exploratory trial trenching is likely to be required either prior to or after demolition (but prior to the removal of any foundations in order to minimise potential disturbance to buried remains) of the Elva Lodge Hotel. The exploratory work will establish the survival of buried remains and also assess the level of impact from the existing building. The results will then inform the need for and scope of any further archaeological investigation, which should also provide for the analysis, reporting, publication and archiving of the results. The applicant should therefore ensure that, should permission be granted, their programme provides for an appropriate period of time for archaeological investigations prior to the commencement of construction. Berkshire Archaeology would be pleased to discuss this further with the applicant or their archaeological consultants.