

## Conditions

### 1. Time

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

*Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).*

### 2. Approved Plans

This permission is in respect of the submitted application plans and drawings numbered MAP/C2923/101 (Basement Level Plan Proposed); MAP/C2923/011 (Site- Block Plan and Location Plan Existing); MAP/C2923/011 (Ground Level Plan Proposed); MAP/C2923/121 (First Level Plan Proposed); MAP/C2923/021 (Site Block Plan and Front Gate Elevation); MAP/C2923/030 (Ground & Roof Level Plans); MAP/C2923/131 (Roof Level Plan Proposed); MAP/C2923/033 (Elevations & 3D Views Existing); MAP/C2923/141 Revision A (Elevations & 3D Proposed Sheet 1); MAP/C2923/142 (elevations & 3D Views Proposed Revision A); MAP/C2923/151 (Annexe Ground Level Plan); MAP/c2923/161 Annexe First Level Plan); MAP/C2923/171 (Roof Level Plan); MAP/C2923/181 (Annex Elevations & 3D Views Proposed); MAP/C2923/910 (Schedules Proposed Sheet 1) and; Design & Access statement MAP/C2923/DAS received by the Local Planning Authority on 18/04/2017.. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

*Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.*

### 3. Materials to be Agreed

Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

*Reason: To ensure that the external appearance of the building is satisfactory.*

*Relevant policy: Core Strategy policies CP1 and CP3*

### 4. Recording – Existing Building

No development shall take place until a detailed record of the interior and exterior of the existing building to a level described as 'Level 3' in Historic England's publication: Understanding Historic Buildings - A Guide to Good Recording Practice ( <https://content.historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings.pdf/> ). This record shall be submitted to and approved in writing by the local planning authority, and

thereafter made available to the public through placing a copy at the Berkshire Historic Environment Record.

*Reason: In order to maintain a record of the building and features to be demolished which form part of the architectural interest of the site and conservation area.*

*Relevant policy: National Planning Policy Framework Section 12 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24*

5. Restriction of permitted development rights

Notwithstanding the provisions of Classes A, B, C, and E, of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, enlargement or alterations permitted shall be carried out without the express permission in writing of the local planning authority.

*Reason: To safeguard the character of the Conservation Area. Relevant policy: Core Strategy policy CP3, and Managing Development Delivery Local Plan policy TB24.*

6. Protection of trees

a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

*Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning*

*authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21*

#### 7. Hard & Soft Landscaping

Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, cycle and pedestrian access and circulation areas and hard surfacing materials. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

*Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)*

#### 8. Details of boundary walls and fences

Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

*Reason: In the interests of amenity and highway safety. Relevant policy: Core Strategy policies CP1, CP3 and CP6*

#### 9. Drainage

No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

- Results of intrusive ground investigation demonstrating seasonal high groundwater levels for the site and infiltration rates in accordance with BRE365.
- Demonstration that the base of SuDS features are at least 1m above seasonal groundwater level.
- Full calculations demonstrating the performance of soakaways

- A drainage strategy plan for the proposed development, including pipe details with invert levels, as well as location of soakaways.
- A maintenance management plan for the SuDS features throughout the lifetime of the development, as well as who will be responsible for the maintenance.

*Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.*

#### 10. Land Affected by Contamination

##### Condition \*a

If contamination is found at any time during site clearance, groundwork and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval

##### Condition \*b

Works shall be carried out in accordance with the approved 'remediation method statement' (submitted to comply with condition \*\*) and a final validation report shall be submitted to and approved in writing by the local planning authority before the site is occupied.

*Reason: To ensure that future users of the site are protected from the harmful effects of contamination*

#### 11. Landfill Gas

Unless a landfill gas risk assessment is undertaken and indicates there is no risk, the proposed development shall be built with basic gas protection measures in accordance with BS8485: 2015 "Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings" and the guidance given in BRE Report 212, "Construction of new buildings on gas contaminated land" to prevent ingress of landfill gas".

*Reason: To protect future occupiers of the site from the risks associated with landfill gas*

#### 12. Hours of Construction

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays

*Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.*

#### 13. Dust: Demolition and Construction Activities

Before development commences the applicants shall submit for written approval to the Local Planning Authority a scheme of works that sets out the measures that will be taken to minimise dust arising from the development. The dust mitigation measures identified in the scheme shall be carried out and maintained until construction is complete.

*Reason: To protect the amenity of local residents during the construction period*

14. Parking and turning space to be provided

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

*Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

15. Ancillary Accommodation

The garage/annexe hereby approved shall remain ancillary to the main dwelling house and shall not be let or sold separately.

*Reason: In the interests of the character of the Conservation Area and parking. Relevant policies: Core strategy policies cP3 and CP6 and MDD Local Plan policies CC07 and TB24.*

16. Ecology

No development, including demolition and vegetation clearance, shall take place until full details of a Preliminary Ecological Appraisal and any consequent follow up surveys for protected species, along with relevant mitigation and compensation strategies to maintain the favourable conservation status of protected species using the site, have been submitted to and approved in writing by the local planning authority. Mitigation and compensation measures shall be fully implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

*Reason: To ensure that protected species are not adversely affected by the proposals.*