APPLICATION NO:
F/2000/3006

LOCATION:
Flaxmere Cottage Fleet Lane, Finchampstead Wokingham.

APPLICANT:
J Predgen C/O Focusmont Ltd

PROPOSAL:
Proposed two storey front and rear extensions to dwelling plus single storey rear extension.

EARLIEST DATE FOR DECISION: **14/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
02/02/2001

CASE OFFICER: **Natalie Brown**

SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

SYSTEMS LTD

Appeal Decision

Hearing held on 04 September 2001

by Peter Rosson BA(Hons) Solicitor

an Inspector appointed by the Secretary of State for Transport, Local Government and the Regions

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date

-2 OCT 2001

Appeal Ref: APP/X0360/A/01/1065967
Flaxmere Cottage, Fleet Lane, Fleet Hill, Finchampstead, Berkshire.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr J Predgen against the decision of Wokingham District Council.
- The application (Ref. F/2000/3006), dated 1 December 2000, was refused by notice dated 25 April 2001.
- The development proposed is the erection of two storey front and rear extensions to a dwelling, plus a single storey rear extension.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. My description of the proposal is taken from the planning application form and the Council's decision notice. However, as a result of negotiations at the application stage, the single storey rear extension has been deleted from the scheme.

Main Issue

2. In my opinion, the main issue for me to decide is the effect that the development would have on the character and appearance of the locality, having regard to the objectives of the Council's planning policies and an earlier appeal decision of 1 June 2000.

Planning Policies

3. The appeal site is within a designated Area of Special Landscape Importance (ASLI) and, reflecting Policy C8 of the Berkshire Structure Plan, Policy SC3 of the adopted South East Area Local Plan states that development will not be allowed in such areas which would cause long-term damage to their rural character or special landscape qualities. Policy SC19 is specifically concerned with extensions to dwellings in rural areas. It allows for appropriately designed and sited minor extensions, but indicates that major extensions, or any proposal which has an adverse effect on the rural environment will generally not be approved.

4. The Council has also referred to the corresponding Policies WLL2 and WCC7 of the deposit draft of the Wokingham District Local Plan. Policy WLL2 is expressed in generally similar terms to Policy SC3, while Policy WCC7 states that extensions to dwellings outside built-up areas should be acceptable if there are no adverse impacts on the undeveloped character of the surrounding countryside. It goes on to say that there should be no significant alteration to the scale of the dwelling and that the design should respect the context of the development.

5. The weight that I can give to Policy WLL2 has to be qualified by the fact that it is subject to two somewhat fundamental objections. There are no objections to Policy WCC7 however, and it is therefore entitled to considerable weight.

Reasons

6. Flaxmere Cottage is a bungalow that is set within a group of five two storey houses which front onto the northern side of the unmade road of Fleet Lane. There are two further dwellings on the opposite side of the lane, but, otherwise, the locality creates the impression of being largely undeveloped countryside. The existing bungalow, which has been previously extended, has flat roofed dormers to front and rear and a single storey rear projection. Its roof has a gabled end that rises close to side wall of the house on its eastern boundary (Treyarnon) and a hipped western end that is separated from the house beyond that boundary (Scylla) by a drive that leads to a detached outbuilding.

7. The extension would convert the bungalow into a two storey house with a pitched roof and, in that respect, the proposal is similar to that which was considered by my predecessor. The principal difference is that, whereas that scheme included a two storey extension on its western side, the main increase in the building's footprint would now take place to the rear. Its ridge height would also be about one metre lower than that of the earlier design. Overall, the increase in floor area would be essentially similar and has been calculated by the Council at 114.8% above that of the original dwelling.

8. The appellant accepts that the proposal would represent a major extension in terms of the Council's policies, but argues that there are other factors which outweigh that consideration. In particular, the revised scheme has overcome the principal concern of the previous Inspector; namely, that the minimal separation from the site boundaries inherent in the proposal before him would result in a cramped form of development within a rural environment. The design and choice of materials would also reflect the key characteristics of the neighbouring buildings, including their two storey form. Furthermore, rather than having a detrimental impact on the ASLI, the proposal would have the substantial benefit of replacing the unsightly and ill-proportioned form of the existing bungalow and its inappropriate external materials.

9. For my part, I agree that my colleague's specific concern about the erosion of the gap between the appeal property and Scylla has been satisfied by the deletion of the side extension. Nonetheless, he was also concerned about the mass and bulk of the extension and concluded that those factors, together with the proximity of the enlarged building to the side boundaries of its plot, would give the rural lane a more built-up appearance.

10. I have to say that I do not consider that the totality of those concerns have been sufficiently overcome, bearing in mind the clear policy objection to major extensions and those which significantly alter the scale of the dwelling. The principal difficulty, in my view, is that, although two storey houses are a feature of the immediate locality, they are generally well separated, except for the gap between Flaxmere Cottage and Treyarnon which is notably narrow. Despite the reduction in the ridge height, that of the extended dwelling would still be about 2.1m above that of the present bungalow and would be slightly higher than the roof of Treyarnon. In my opinion, that factor, together with the strongly vertical form of the gabled ends of the new structure, would create a substantial, total mass of building on the two plots, especially above ground floor level.

11. It may well be that there are other, more urban locations, where such a relationship between adjacent houses would be acceptable. In this case however, I do not consider that the proposal goes far enough to avoid creating the built-up appearance that my predecessor found to be unacceptable.

12. I note that there have also been objections from the occupier of Scylla. In my opinion however, the distance between the two properties would be sufficient to avoid any material loss of light or privacy. Furthermore, although that resident has expressed a proper concern about highway safety, the extension would result in a net addition of only one bedroom and I do not therefore consider that there would be a significant increase to any risks that may currently exist.

Conclusions

13. The case for the appellant was very well argued, but, for the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

14. In exercise of the powers transferred to me, I dismiss the appeal.

Information

15. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.



INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr S R Payne	Stephen Payne Associates.
Mr J Predgen	The Appellant.

FOR THE LOCAL PLANNING AUTHORITY:

Ms M Brown	Planning Assistant, Wokingham District Council.
Mr M Thorp	Principal Development Control Officer, Wokingham District Council.

DOCUMENTS SUBMITTED AT THE HEARING

Document	1	List of persons present at the Hearing.
Document	2	Council's notification letter dated 20 August 2000.
Document	3	Bundle of responses re draft Local Plan.

PLANS

Plans	A1-5	Application plans.

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

J Predgen
C/O Focusmont Ltd
11 Duval Place
Bagshot
Surrey
GU19 5LP

Application Number: F/2000/3006

Parish: **FINCHAMPSTEAD**

Location: **Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.**

Proposal: **Proposed two storey front and rear extensions to dwelling plus single storey rear extension.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed extensions will result in excessive extension and alteration to the scale of the dwelling, having a detrimental effect on the character and appearance of the area which is an Area of Special Landscape Importance. The proposal will therefore be contrary to policies C2 and C8 of the Berkshire Structure Plan, policies WCC7 and WLL2 of the Wokingham District Local Plan (Deposit Draft) and to policies SC3 and SC19 of the South East Area Local Plan.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C2 and C8.
South East Area Local Plan Policies SC3, SC19 and STV2.
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC7 and WLL2.

John Mitchell

John Mitchell
Development Control Manager
Date: 25/04/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

FLAXMEKE COTTAGE

ADDRESS FLEET LANE PARISH FINCH

PLOT No. FLEET HILL ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD 834/72	Mr D.C. White	Extensions	21.12.72	App N/A
70469	Mr Pledger	2 storey front/side extn, S/S rear extn.	1-11-99	Ref.

DATE OF COMPLETION

MINISTRY DECISION 70469 - app dismissed 1/6/00

SPECIAL ORDERS

DRAINAGE

STEPHEN PAYNE ASSOCIATES
TOWN PLANNING CONSULTANTS

4/5 OLD BRIDGE STREET, TRURO, CORNWALL TR1 2AQ

TEL: (01872) 222285
FAX: (01872) 274525
EMAIL: Paynplan@cs.com

OUR REF: SRP/64/99 YOUR REF: APP/X0360/A/01/1065967

18 July 2001

Miss A Groves
The Planning Inspectorate
3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL BS1 6PN

Dear Miss Groves

APPEAL BY MR J PREDGEN - FLAXMERE COTTAGE, FLEET LANE, FINCHAMSTEAD, WOKINGHAM, BERKSHIRE

I refer to the above appeal, to be the subject of a hearing on 4 September 2001, and firstly enclose herewith two copies of my statement of evidence on behalf of the Appellant.

The appeal application was amended by the submission, at the LPA's request, of an amended plan to show the provision of car parking spaces within the curtilage of the site. With apologies for not having forwarded that plan with the original appeal, I enclose a copy herewith.

Finally, bearing in mind that there is a previous appeal decision relating to this property, to which reference is made within my statement on behalf of the Appellant, it would be helpful if the Inspector could be provided with a copy of the plan relating to that proposal: I therefore enclose a copy herewith.

I enclose herewith an additional copy of this letter for forwarding to the LPA.

Yours sincerely

Stephen R Payne

Encs

Copy to J Predgen Esq

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624

GTN 1371-6079

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/3006

Our Ref: APP/X0360/A/01/1065967

Date: 10 August 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR J PREDGEN
SITE AT FLAXMERE COTTAGE, FLEET LANE, FLEET HILL, FINCHAMPSTEAD, BERKS, RG40 4RN

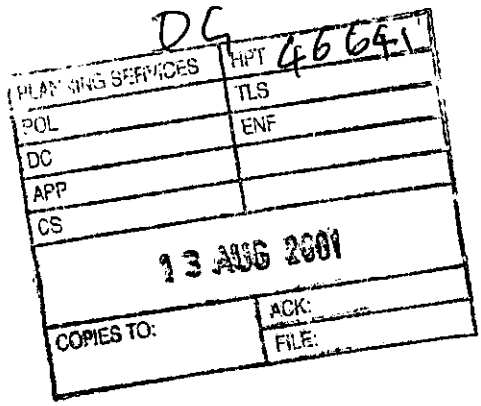
I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

Yours faithfully

Simon Campbell

Mr S P Campbell

217L(BPR)



STEPHEN PAYNE ASSOCIATES
TOWN PLANNING CONSULTANTS

4/5 OLD BRIDGE STREET, TRURO, CORNWALL TR1 2AQ

TEL: (01872) 222285
FAX: (01872) 274525
EMAIL: Paynplan@cs.com

OUR REF: SRP/64/99 YOUR REF: APP/X0360/A/01/1065967

8 August 2001

Miss A Groves
The Planning Inspectorate
3/03 Kyte Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL BS1 6PN

Dear Miss Groves

APPEAL BY MR J PREDGEN - FLAXMERE COTTAGE, FLEET LANE, FLEET HILL, FINCHAMPSTEAD, BERKSHIRE

I refer to the appeal as above, scheduled to be the subject of a hearing on 3 September, and confirm that I have received your letter dated 23 July 2001, accompanied by a copy of the LPA's statement. My brief comments are as follows:-

Paragraphs 4.07 and 4.08

These paragraphs demonstrate the LPA's slavish adherence to mathematical assessment of the proposal. I concede that the dimensional information is helpful for the purposes of comparison but I cannot agree, simply because an extension may be considered 'major' in scale, that it necessarily follows that it, *"thereby would significantly alter the scale of the dwelling having a detrimental impact upon the rural character of the area..."* That approach takes no account of the physical location of the additional floorspace, ie whether or not it contributes to the bulk of the building as perceived by the public: for example, additional floorspace to the rear of the building has far less, if any, potential to be perceived from public viewpoints, whereas additional floorspace to the side or rear would have greater such potential. Furthermore, a purely mathematical analysis takes no account of design issues or of compatibility of the proposals with neighbouring properties in terms of scale.

I enclose herewith an additional copy of this letter for forwarding to the LPA.

Yours sincerely



Stephen R Payne

Encs

Copy to J Predgen Esq

Applicationo	Name & Address
F/2001/3874	Dennis Rivers 20 Pricrs Wood Crawthorne Berkshire RG45 6BZ

Application Approved
Letter sent 08/06/01

FLAXMERE COTTAGE, FLEET LANE, FINCHAMPSTEAD, BERKSHIRE

TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 78(1)

APPEAL TO THE PLANNING INSPECTORATE BY MR J PREDGEN AGAINST THE REFUSAL OF PLANNING PERMISSION, BY WOKINGHAM DISTRICT COUNCIL, FOR THE ERECTION OF TWO STOREY FRONT AND REAR EXTENSIONS, AND SINGLE STOREY REAR EXTENSION, TO EXISTING DWELLING

STATEMENT OF EVIDENCE BY STEPHEN ROBERT PAYNE

FOR MR J PREDGEN

4 SEPTEMBER 2001

STEPHEN PAYNE ASSOCIATES
TOWN PLANNING CONSULTANTS



4/5 OLD BRIDGE STREET, TRURO, CORNWALL TR1 2AQ

TEL: TRURO (01872) 222285
FAX: TRURO (01872) 274525
Email: Paynplan@cs.com

1. DOCUMENTS TO BE PRODUCED

SP.1 - Application documents

Consultation response of Finchampstead Parish Council dated 4 January 2001;

Landscape Architect's comments dated 4 January 2001;

Highway Authority's comments dated 25 January 2001;

Letter to the LPA dated 23 March 2001;

Landscape Architect's comments dated 27 March 2001;

Case officer's notes;

Case officer's appraisal;

SP.2 - Appeal decision letter dated 1 June 2001;

SP.3 - South East Area Local Plan - policies SC3 and SC19 and extract from the proposals map;

SP.4 - Wokingham District Local Plan (Deposit Draft) - policies WCC7 and WLL2 and extract from the proposals map;

SP.5 - Berkshire Structure Plan - policies C2 and C8; and

SP.6 - Photographs 1 - 8.

2. INTRODUCTION

2.1 My name is Stephen Robert Payne and I am Principal in the Practice of Stephen Payne Associates, town planning consultants, of 4/5 Old Bridge Street, Truro, Cornwall. I have been an independent town planning consultant since 1985. Prior to becoming a consultant, I was employed as a planning assistant, with local planning authorities in Surrey and

Hampshire, since 1971. I have extensive experience in respect both of planning appeals and the local plan process and have appeared at many hearings and local inquiries. My experience extends to most forms of development, although principally residential. I have a broad client base, including commercial clients, private individuals and local planning authorities.

2.2 I was first consulted by Mr Predgen in respect of his proposals in November 1999, specifically in relation to an appeal against the LPA's determination dated 1 November 1999. I undertook a detailed inspection of the appeal site and surrounding area in December 1999, and am generally familiar with the area having previously been employed by the neighbouring authority to the south, Hart District Council.

2.3 I was further consulted by Mr Predgen in connection with the appeal application, to support his proposals as part of the ongoing negotiations with the LPA.

3. APPEAL REFERENCES

Planning Inspectorate - APP/X0360/A/01/1065967
Wokingham District Council - F/2000/3006

4. DETAILS OF THE APPEAL APPLICATION

4.1 The application, for full planning permission, was dated 1 December 2000 and was accompanied by the following four plans:-

1. FL679 - 1 - Floor plans, elevations and site plan **as proposed** - scale 1:50, 1:100 and 1:500;
2. FL619 - 2 - Floor plans and elevations **as existing** - scale 1:50 and 1:100;
3. Block plan - scale 1:500; and

4. Site location plan - scale 1:1250.

4.2 On 4 January 2001 (SP.1), Finchampstead Parish Council confirmed to the LPA that they had no objections to the proposal. On the same date, The Council's Landscape Architect provided written comments (SP.1) to the case officer, requesting that an amended site plan be submitted.

4.3 On 15 January 2001, the Applicant's agent forwarded to the LPA, at their request, copies of an amended site plan showing parking provision on site for four vehicles. The consultation response from the highway authority dated 25 January 2001 (SP.1) confirmed that there were no highway objections, subject to the imposition of standard conditions.

4.4 On 28 February 2001, following discussions with the LPA, the Applicant forwarded copies of amended plan FL 679 - 1A to the Authority which showed deletion of the proposed single storey rear extension (breakfast room) and reduction in depth of the proposed front extension.

4.5 On 23 March 2001, at the Applicant's request, I wrote to the LPA (SP.1) to support and explain the application in detail having regard, in particular, to the previous appeal decision letter dated 1 June 2000.

4.6 On 27 March 2001, the Council's Consultant Landscape Architect provided written comments (SP.1) to the case officer in relation to amended plan FL 679 - 1A.

4.7 I have assumed that the LPA's decision was made under delegated powers rather than by the Planning Committee. In any event, that decision would have taken out not only of the consultations described above but, also, of the case officer's site notes (SP.1) and of the detailed appraisal (SP.1).

4.8 The application was refused by the LPA on 1 November 1999 for the following reason:-

"1 - The proposed extensions to the dwelling will result in excessive extension and alteration to the scale of the dwelling, having a detrimental effect on the character and appearance of the area which is in an Area of Special Landscape Importance. The proposal will therefore be contrary to policies C2 and C8 of the Berkshire Structure Plan, policies WCC7 and WLL2 of the Wokingham District Local Plan (Deposit Draft) and to policies SC3 and SC19 of the South East Area Local Plan."

5. RELEVANT PLANNING HISTORY OF THE APPEAL SITE AND ADJOINING LAND

5.1 04120 - Conversion of part of garage to stables, extension to kitchen and formation of bathroom in the roofspace (extension of existing dormer window) - granted 9 March 1976;

5.2 99/70469/F - Erection of two storey front and side extension, and single storey rear extension, to existing dwelling - refused 1 November 1999 - appeal dismissed 1 June 2000 (copy decision letter at SP.2).

6. LOCATION AND DESCRIPTION OF THE APPEAL SITE

6.1 Flaxmere Cottage forms part of a relatively compact group of dwellings fronting Fleet Lane, approximately 1.5 kilometres to the west of Finchampstead and approximately 0.5 kilometres to the north of Eversley. Wokingham town centre lies approximately 6 kilometres to the north-east. The group of dwellings lies approximately 0.2 kilometres to the north of the Blackwater River which forms the administrative boundary between Berkshire (Wokingham District) and Hampshire (Hart District).

6.2 There are a number of individual properties fronting Fleet Hill between Finchampstead village and Eversley, primarily on the southern side: Vann House, a particularly substantial property, lies at the southern corner of the junction of Fleet Hill and Fleet Lane. Fleet Lane, a private unmade road, serves a total of nine properties, namely Fleethill Farm and the relatively compact group of dwellings in the vicinity of the appeal site. To the southern side of Fleet Lane are Magnolia House and Blythe Cottage and, on the northern side (from north-west to south-east), Sunnycote, Woodbury, Scylla, Flaxmere Cottage (the appeal site), Treyarnon and The Coppice. Blythe Cottage and Magnolia House are relatively modern bungalows, the former with a substantial range of outbuildings. Sunnycote, Woodbury, Scylla and Treyarnon are well established two storey houses, The Coppice being a relatively recent addition, as a replacement dwelling, in 1987.

6.3 Flaxmere Cottage is a detached bungalow which has been subsequently extended. It is recorded that alterations and additions were permitted in 1976 including a single storey rear addition to extend the kitchen area, the formation of a bathroom in the roof area involving extension of the existing flat roof dormer within the rear roof slope and extension of the existing detached garage building to provide a store and stable. The plans submitted to the LPA at that time (which we have seen) show that part of the roof area had previously been converted to form a bedroom, including the formation of flat roof dormer windows to the front and rear elevations, which had presumably been undertaken under permitted development rights.

6.4 The external walls of Flaxmere Cottage are cement rendered, painted white, and the roof is covered with large profiled concrete tiles. The dormer projections within the roof space have flat, felted roofs and are externally clad with horizontal cladding. The detached garage also has a flat roof, with white painted cement rendered walls.

6.5 Properties fronting the northern side of Fleet Lane are built within plots of similar, although slightly varying, depth, that of Flaxmere Cottage being approximately 63 metres. The

property has a frontage to Fleet Lane of approximately 15 metres and a total site area of approximately 0.09 hectares. The bungalow is set back some 11.5 metres from the road frontage, with the detached garage/store/stable set some 10 metres further back: the area between the building and the road frontage is gravelled, set behind a low concrete block wall, and there are two points of vehicular access to the Lane, one either side of the frontage.

6.6 The properties to either side of Flaxmere Cottage are two storey houses. Treyarnon, to the south-east, has been extended by way of a flat roof addition to the north-western side, to the boundary. Scylla, to the north-west, is an L shaped dwelling sited, at its closest point, approximately 2 metres from the boundary with the appeal site. There are no windows within the south-eastern elevation of Scylla, nor within the rear elevation at first floor level. The boundary between Scylla and the appeal site is formed by larch lap fence approximately 1.8 metres in height.

7. THE DEVELOPMENT PLAN

7.1 The Berkshire Replacement Structure Plan 1991 - 2006 incorporates alterations adopted in 1997.

7.2 The South East Area Local Plan was adopted by Wokingham District Council in 1994.

7.3 The Wokingham District Local was placed on Deposit in 1997 and has since been the subject of a local inquiry and subsequent modifications.

7.4 For the purposes therefore of Section 54 A of the Town and Country Planning Act 1990, the 'development plan' comprises the Berkshire Structure Plan and the South East Area Local Plan. It is accepted, having regard to advice contained in PPGs 1 and 12 and to the advanced stage of the Wokingham District Local Plan, that substantial weight should be afforded to it.

7.5 Having regard to the small scale nature of the appeal proposal, to the clear issue identified by the LPA in the reason for refusal and to the existence of two local plans for the area, one adopted, it is not intended to make detailed reference to the Berkshire Structure Plan. It is however intended to refer to advice contained in PPGs 1 (Annex A) and 7, relating to design issues and development in the countryside respectively.

8. GROUNDS OF APPEAL

8.1 The single allegation by the LPA is that the proposal would, having particular regard to the designation of the appeal site and surrounding area as an Area of Special Landscape Importance, adversely affect the character and appearance of the area. The LPA rely in this respect upon policies SC3 and SC19 of the South East Area Local Plan (SP.3), upon policies WCC7 and WLL2 of the Wokingham District Local Plan (Deposit Draft) (SP.4) and upon policies C2 and C8 of the Berkshire Structure Plan (SP.5).

8.2 Self evidently therefore, the LPA do not regard the proposal as unacceptable in any other respect in terms, in particular, of building design or of the amenities of occupiers of adjoining residential properties. Nonetheless, bearing in mind representations received from owner/occupiers of neighbouring properties (accompanying the appeal questionnaire form), which are not supported by the LPA, and having regard in any event to Section 79 of the 1990 Act, it is appropriate that I assess the proposal in all material respects.

8.3 So far, firstly, as Treyarnon (to the east) is concerned, there is in my opinion no potential whatsoever for the amenities of occupiers of that property to be adversely affected by the proposal. The proposal involves, on the eastern side, an increase in height to two storeys, with extensions both forward and rear, but containing only bathroom and landing windows within the eastern elevation: there are no windows contained within the western side of Treyarnon. As a consequence of the proposals, Flaxmere Cottage will extend neither further to the road nor to the rear than Treyarnon, and there is therefore no potential for the

occupiers of Treyarnon to be adversely affected by loss of light, of outlook or of privacy. No objections have been received from the owner/occupier of Treyarnon, and there is no suggestion in the appeal decision letter dated 1 June 2000 (SP.2) that the Inspector considered that there would be any adverse impact whatsoever in terms of that property.

8.4 As regards the potential effect on the occupiers of Scylla, objections were submitted in the context of the previous application and appeal but, and in the absence of support for these objections from the LPA, the Inspector concluded (paragraph 12 of his decision - SP.2) that the effect of the proposal on the living conditions of neighbours was not sufficient to affect the balance of the considerations which led to his conclusion. The proposal has since been substantially revised on the western side, the previously proposed two storey extension having been deleted. As will be noted from photograph 7 (SP.6), there are no windows within the side (eastern) elevation of Scylla (nor within the first floor of the rear elevation): the only windows within the rear of Scylla are at ground floor level, some 11 metres distant from the proposed two storey rear extension. The two storey projection to the rear of Flaxmere Cottage, beyond the rear line of Scylla, is only approximately 2 metres, such that there would be no significant effect in terms of light or outlook from those ground floor windows: that projection has been reduced by approximately 1 metre from the previous appeal scheme. The only western facing widows within the proposals at first floor level are obscure glazed windows to a dressing room and bathroom, and no potential for overlooking will therefore arise. Flaxmere Cottage is of course sited to the east of Scylla such that there can be no potential for loss of sunlight to any windows or to the rear garden area of the adjoining property.

8.5 I am therefore entirely satisfied that there is no substantial issue in this appeal as regards the amenities of occupiers of adjoining properties: to that extent, I am in full agreement with the LPA and with the previous Inspector. Indeed, I take the view that the proposals could not have been better sited or designed so as to safeguard the outlook and privacy of properties either side.

8.6 In the essential allegation that the proposals, *"will result in an excessive extension and alteration to the scale of the dwelling having a detrimental effect on the character and appearance of the area which is in an Area of Special Landscape Importance"*, the LPA rely upon policies C2 and C8 within the Berkshire Structure Plan (BSP) (extracts at SP.5), SC3 and SC19 in the adopted South East Area Local Plan (SEALP) (extracts at SP.3) and WCC7 and WLL2 of the Wokingham District Local Plan (Deposit Draft) (WDLP) (extracts at SP.4). The proposals maps of the SEALP and WDLP are consistent in their identification (by green colouring) of the designated Area of Special Landscape Importance: the purple hatching on the proposals map to the SEALP identifies an 'Area of Sporadic Development'.

8.7 The appeal site lies in the open countryside, within an undeniably attractive landscape setting, such that, in terms of the policies referred to by the LPA and of advice contained in PPG7, the main issue in this appeal is whether the proposals would significantly harm the character and appearance of the area, whether by scale or design, or both.

8.8 For the purposes of the assessment of any proposal in the countryside, it is of course fundamental that the physical context of the particular site be considered. Few landscapes within the UK are entirely natural, and that surrounding the appeal site is by no means one of those instances. Indeed, as recorded in paragraph 2.14 of PPG7, the Countryside Commission and English Nature have analysed the distinctive features of the English countryside, stating that, *"such character is derived from the interaction of physical and ecological features with land use and other human activity such as farming patterns, settlement form and building design."* Advice contained in paragraph 2.11 of PPG7 states that, *"new building in rural areas should contribute to a sense of local identity and regional diversity, and be of an appropriate design and scale for its location. Modern designs should have proper regard to the context for development, in relation both to the immediate setting and the defining characteristics of the wider local area, including local or regional building traditions or materials"* Advice in paragraph 15 of PPG1 states that, *"good design should be the aim of all those involved in the development process and should be encouraged*

everywhere..... good design can help... improve the quality of the existing environment." Policies C2 and C8 in the BSP, policies SC3 and SC19 in the adopted SEALP and policies WCC7 and WLL2 of the WDLP are consistent in my view with national guidance in terms of fundamental aims and objectives.

8.9 The LPA are critical of *"the extensions"* but have provided no indication, either in the reason for refusal or during the course of the application process, as to whether there are any particular areas of concern. I have however assumed, pending receipt of the LPA's statement of evidence, that the principal, if not sole, objection is to the increase in scale of the building by virtue of the increase in height to two storeys.

8.10 The existing Flaxmere Cottage is in my opinion singularly unattractive and incongruous in its context. It is unsightly and inappropriate, causing harm to the character and appearance of the area at present, by virtue of:-

- its bungalow form which fundamentally conflicts with the two storey traditional form of other established properties within the relatively compact frontage on the northern side of Fleet Lane;

- its unsightly flat roofed, ill proportioned and located, dormer window projections; and

- its inappropriate external materials, including use of white rendering, horizontal cladding and highly profiled, large, concrete roof tiles. The predominance of external materials in the area is brick with plain tiled roofs.

8.11 In the assessment therefore of the effect of the proposal on the character and appearance of the area, there are in my view two considerations; firstly whether the proposals are acceptable on their merits in terms of scale and design and secondly, if not, whether the benefits to the area by virtue of improved design outweigh any harm which might be caused by the increase

in scale.

8.12 In the absence of any indication to the contrary, I have assumed that the LPA have no criticism, or at least significant criticism, of the design proposed. By reference to photographs 1 - 6 inclusive (SP.6) it will be noted that characteristic design elements from the immediate area have been imported into the proposals, including gable projections at first floor level, tiled lean-tos and ornamental brickwork: it will further be noted, by reference to photograph 8 (SP.6), in comparison with photograph 5, that the adjoining property Treyarnon has been extended since June 2000 in a manner which has increased its floor area, and therefore its scale, and which has resulted in almost total loss of the space between that property and Flaxmere Cottage. Details of external materials are specified on the submitted plan, namely use of brick in the external walls, including decorative brick 'quoins' and soldier courses, and of plain tiles on the roofslope, all of which I consider entirely satisfactory.

8.13 It is a matter of fact that the proposals would increase the scale of Flaxmere Cottage, principally vertically by the addition of a conventional first floor under a new roof but also by rear and forward extensions of two storeys in height. With the deletion of the rear kitchen/breakfast room during the course of the appeal application, the 'footprint' of the building would increase only by a nominal amount, but I would not regard that consideration, or the extent of projection to the rear, to be a meaningful measure of scale in the context of the character and appearance of the area. Above all, it is the perception of the building in the context of neighbouring buildings from the road frontage, ie from the only public viewpoint, which is of significance. The proposals incorporate a minor projection towards the road, primarily for reasons of construction and of convenience during the construction period, but that projection is not significant in my view, and certainly not unacceptable, given that the building will remain generally in line with those of the frontage as a whole.

8.14 By analysis therefore of the detailed elements and considerations of the proposal, I have concluded without reservation that the resultant dwelling would in no respect be excessive,

or have a detrimental effect on the character or appearance of the area or on the occupiers of neighbouring dwellings. Moreover, weighing in the balance, if one should be considered by the appointed Inspector to exist, the undeniable and very substantial positive benefits in terms of the improvement of the existing building in design terms, I consider the proposals overall to be worthy of encouragement and support.

8.15 I have thus far assessed the proposal on the basis of the objectives, in general terms, of the relevant development plan and other policies, and of national guidance. I turn now to the specific terms of the policies relied upon by the LPA:-

8.16 BERKSHIRE STRUCTURE PLAN

(I) Policy C2

In my view, this policy has no direct relevance inasmuch as it relates, primarily if not solely, to the erection of new dwellings in the countryside. I acknowledge that the final part of the policy provides that new development should be, *"appropriate in scale, form, impact, character and siting"* but it is clearly the case that the 'development' contemplated is the exceptional erection of a dwelling.

(I) Policy C8

I accept that this policy is relevant in general terms, the appeal site lying within an Area of Special Landscape Importance, but, for the reasons described both above and below, I would not regard the appeal proposal as conflicting with the aims and objectives of this policy. To the contrary, the scale, form and character of Flaxmere Cottage as proposed is more appropriate within this location that the existing dwelling.

8.17 SOUTH EAST AREA LOCAL PLAN

(I) Policy SC3

The objective of the policy is to prevent development which would, *"cause long-term damage to the rural character or special landscape qualities of the area."* For the reasons I have already described, this proposal would cause no damage in either respect.

(II) Policy SC19

The policy is permissive of appropriately designed and sited 'minor' extensions, although I note that there is no explanation or definition within the policy, or within the explanatory text, as to minor or major extensions: it is therefore a matter of subjective judgement in this instance. If, however, the proposal is to be assessed as a 'major' extension, I note that the policy generally presumes against development only where there is an adverse impact on the rural environment. As I have explained, this proposal will have a beneficial impact and is not therefore in conflict with the aims and objectives of this policy.

8.18 WOKINGHAM DISTRICT LOCAL PLAN (DEPOSIT DRAFT)

(I) Policy WCC7

(a) The proposal will have no adverse visual, physical or ecological impacts on the undeveloped character of the surrounding countryside. Although the group of buildings at Fleet Lane is set in the countryside, it is of some relevance that the appeal site is located centrally within a developed frontage, and thus has less affinity with the countryside as such.

(b) I have already extensively discussed the considerations in relation to scale. I acknowledge that the proposal will result in a significant alteration to the scale of Flaxmere Cottage but I would certainly not regard the proposal as unacceptable, or in conflict with this policy, for that reason. As is explained

in paragraph 2.41 of the explanatory text, "*extensions to existing dwellings in the countryside need to be considered on a site specific basis.*" That comment is eminently sensible in my view since a policy in a plan cannot conceivably contemplate all circumstances such as, for example, the positive desirability in this case that the scale of the building be altered to accord with that of other buildings in the area and to rationalise the existing poor design.

(c) I have already explained the positive design benefits of the proposal, including the use of design features and external materials (subject to a condition) prevalent in and appropriate to this area.

(II) Policy WLL2

I have nothing to add to my comments in respect of policy SC3 of the South East Area Local Plan.

8.19 As noted above, a previous proposal to extend Flaxmere Cottage was the subject of a refusal by the LPA on 1 November 1999, and of a consequent appeal determined by letter dated 1 June 2000 (SP.2). Clearly, that decision letter is a material consideration of substantial weight in the assessment of the current proposal.

8.20 In my letter to the LPA of 23 March 2001 (SP.1) in support of the appeal proposal, I made a comparison of the current scheme with that the subject of the previous appeal. A similar exercise was undertaken by the case officer within the 'Appraisal' of the appeal application (SP.1): it is evident from that 'Appraisal' that the LPA accepts, firstly, that impact upon neighbouring properties *"could not warrant the refusal of the application"*, secondly that the proposal has, *"overcome one of the Inspector's concerns by taking the development away from the boundary with 'Scylla'"*. The objection that therefore remains in the LPA's view is that the floor area is excessive.

8.21 It is clear to me from the 1 June 2000 appeal decision letter (SP.2) that the Inspector's primary concern was the reduction in space between buildings as a result of the previously proposed two storey side extension. By deletion of that element from the present scheme, not only has the present gap been retained but, also, the overall floor area has been reduced.

8.22 In terms of the policy objectives of protection of the countryside and, in particular, of the Area of Special Landscape Importance, simple calculation of the additional floor area proposed is not an appropriate measure of scale. The proposed addition to the rear of the building will not be visible from Fleet Lane to any significant extent and, similarly, the nominal forward extension proposed is of little consequence. Without doubt in my view, it is only the cumulative impact of width and height of the building which have the potential to cause harm to the character and appearance of the area: however, as I have already described above, and is self-evident from the submitted plan, no increase in width of the building is proposed.

8.23 The vertical extension of the building from a dormer bungalow to a conventional two storey house would undeniably increase the scale of the building: that said, it should be borne in mind that the existing building already contains substantial first floor accommodation following the construction of dormer windows and, therefore, that not all of the first floor area is to be formed as such. More importantly, the fact that the building is to be increased in floor area, and therefore in scale, is by no means necessarily an indication that the proposal is unacceptable: indeed, for the following reasons, it is firmly my view that it is wholly appropriate and positively desirable to increase the scale, as proposed, of the existing building:-

- firstly, the additional floor area now proposed is demonstrably less than that proposed in the previous application and appeal, notably by deletion of the two storey side extension and, thus, retention of the existing gap between buildings;

- secondly, that the design of the existing building is of poor quality as a result of the

addition of flat roofed dormer windows; and

- thirdly, that the existing essentially single storey building is incongruous and wholly out of character with the traditional two storey buildings within the small frontage of buildings of which the appeal site forms an integral part. Furthermore, the proposed design details and external materials will result in far greater harmony of Flaxmere Cottage with its surroundings.

8.24 My views as stated above appear to be shared by the two Landscape Architects consulted by the case officer. The first consultation response in this respect, dated 4 January 2001, makes the statement of fact that, *"the proposed house is larger in scale than the existing property"* but then comments (on the scheme including the single storey rear kitchen/breakfast room) that, *"it is not out of scale with the surrounding properties nor will it have a detrimental impact on the ASLI in which it is located."* The second response, dated 27 March, comments that the proposals, *"do not affect any significant landscape features, or, substantially increase the visual impact of the existing building."*

9. CONDITIONS

9.1 I have noted the list of eight conditions provided by the LPA as part of the appeal questionnaire documentation. The suggested conditions are generally acceptable to the Appellant although it is appropriate that detailed comments be made at the appeal hearing.

10. CONCLUSION

10.1 Having regard to relevant development plan, local plan and national policies relating to development in the countryside, I conclude that the proposed extensions and alterations to the scale of the dwelling would cause no harm to the character and appearance of the area or

to its landscape qualities. On the contrary, I consider the proposals overall to be positively beneficial, supported by the aims and objectives of relevant policies, such that planning permission should reasonably be granted.

10.2 The conclusions of the previous appeal Inspector, which were primarily critical of the proposal in terms of the resultant width of the building and of reduction in the space between buildings, have been fully taken into account in the formulation of the revised appeal scheme. Those objections have been overcome, and the proposals have been supported by two landscape architects consulted as part of the application process, specifically in relation to the scale of the building in the context of its location in the countryside and in a designated Area of Special landscape Importance.

10.3 The scale of the building is demonstrably acceptable in terms of policies contained in the development plan and emerging local plan, and positively desirable bearing in mind the substantial shortcomings of the existing property in terms of design, external appearance, scale and relationship with other properties within the frontage of Fleet Lane.

10.3 Accordingly, I respectfully urge the appointed Inspector to allow this appeal and to grant planning permission for the development proposed.

SP.1

FROM: Natalie Brown

DATE: 21 December 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/3006

Proposal: Proposed two storey front and rear extensions to dwelling plus single storey rear extension..

Site Address: Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.

Applicant: J Predgen C/O Focusmont Ltd.

Your observations are required in respect of this application **by 14/01/2001**

DC
APP
08
05 JAN 2001
COPIES TO:
ACK:
FILE:

The Parish Council has no objections to this application.

SIGNED: CS Clark DATE: 4-1-01

Clerk To Finchampstead Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 4 January 2001

Location:	Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham
Proposal:	Proposed two storey front and rear extensions to dwelling plus single storey rear extension.
Application Number:	F/2000/3006

In response to your consultation dated 21 December 2000 for the above application, the landscape comments are as follows:

The proposed house is larger in scale than the existing property; however, it is not out of scale with the surrounding properties nor will it have a detrimental impact on the ASLI in which it is located. Therefore I have no objection to the proposals.

The applicant will need to submit a proposed layout for the front garden to show areas of parking and to include some tree and shrub planting, to help integrate the proposed dwelling into the existing landscape structure to the south and east.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 25 January 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/3006

Location: Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.

Proposal: Proposed two storey front and rear extensions to dwelling plus single storey rear extension.

Applicant: J Predgen C/O Focusmont Ltd.

Case Officer: Natalie Brown

The new plans show the following: Parking plan for 4 vehicles (site plan revised). Drawing no Sk1/01/FC.

Comments are required by 04/02/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

CONDITIONAL APPROVAL.

C049, R049.
C122, R122.

Adam Coggins 01/02/01

STEPHEN PAYNE ASSOCIATES
TOWN PLANNING CONSULTANTS

4/5 OLD BRIDGE STREET, TRURO, CORNWALL TR1 2AQ

TEL: (01872) 222285
FAX: (01872) 274525
EMAIL: Paynplan@cs.com

OUR REF: SRP/64/99 YOUR REF:

23 March 2001

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berks RG40 1WR

For the attention of Natalie Brown

Dear Sir

PROPOSED EXTENSION TO FLAXMERE COTTAGE, FLEET LANE, FINCHAMPSTEAD - MR J PREDGEN

I refer to the current application for planning permission relating to the above, in respect of which we are instructed by the Applicant, Mr John Predgen.

Your records will confirm that we were previously instructed in connection with Mr Predgen's appeal to the Planning Inspectorate against the refusal of planning permission dated 1 November 1999. I am therefore familiar with the application site, and with the area in general: I am also fully aware of the presently submitted scheme, having been provided by our client with the submitted plans.

For the avoidance of doubt, I write in support of the proposal and would request that the following comments be taken into account when the application is determined, whether by the Planning Committee or under delegated powers. Our conclusion, having carefully considered the revised proposals in the context of the relevant development plan and emerging plan policies, is that the development is in accord with those policies as interpreted by the Inspector in his decision letter dated 1 June 2000. Accordingly, in the event of a further refusal, we are to be instructed to lodge a further appeal: however, I trust that such action will be avoided by the granting of permission by your Authority in the first instance.

In paragraph 8 of his decision letter, the Inspector concluded that, *"the substantial increase in floor area, together with the increase in height and the minimal separation from the boundaries would result in a much larger building with much more bulk."* It logically follows, in the event that the bulk of the proposals is materially reduced, by reduction in floor area, by reduction in height or by increase in separation from the boundary, that the proposal would meet the Inspector's policy interpretation and

thus be acceptable.

By comparison of plan nos FL619-1A (the appeal scheme) and FL679-1A (the current scheme), you will note that:-

- The overall height of the building has been reduced by approximately 1 metre, corresponding to the ridge heights of properties either side;
- The total ground floor area of the proposal has been reduced by approximately 25 square metres:
- The proposed forward projection has been reduced by approximately 0.5 metres; and
- The side projection has been removed, thus retaining the existing boundary separation.

In terms of effect of the proposal on the character and appearance of the countryside (the main issue identified by the Inspector in paragraph 1), the above amendments are significant in that:-

- The result will be a two storey house, compatible with those along the same frontage and removing the unsightly dormer additions which, at present, substantially detract from the character and appearance of the area;
- The reduction in floorspace has been principally achieved by removal of the side projection. As a consequence, the building is proposed to be extended further to the rear but that elevation of the building is not publicly visible and, therefore, the addition will have no potential to cause harm to the area;
- The addition proposed to the front of the building has been substantially reduced and will extend the property no further towards the Lane than the adjoining dwelling, Treyarnon.

It is evident from paragraph 9 of the Inspector's decision that his principal concern was *"the limited sizes of the spaces at either side of the extended house...the proximity to the boundaries would also emphasise the massing and bulk of the proposal."* Having regard to the significant amendments noted above which address all of the Inspector's concerns, most notably total respect for the existing space between buildings, I trust you will agree that the current application is acceptable in terms of the relevant policies and, accordingly, that planning permission will be granted.

Whilst our client is prepared to proceed with a further appeal if necessary, I would advise you that any constructive suggestions which you may have for further revision to the scheme, to meet your requirements and expectations, will be given due consideration. Please therefore let me know if you feel that further discussion would be likely to result in resolution of any outstanding concerns so that further amended plans may be prepared and the appeal process avoided.

I trust that the above is helpful and look forward to learning your Authority's decision in due course.

Yours faithfully

Stephen R Payne

Copy to J Predgen Esq

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Natalie Brown DATE: 27th March 2001

Location:	Flaxmere Cottage, Fleet Lane, Finchampstead
Proposal:	Proposed two storey front and rear extensions to dwelling plus single storey rear extension
Application Number:	F/2000/3006

In response to your consultation dated 13th March 2001 for the above application, the tree and landscape comments are as follows:

The development proposals shown on drawing FL 679-1A do not affect any significant landscape features, or, substantially increase the visual impact of the existing building.

I therefore have on objections to the proposal in principle.

ROBERT PETROW
Consultant Landscape Architect

Check app for Trey large - detached garage.

RECORD OF SITE VISIT

SITE ADDRESS: Flaxmere Cottage
Fleet Lane Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/3006

OFFICER: Natalie Brown

DATE OF SITE VISIT: 15/1

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS
Countryside/AGLI.
large plot.

3. DESCRIPTION OF SITE/BUILDING currently lower ridge height than T proposed would be the same.
App im from rear b'line + garage/stable block.
would be behind b'line of Trey. - no windows in side elev.
dormers on rear elev.
existing f. b'lines of f.c + T push it has porch S forward of f.c.

4. RELATIONSHIP TO ADJOINING PROPERTIES
detached.
sycia - rear b'line forward of Flaxmere.
U no windows in side elev.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 5 beds -

LEVELS

BOUNDARY TREATMENT Conifers along boundary with Trey.

OTHERS

Application Number: F/2000/3006

Appraisal:

Development

For two storey front/rear extension to the dwelling & a single storey rear extension to the dwelling. The site lies along a rural lane and within an area designated as countryside and ASLI. There are few houses, varying in style & design located either side of the application site.

There was a previous application for a similar proposal (99/70469/F) which was refused and dismissed on appeal. The Inspector's reasons were that the substantial increase in floor area, together with the increase in height and minimal separation from the boundaries would result in a much larger building with much more bulk. The Inspector considered that the proposals would constitute a major extension to the dwelling which would significantly alter its scale and the development would therefore be contrary to policies SC19 and WCC7. The Inspector also considered that the proximity of the boundaries would emphasise the bulk and that size of the proposed extension would cause the converted property to appear cramped, consolidating the small group of houses, giving the rural lane a more built up appearance.

1) Impact upon neighbouring properties

It is considered that there would be no adverse effects upon neighbouring properties in terms of overlooking, overshadowing and through being overbearing. The proposed development would be away from the boundary with 'Syclla', and would not extend beyond the existing side building line facing 'Syclla', which has no windows in its side elevation. There are two windows proposed to face 'Syclla' which would be for a dressing room and bathroom. These face the side building line of 'Syclla', but could be obscurely glazed in order to prevent any overlooking.

Two letters of objection were received from the neighbouring property 'Scylla' on grounds of blocking light to their conservatory; the two windows in the side elevation would cause overlooking. As discussed above, it is not considered that these issues could warrant the refusal of the application. They also had concerns over the potential increase of vehicles and the fact that the proposed building would not be in keeping with surrounding properties. These issues are discussed below.

2) Impact upon the open character of the area

The proposed development, whilst having overcome one of the Inspector's concerns by taking the development away from the boundary with 'Syclla' is still considered to be a major extension. As can be seen below, the proposed plans have a larger floor area and therefore percentage increase over the original dwelling compared to the previously dismissed. The amended plans (amended by the applicants, not at the Council's request) have a comparable total floor area and percentage increase to the dismissed plans. As the floor area was one of

Inspector's key concerns, it is felt that the application should be refused on this basis.

(External dimensions)	Original	Refused	Proposed (Superseded)	Proposed (Amended)
Ground Floor (m^2)	84	138.4	139.5	118.7
First Floor (m^2)	25	97.5	122.9	115.5
Total Area (m^2)	109	236	262.4	234.15
% Increase in Original Footprint	-	64.8%	66.1%	41.3%
% Increase in Original Floor Area	-	116.5%	140.7%	114.8%
Max. Ridge Height	5.4m	8.4m	7.5m	7.5m

As can be seen, there has been a reduction in ridge height over the previously dismissed application, but it is still 2.1m higher than the existing ridge height.

It is therefore considered that the proposed development is contrary to policies SC19 and WCC7 which says t hat development would be acceptable if there is no significant alteration to the scale of the dwelling and scale of the development on site and would not have an adverse impact upon the rural character of the area. It is also considered that the current proposals so not fully overcome the Inspector's reasons for dismissal and should therefore be refused.

The Landscape department had no principle objection to the application, but in response to the superseded plans, said that a layout for the front garden to show area of parking and planting would need to be submitted.

3) Impact upon highway safety (parking provision)
The proposed development would have 5 bedrooms, and therefore would require 4 off-road parking spaces in order to comply with Council parking standards. As the proposed parking plan shows, this requirement has been achieved. Subject to proposed parking and garaging remaining, the highways department would have no objection to the proposed development.

~~**Approval:**~~ **Refusal: ✓**

The Planning Inspectorate
Tollgate House,
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Appeal decision

Site visit made on 18 April 2000

by Robert A Luck BSc CEng MICE DipTE MIHT MEWI

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Date:
01 JUN 2000

Appeal Ref: APP/X0360/A/00/1037702

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by J. Predgen Esq against the decision of Wokingham District Council.
- The site is located at Flaxmere Cottage, Fleet Lane, Finchampstead.
- The application (ref: 99/70469/F), dated 16 September 1999, was refused on 1 November 1999.
- The development proposed is a two-storey front and side extension and single storey rear extensions to the dwelling.

Summary of decision: The appeal is dismissed.

The Main Issue

1. I consider the main issue in this appeal to be the effect that the proposal would have upon the character and appearance of the surrounding countryside.

The Development Plan

2. The Development Plan for the area includes the South East Area Local Plan, adopted by Wokingham District Council in 1994. Policy SC3 states that within the Blackwater Valley and Finchampstead Area of Special Landscape Importance built development will not be allowed which would cause long term damage to the rural character or special landscape qualities of the area. Policy SC19 states that appropriately designed and sited minor extensions to existing dwellings in rural areas will normally be acceptable, and further states that major extensions or any proposal which has an adverse impact on the rural environment will generally not be approved.

3. The emerging Wokingham District Local Plan is at the draft deposit stage. Draft Policy WLL2 states that within the designated Areas of Special Landscape Importance, development will not be permitted that would have a detrimental impact on the open, countryside character or special landscape qualities of the area. Draft Policy WCC7 states that extensions to dwellings in areas outside built-up areas and settlement boundaries should be acceptable if, amongst other things, there is no significant alteration to the scale of the dwelling and the scale of development on site and the design respects the context of the development. Although the Deposit Draft Local Plan is used by the council for development

control purposes, at this stage in the local plan process its draft policies in themselves can carry limited weight.

Reasons and Conclusions

4. Fleet Lane is a private road running east-west along the lower part of the Blackwater Valley and to the north of Blackwater River. It is within the designated Area of Special Landscape Importance. From its junction with Fleet Hill, B3348, to the west, the lane serves a group of eight dwellings, of which the appeal site is one, and continues eastwards to a farm. The ground to the south of the lane slopes gently towards the river and includes pasture land. To the north the land, which is generally wooded, rises through and beyond the large individual properties fronting Fleet Hill. The appeal site is outside the boundary of any settlement in the current Local Plan and lies within open countryside.

5. Two large, relatively modern bungalows and outbuildings stand in large plots on the south side of the lane, partially screened by fencing. On the north side of the lane and to the west of the appeal site are three older cottage-style houses. Woodbury and Scylla, the immediate western neighbour of the appeal site, are of a virtually identical original appearance. Each has had a modest, pitched-roof extension added and Scylla has a lean-to conservatory enclosing its front door. All three houses to the west have a proportionate amount of space around them.

6. The appeal site, Flaxmere Cottage, is a bungalow with one gable end and one hipped end. Flat-roofed dormers have been built up to ridge level, the one at the front occupying about a third of the width and that at the back covering some two thirds of the width. Its eastern side is very close to the property boundary but there is a driveway between the dwelling and the western boundary with Scylla. The neighbouring house to the east of the site, Treyarnon, is also an older cottage-style house. A modern, flat-roofed extension reaches close to the boundary with the appeal site and there is an open driveway to the east.

7. The last house in the group, The Coppice, is a relatively large modern house whose design reflects some of the cottage-style features typical of the group, with its overall impact reduced because a proportion of the roof rises from the ground floor. Although it is built quite close to its boundary with Treyarnon, its plot extends well towards the woodland to the east. The character of the northern group of dwellings, other than Flaxmere Cottage, is mainly one of houses of a rural character well spaced in their plots as is appropriate to a countryside setting. This pattern is however broken by the small gap between the dormers of Flaxmere Cottage and the flat-roofed two storey extension to Treyarnon.

8. Whilst at present Flaxmere Cottage is a bungalow with three second storey rooms contained within flat-roofed dormers, the proposed development, with the exception of a new rear single storey extension, would have two storeys beneath a gabled roof. It would retain as external walls only the eastern side wall and a part of the rear wall. The width of the building would be increased by about 3 metres to within some 1.25 metres of the boundary with Scylla but the extra width would be set back from and have a lower ridge than the rest of the building. The substantial increase in floor area, together with the increase in height and the minimal separation from the boundaries would result in a much larger building with much more bulk. I therefore conclude that the proposal constitutes a major extension to the existing dwelling which would significantly alter its scale, and the development is therefore contrary to Local Plan Policy SC19 as well as to Draft Local Plan Policy WCC7.

9. The limited sizes of the spaces at either side of the extended house would make it appear cramped in relation to the general pattern of the group within the rural environment, even taking into account the setting back of the western extension. The proximity to the boundaries would also emphasise the massing and bulk of the proposal. I conclude that the size of the proposed extension would cause the converted property to appear cramped, consolidating this small group of houses and thus giving the rural lane a more built-up appearance. I therefore further conclude that the proposed development would cause long term damage to the rural landscape and have an adverse effect on the character and appearance of the surrounding countryside, contrary to Local Plan Policies SC3 and SC19 as well as to the Draft Local Plan Policies WLL2 and WCC7.

Other Matters

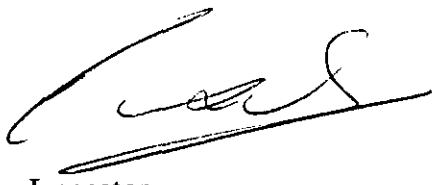
10. I have considered the other residential developments in the area that have been drawn to my attention. None of these seems to me to be directly comparable to the appeal proposal and, as acknowledged for the appellant, "extensions to existing dwellings in the countryside need to be considered on a site specific basis." I have assessed the proposal having regard to the particular locational characteristics of the appeal site.

11. I have noted the existing shortcomings of Flaxmere Cottage as pointed out for the appellant and that design features characteristic of the area would be incorporated in the scheme. However, in my view these do not justify an extension of the scale and bulk proposed.

12. I have taken into account all other matters raised, including the effect of the proposal on the living conditions of neighbours, but none is sufficient to affect the balance of the considerations which leads to my conclusion.

Formal Decision

13. For the above reasons and in exercise of the powers transferred to me, I dismiss the appeal.



Inspector

SP.3

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG11 1WR
Telephone: (0734) 786833
Fax: (0734) 778735

❖ SC1 SEPARATION OF SETTLEMENTS

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE AREAS DEFINED ON THE PROPOSALS MAPS WHICH WOULD EITHER DETRACT FROM THE UNDEVELOPED APPEARANCE OR INTENSIFY EXISTING SPORADIC DEVELOPMENT. THESE AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS. WHERE THE VISUAL OR PHYSICAL SEPARATION BETWEEN SETTLEMENTS IS NOT FULLY EFFECTIVE AT THE PRESENT TIME THE DISTRICT COUNCIL WILL SEEK TO ENHANCE VISUAL SEPARATION BY THE ENCOURAGEMENT OF TREE PLANTING OR OTHER APPROPRIATE MEANS.

1.3.11 In addition to protecting land because of its significance in separating settlements from each other it is proposed that areas of importance because of their character and appearance in relationship to adjoining built-up areas should also be protected. These areas of land are either an important part of the landscape setting of the settlement concerned, such as an open area or sloping land around it, or are areas of land which have an intimate relationship with the settlement and which are thus important to the retention of its character and setting. Examples are woodlands or enclosed fields and paddocks which are an inherent part of the character of some of the settlements in the plan area.

❖ SC2 SETTING OF SETTLEMENTS

DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD DETRACT FROM THE OPEN OR RURAL APPEARANCE OF THE AREAS OF LAND DEFINED ON THE PROPOSALS MAPS WHICH ARE OF SPECIAL SIGNIFICANCE IN MAINTAINING THE LANDSCAPE SETTING OR THE INDIVIDUAL CHARACTER OF THE SETTLEMENTS.

AREAS OF SPECIAL LANDSCAPE IMPORTANCE

1.3.12 The Blackwater Valley in the southern part of the Plan area is an extensive open area which is bounded on the north by ridges of higher land which allow extensive views over much of North Hampshire. Further northward the landscape becomes increasingly wooded with a characteristic criss cross of lanes and rides.



1.3.13 A landscape study of the whole of the Blackwater Valley was published in 1976 and this provided a detailed assessment of the landscape and character of the area. The whole of the area of that study which lies within Wokingham District is therefore included within the Area of Special Landscape Importance shown on the Proposals Map. The area on the Proposals Map also includes additional land to the north of the B3348 since it is important that the crest of the ridge above Finchampstead Village and land a little way to the north of the crest along the whole of its length should be protected from disfiguring development which could be visible from a long distance across the Blackwater Valley.

1.3.14 The wooded areas between Woosehill and the Bearwood Road are part of

the larger Bearwood Area of Special Landscape Importance which is identified in the Loddon Area Local Plan. It is a significant wooded area which rises above the Loddon Valley to the west and the Emmbrook to the east and is prominent in long distance views from the surrounding area. The section within this plan area is particularly important in providing a strong wooded boundary to the westerly development of Wokingham.

1.3.15 The criteria used to identify these areas and the alternative boundaries considered are contained in Working Paper Three which is available separately from this Plan. The following policies are intended to:

) protect the areas of special landscape importance from development which would detract from their rural character and special landscape qualities,

b) enhance their rural character and landscape qualities by encouraging appropriate management,

c) protect them from development on land around them which would adversely affect their character and setting.

1.3.16 The two areas identified represent the 'Other Areas of Special Landscape Importance' within the Plan area referred to in Policy EN9 of the Replacement Plan for Berkshire.

❖ SC3 AREAS OF SPECIAL LANDSCAPE IMPORTANCE

WITHIN THE BLACKWATER VALLEY AND FINCHAMPSTEAD, AND BEARWOOD, AREAS OF SPECIAL LANDSCAPE IMPORTANCE AS DEFINED ON THE PROPOSALS MAP LAND USES OR BUILT DEVELOPMENT WILL NOT BE ALLOWED WHICH WOULD CAUSE LONG-TERM DAMAGE TO THE RURAL CHARACTER OR SPECIAL LANDSCAPE QUALITIES OF THE AREA.

❖ SC4 SETTING OF AREAS OF SPECIAL LANDSCAPE IMPORTANCE

DEVELOPMENT WILL NOT BE ALLOWED ON LAND CLOSE TO THE BLACKWATER VALLEY AND FINCHAMPSTEAD, AND BEARWOOD, AREAS OF SPECIAL LANDSCAPE IMPORTANCE WHICH, BY REASON OF ITS SIZE, LOCATION OR TYPE, WOULD ADVERSELY AFFECT THE RURAL CHARACTER OR SPECIAL LANDSCAPE QUALITIES OF THE AREA.

❖ SC5 MANAGEMENT OF AREAS OF SPECIAL LANDSCAPE IMPORTANCE

THE DISTRICT COUNCIL WILL SEEK TO ENSURE THAT THE MANAGEMENT OF LAND WITHIN THE BLACKWATER VALLEY AND FINCHAMPSTEAD, AND BEARWOOD AREAS OF SPECIAL LANDSCAPE IMPORTANCE IS UNDERTAKEN IN SUCH A WAY AS TO MAINTAIN AND ENHANCE THEIR RURAL CHARACTER AND SPECIAL LANDSCAPE QUALITIES.

LANDSCAPE MANAGEMENT

1.3.17 Within the landscape in recent years the rate of change appears to have increased. In agricultural parts of the plan area Dutch Elm disease and, more recently, storms have resulted in the loss of many hedgerow trees. In addition many modern farming practices and the demands of development including mineral extraction have led to the felling of woodland, grubbing up of hedgerows and drainage of wetland areas. More efficient drainage techniques have also resulted in the neglect or loss of important landscape features such as ponds and ditches.

1.3.18 Over recent years public awareness of changes in the countryside has increased. Modern farm production and management methods and the need for them are perhaps not readily understood by those not employed in agriculture. At the same time increased accessibility to the countryside for its recreational

1.3.52 Within the rural areas only minor extensions to existing dwellings will normally be permitted, consistent with Policy EN1 of the Replacement Structure Plan for Berkshire. The cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance of the countryside, and reduce the range of house types available in the rural areas. Extensions to buildings in other uses will be treated on their merits, but generally the District Council will adopt a similar approach, and will be particularly concerned to see that the requirements of policy SC15 are observed.

❖ SC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS

APPROPRIATELY DESIGNED AND SITED MINOR EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS WILL NORMALLY BE ACCEPTABLE. MAJOR EXTENSIONS OR ANY PROPOSAL WHICH HAS AN ADVERSE IMPACT ON THE RURAL ENVIRONMENT WILL GENERALLY NOT BE APPROVED. WHERE A DWELLING HAS ALREADY BEEN EXTENDED THE CUMULATIVE EFFECT OF ALL OF THE EXTENSIONS TO THE ORIGINAL BUILDING WILL BE TAKEN INTO ACCOUNT.

NEW USES FOR EXISTING BUILDINGS IN RURAL AREAS

1.3.53 With changing agricultural patterns and practices and other changes in the rural economy, a number of farm buildings are now surplus to requirements. Many of these buildings are of considerable merit using traditional materials and vernacular styles. The retention of these buildings can be ensured by allowing conversion to residential or other appropriate use. Such conversions need to protect and retain the essential character of the building. In addition, the conversion should not detract from the amenities of the rural area by inappropriate fencing, large extensions and garages or the incorporation of extensive agricultural areas within the curtilage for amenity purposes. Where the existing buildings are unattractive or have an adverse impact on the rural environment their perpetuation by conversion would not be appropriate.

1.3.54 Evidence that a building is not redundant for its present use is not by itself sufficient grounds for refusing permission for a new proposed use. However, in circumstances where the District Council has reasonable cause to believe that an applicant has attempted to abuse the system by constructing a new farm building with the benefit of permitted development rights, with the intention of early conversion to another use, it will be appropriate to investigate the history of the building to establish whether it was ever used for the purpose for which it was claimed to have been built.

❖ SC20 CONVERSION OF BUILDINGS IN RURAL AREAS TO DWELLINGS

IN RURAL AREAS, PROPOSALS FOR THE USE OR CONVERSION OF BUILDINGS TO DWELLINGS WILL GENERALLY BE APPROPRIATE PROVIDED THAT ALL OF THE FOLLOWING CRITERIA APPLY:

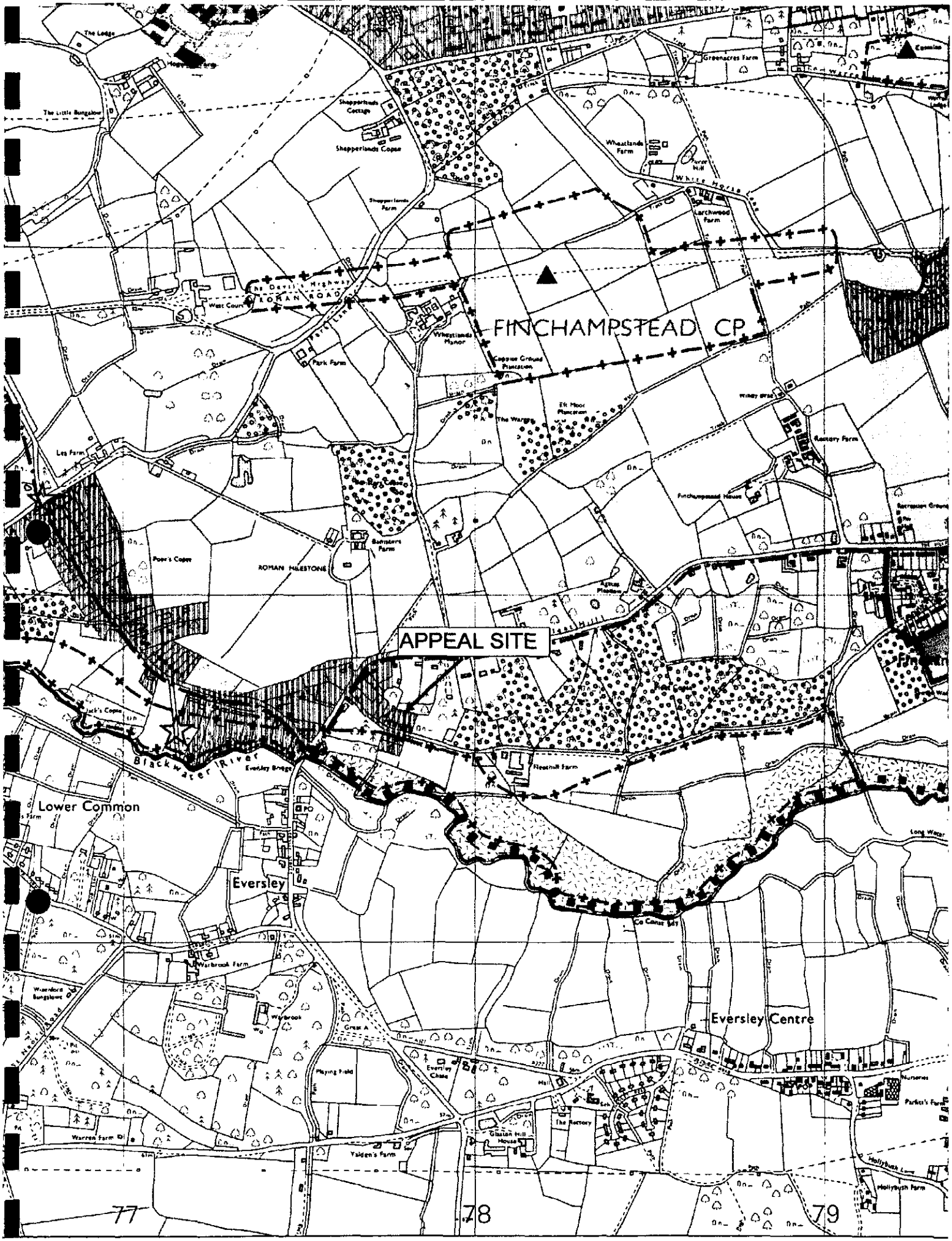
A) THERE IS NO SIGNIFICANT CONFLICT WITH ANY OTHER LOCAL OR STRUCTURE PLAN POLICY;

B) THE BUILDINGS ARE STRUCTURALLY SUITABLE FOR CONVERSION OR ADAPTION. EVIDENCE THAT THIS IS SO WILL BE REQUIRED BEFORE PLANNING PERMISSION IS GRANTED. NORMALLY THIS WILL BE IN THE FORM OF A DETAILED REPORT PREPARED BY A SUITABLY EXPERIENCED AND QUALIFIED SURVEYOR OR ARCHITECT;

C) THE CONVERSION DOES NOT DETRACT FROM THE SCALE AND CHARACTER OF THE BUILDINGS;

D) THE BUILDINGS ARE NOT UNSIGHTLY OR OBTRUSIVE ELEMENTS IN THE LANDSCAPE;

E) THERE WILL BE NO ADVERSE EFFECT ON THE APPEARANCE, CHARACTER OR AMENITY OF THE COUNTRYSIDE OR NEARBY PROPERTIES;


FINCHAMPSTEAD CP
APPEAL SITE
ROMAN MILESTONE
Lower Common
Eversley
Eversley Centre
Blackwater River
77
78
79



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- Proposed Amendments April 1999
- Additional Proposed Amendments September 1999
- Proposed Transport Amendments February 2000

2.40 Detailed guidance on this is set out in Annex I (paras. I17 - I21) of PPG 7. DoE Circular 11/95 *The Use of Conditions in Planning Permissions* gives further advice on agricultural occupancy conditions.

POLICY WCC6: NEW DWELLINGS REQUIRED FOR COUNTRYSIDE LAND USES (OUTSIDE THE METROPOLITAN GREEN BELT)

A NEW DWELLING FOR COUNTRYSIDE LAND USES WILL NOT BE PERMITTED UNLESS *EVIDENCE DEMONSTRATES THAT* **(PA 2/19)** THERE IS:

A) AN ESTABLISHED EXISTING FUNCTIONAL NEED FOR A FULL TIME WORKER AND NOT A PART-TIME REQUIREMENT

B) A UNIT AND AGRICULTURAL ACTIVITY CONCERNED, THAT HAVE BEEN ESTABLISHED FOR AT LEAST THREE YEARS, HAVE BEEN PROFITABLE FOR AT LEAST ONE OF THEM, ARE CURRENTLY FINANCIALLY SOUND AND HAVE A CLEAR PROSPECT OF REMAINING SO

C) NO OTHER EXISTING ACCOMMODATION IN THE AREA THAT IS SUITABLE AND AVAILABLE FOR OCCUPATION BY THE WORKER(S) CONCERNED.

WHERE SUCH A DWELLING IS JUSTIFIED THE COUNCIL WILL ENSURE:

I. THAT THE SIZE OF THE DWELLING IS CONSISTENT WITH THE HOUSING NEEDS OF THE WORKER AND HIS/HER IMMEDIATE FAMILY

II. THAT THE OTHER REQUIREMENTS OF POLICY WCC4 (NEW BUILDINGS IN COUNTRYSIDE AREAS) ARE COMPLIED WITH

III. THAT THE DWELLING REMAINS IN THAT USE AND IS NOT SEPARATED FROM THE ENTERPRISE HOLDING.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Extensions to Existing Dwellings in the Countryside

2.41 Extensions to existing dwellings in rural areas need to be considered on a site-specific basis. Generally the aim will be to ensure that any extension does not impact on the surrounding countryside or significantly increase the scale of built development on the site.

2.42 It will be expected that the design will have regard to its wider context, in relation to both the immediate setting and the defining characteristics of the wider local area. This will include local or regional traditions or materials. Good design will be required as it helps maintain or even enhance local distinctiveness, and can help to make the new extension more acceptable to local people. Such an approach complies with detailed guidance set out in PPG 7.

POLICY WCC7: EXTENSIONS TO DWELLINGS IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

EXTENSIONS TO DWELLINGS IN AREAS OUTSIDE BUILT-UP AREAS AND SETTLEMENT BOUNDARIES SHOULD BE ACCEPTABLE IF:

A) THERE ARE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACTS ON THE UNDEVELOPED CHARACTER OF THE SURROUNDING COUNTRYSIDE

B) THERE IS NO SIGNIFICANT ALTERATION TO THE SCALE OF THE DWELLING AND THE SCALE OF DEVELOPMENT ON SITE

C) THE DESIGN RESPECTS THE CONTEXT OF THE DEVELOPMENT, INCLUDING LOCAL OR REGIONAL BUILDING TRADITIONS AND MATERIALS.

Implementation: The development control process.

Monitoring: Planning applications determined.

PROTECTING AND MANAGING THE LANDSCAPE

INTRODUCTION

2.43 The policies that form part of the landscape section of this chapter will apply throughout the local plan area irrespective of whether it is within or outside the Metropolitan Green Belt. The retention of natural beauty and landscape diversity requires that any development should be carried out in harmony and sympathy with its surroundings. The aim of the landscape policies is not only to screen development but to maintain and enhance the natural beauty and diversity of the landscape appropriate to its location.

2.44 Landscape is important because it is:

a) an essential part of our natural resource base
b) a reservoir of archaeological and historical evidence
c) an environment for plant and animal communities
d) a human habitat, evoking sensual, cultural and spiritual responses.

2.45 The term 'landscape' refers to the visual appearance of the land including its shape, form and colours. It reflects the way in which various components combine that are often distinctive in particular localities. The influence of geology, topography, soils, archaeology, landscape history, land use, ecology, architecture and cultural associations give a landscape value, experience and character.

2.46 Assessing the impacts on the landscape should involve an assessment of the component types, i.e. landform, land cover and the landscape elements, which terms are now described.

Landform: integrates information on geology and soils as well as the natural drainage pattern of the area of which the proposed development site forms part. It will include the shape of the land surface and levels, i.e. soils, water, climate.

POLICY WLL1: HIGH QUALITY AGRICULTURAL LAND

DEVELOPMENT THAT WOULD RESULT IN THE IRREVERSIBLE LOSS OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND (GRADES 1, 2 AND 3A OF THE MINISTRY OF AGRICULTURE, FISHERIES AND FOOD'S AGRICULTURAL LAND CLASSIFICATION) WILL ONLY BE PERMITTED WHERE THERE IS AN OVERRIDING NEED FOR THE DEVELOPMENT AND NO OTHER SUITABLE SITE IS AVAILABLE.

WHERE DEVELOPMENT IS NECESSARY ON THE BEST AND MOST VERSATILE LAND IT SHOULD USE, AS FAR AS POSSIBLE, THE LOWEST GRADE OF LAND SUITABLE FOR THE DEVELOPMENT.

Implementation: The development control process.

Monitoring: Planning applications determined.

Areas of Special Landscape Importance (ASLI)

2.59 Four ASLI's were identified in the adopted local plans and are referred to in the text of the Berkshire Structure Plan 1991 - 2006. Three of these - The Blackwater Valley, Farley Hill and Bearwood - were the subject of extensive study prior to their inclusion in the local plans. These areas remain unchanged. The two new ASLI's are in:

a) Swallowfield/Beech Hill area (which is an extension to and takes account of adjoining District/Borough landscape designations. It is based on the Loddon river valley characteristics and provides a contiguous landscape feature in all areas).

b) Wargrave to Cookham new ASLI (which takes account of adjoining District/Borough landscape designations).

2.60 Both have not been previously defined and landscape studies have been carried out on which the proposed boundaries are based. Both have been subject to consultation processes. The areas have been divided into character zones which were surveyed and management issues defined.

2.61 The objectives of the policy on ASLI's are to:

a) protect the ASLI from development that would detract from its rural character and special landscape qualities
b) enhance the rural character and landscape qualities by encouraging appropriate management
c) protect the ASLI from development on land around it that would adversely affect its character and setting

2.62 The criteria for identifying the ASLI's are based on those in the Berkshire Structure Plan 1991 - 2006 which, in turn, are derived from the Countryside Commission's Landscape Assessment Guidance 1993 where:

a) the landscape should be of County significance
b) the landscape should be of generally acknowledged scenic quality and of distinctive character

c) the area and its landscape features should have an impact beyond their physical boundaries with prominent features being visible from long distances
d) the area should be rural in character and free from visually intrusive development
e) the area should contain sites of architectural and historic significance and sites of wildlife importance
f) the area should contain a diversity of landscape types that results from a combination of landform, vegetation and land use, creating areas of identifiable character.

2.63 The new ASLI based on the Loddon river valley in the Parish of Swallowfield, resulted from the public consultation in 1995 on the District Local Plan. The adjoining local planning authorities of Hart, Newbury and Basingstoke and Deane considered that their ASLI, River Heritage and Areas of Special Landscape Quality (ASLQ) designations should be taken account of in adjoining plan designations. This recognised the fact that District and Borough boundaries do not necessarily indicate a change in landscape types, character and quality.

2.64 A detailed study established that the area has a distinct and varied character. It comprises of the river valley with small enclosed field patterns adjoining the river itself. There are willow stands and alluvial pastures. The influence of the river on Man's activities is illustrated by the listed buildings of the Water Mills at Stanford End and Sheepbridge. Further out from the river valley, arable plateaus with more extensive field patterns and wooded ridges predominate. There are extensive long views across the river valley and beyond to Beech Hill, Stratfield Saye, Swallowfield and Spencers Wood. The River Loddon provides an element of continuity between these different areas. Whilst the A33 does appear to be a scar on the landscape, it does not dominate visually being contained largely within a cutting which also acts to reduce noise intrusion. There will be positive opportunities for further enhancement of the ASLI for conservation purposes. These could be funded from grants available from various agencies. The boundaries shown on the proposals map underwent a process of consultation with the Parish Council and landowners in 1996 - 97 to establish its quality and need for protection.

2.65 The detailed boundaries of the Wargrave/Cookham area (which extends into the Royal Borough of Windsor and Maidenhead) have not been previously defined. A landscape study has been carried out upon which the proposed boundaries are based. The area was divided into six character zones and the management issues defined. An area adjoining Wargrave on its northern side has an important dual function of providing an important landscape setting to the settlement as well as having a landscape quality that qualifies it as an ASLI. For the sake of clarity only the ASLI is shown on the proposals map, but its dual role should be noted and taken account of in considering any development proposals.

2.66 The proposed ASLI from Wargrave to Cookham has a distinct and varied character and comprises a mixture of wooded ridges and hills, arable plateaus and rolling chalk land, alluvial pasture, parkland and golf courses. The character of the area is influenced by the broad sweep of the River Thames to the west and north; the Chilterns Area of Outstanding Natural Beauty (AONB) and ASLI to the north; wooded knolls of Bowsey Hill and Ashley Hill to the east and the Lower Loddon to the south. There are extensive long distance views throughout the area along the Thames Valley from Sonning to Bowsey and Ashley Hill from the A4; from Henley up to the wooded escarpment of Park Place; and from the A423 to the Chilterns AONB in the north and Bowsey Hill in the south.

POLICY WLL2: AREAS OF SPECIAL LANDSCAPE IMPORTANCE

WITHIN THE DESIGNATED AREAS OF SPECIAL LANDSCAPE IMPORTANCE, AS DEFINED ON THE PROPOSALS MAP; LAND USES OR BUILT DEVELOPMENT WILL NOT BE PERMITTED THAT WOULD HAVE A DETRIMENTAL IMPACT ON THE OPEN, COUNTRYSIDE CHARACTER, OR SPECIAL LANDSCAPE QUALITIES OF THE AREA.

THIS INCLUDES ANY DEVELOPMENT THAT RESULTS IN THE REMOVAL OR EROSION OF LANDSCAPE FEATURES SUCH AS PONDS, CHALK OUTCROPS, WOODLAND, COPSES AND HEDGEROWS.

Implementation: The development control process

Monitoring: Planning applications determined.

2.67 Within ASLI's, the District Council will seek the management of landscape features. This will be achieved through negotiation with landowners and liaison with other bodies such as English Nature, the Countryside Commission, the Environment Agency, the Forestry Authority and the Woodland Trust amongst others. Advice and guidance will also be available to the landowners. Planning conditions and agreements will be used where appropriate and necessary in the granting of a planning permission. These can provide safeguards and benefits in these special areas.

2.67A IT SHOULD BE NOTED THAT THE GENERAL COUNTRYSIDE POLICIES APPLY WITHIN AREAS OF SPECIAL LANDSCAPE IMPORTANCE. **(PA2/22)**

POLICY WLL3: SETTING OF AREAS OF SPECIAL LANDSCAPE IMPORTANCE

DEVELOPMENT WILL NOT BE ALLOWED ON LAND THAT IS EITHER:

A) PHYSICALLY ADJOINING THE DEFINED BOUNDARIES OF THE AREA OF SPECIAL LANDSCAPE IMPORTANCE (AS SHOWN ON THE PROPOSALS MAP) OR

B) VISUALLY PROMINENT FROM OR TO THE DEFINED AREAS OF SPECIAL LANDSCAPE IMPORTANCE (AS SHOWN ON THE PROPOSALS MAP)

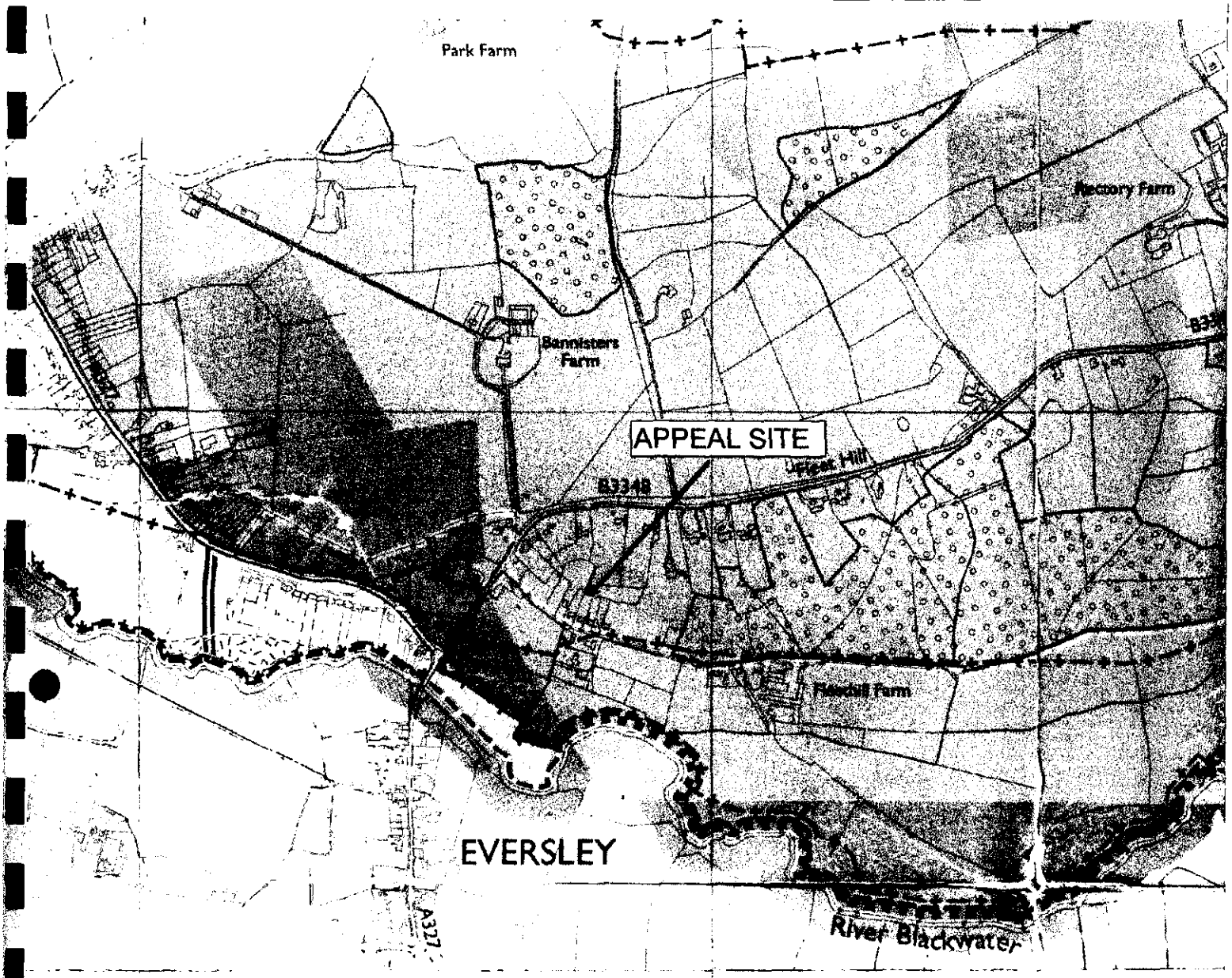
AND WHICH BY REASON OF ITS SIZE, *LAYOUT*, **(PA 2/23)** DESIGN, MATERIALS, LOCATION OR TYPE OF USE WOULD ADVERSELY AFFECT THE SETTING, CHARACTER OR SPECIAL LANDSCAPE QUALITIES OF THE AREA.

Implementation: The development control process.

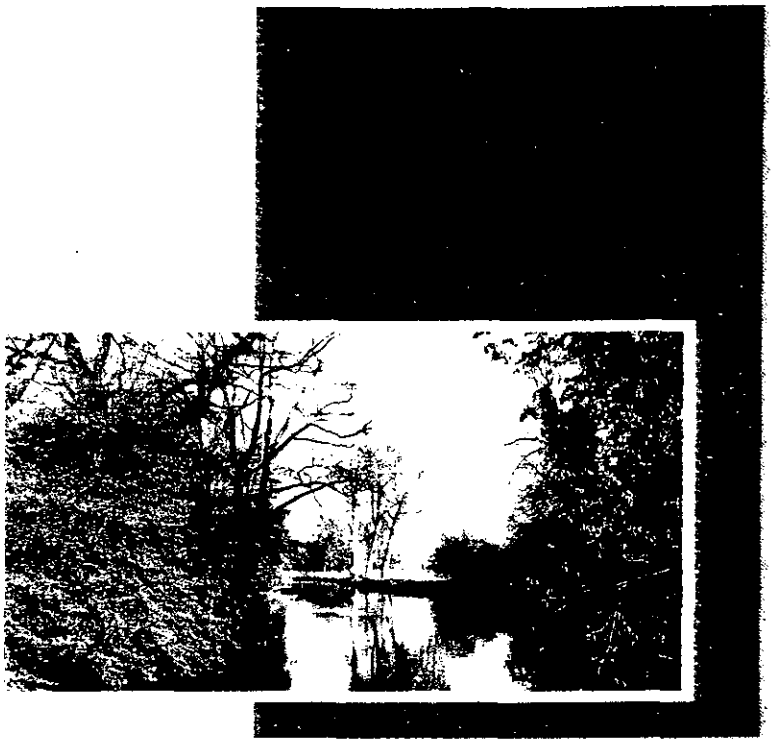
Monitoring: Planning applications determined.

River Valleys

2.68 Some of this District's best quality landscapes are associated with or based upon parts of river valleys. These are the Loddon ASLI, the Blackwater Valley ASLI and the Wargrave/Cookham ASLI (based on the Thames Valley).


Park Farm
Rectory Farm
Bannisters Farm
APPEAL SITE
Upper Hill
B3348
Hatchill Farm
EVERSLEY
A327
River Blackwater

SP.5



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie

Public Services Division

LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

5.8 The protection of the countryside is a fundamental concern and it is necessary to limit development within it to that which is both appropriate (in type and form) and sensitive to its location.

Development Outside Built-Up Areas and Settlements

Policy C2 **Development outside built-up areas and settlement boundaries defined in local plans (and not within the Metropolitan Green Belt - see Policy C4) will be strictly controlled, and permitted only :**

(i) where it is required for agriculture or forestry; or

(ii) for the re-use, adaptation or redevelopment of existing buildings, particularly to assist the diversification of the rural economy and to maintain or enhance the rural environment; or

(iii) other development for which a rural location is essential;

provided it is both appropriate in scale, form, impact, character and siting to its location in the countryside and is acceptable in terms of other policies in the Structure Plan.

5.9 Building in the open countryside away from existing settlements or from areas allocated for development in local plans will be strictly controlled in line with advice in PPG7, 'The Countryside and the Rural Economy'. Even where development may be acceptable in principle in the countryside the acceptability of a particular proposal will depend on its suitability for the proposed site; on the impact of any related activity; and on the adequacy of any measures to integrate the proposal into the surroundings. More detailed criteria relating to the control of development in the countryside will be included in local plans. With regard to redevelopment, such criteria may for example require that proposals should have no greater impact (in terms of bulk of buildings or site coverage) than the existing development and should secure environmental improvements.

5.10 Proposals for essential utilities will be considered under sub-section (iii) of Policy C2. Essential utilities include development and facilities, where these cannot be sited within settlements, for transport and related services, including park and ride and motorway service areas; for the distribution of gas, oil and electricity; for sewage disposal; for water supply and flood alleviation; and for telecommunications.

5.11 Where necessary to meet provisions made in the Structure Plan, settlement boundaries may be defined in local plans to allow for appropriate forms of development on sites on the edge of built-up areas.

Designation of and Development Within Areas of Special Landscape Importance

Policy C8 **Areas of Special Landscape Importance will be delineated and designated through local plans. The location, scale, form, character and type of development in these areas will be carefully controlled to protect their special landscape significance.**

5.35 Examples of Areas of Special Landscape Importance defined by or to be considered for inclusion or redefinition in local plans are :

The area between Wargrave and Cookham

The Blackwater Valley Area

The Farley Hill Area

Windsor Great Park

Bearwood, Sindlesham

The area at Donnington, north of Newbury

The area north of Theale

The Greenham/Crookham area

5.36 The designation of ASLI's will serve to highlight particularly important parts of the countryside which display landscape characteristics of importance in the county context, that should be taken into account in planning decisions. In considering the designation and delineation of an ASLI, the local planning authorities will apply the following criteria (derived from the Countryside Commission's 'Landscape Assessment Guidance' 1993) to ensure consistency throughout the County'.

(i) ***Landscape as a resource***
The landscape should be a resource of at least county importance for reasons of rarity or representativeness.

(ii) ***Scenic quality***
It should be of high scenic quality, with pleasing patterns and combinations of landscape features, and important aesthetic or intangible factors.

(iii) ***Unspoilt character***
The landscape within the area generally should be unspoilt by large-scale, visually intrusive industry, mineral extraction or other inharmonious development.

(iv) ***Sense of place***
It should have a distinctive and common character, including topographic and visual unity and a clear sense of place.



1.

Sunnycote



2.

Woodbury



3.

Scylla



4.

Flaxmere Cottage - The appeal property



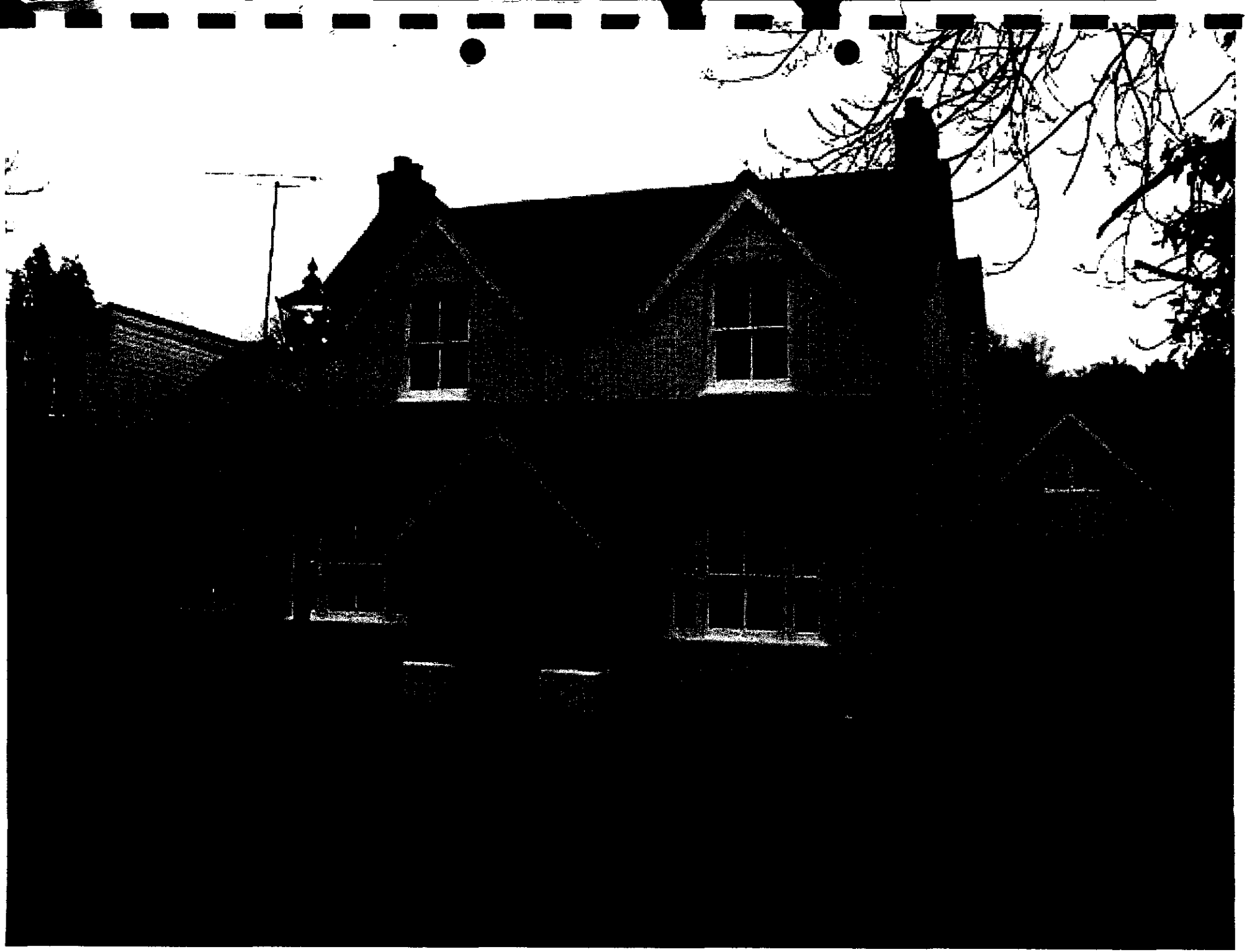
5.

Treyarnon (as at June 2000)



6.

The Coppice



8.



7.

Scylla - rear and eastern sides as viewed from Flaxmere Cottage

Date: 25 January 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/3006

Location: Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.

Proposal: Proposed two storey front and rear extensions to dwelling plus single storey rear extension.

Applicant: J Predgen C/O Focusmont Ltd.

Case Officer: Natalie Brown

The new plans show the following: Parking plan for 4 vehicles (site plan revised). Drawing no Sk1/01/FC.

Comments are required by 04/02/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. P/2000/3006 (Planaps) / (Ludhouse) Date Rec. 10 Jan 2001

Location: Foxmere Cottage, Fleet Lane.

Parish Finchampstead.

Applicant:

Description of attached plans Parking plan for 4 vehicles (Site plan Revised).

Drawing No's: SK1/01/FC

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 DAYS.

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NAB

Consultations Sent by Admin. on 25.01.PS.

Yellow - Part One Copy
Green - Officer's Copy

38878

Focusmont Ltd

11 Duval Place, Bagshot
Surrey GU19 5LP
Tel: 01276 452899

3006

ADDITIONAL PLAN

Planning Dept.
Wokingham District Council
Shute End
Wokingham.

F/2000/3006

15/1/01

Dear Sirs.

Re: Proposed extension to Harkmere Cottage Fleet Lane Frithampstead

Further to the recent planning application for the above I enclose 6 no copies of a site plan indicating the parking details as requested.

Yours faithfully.

Date: 13 March 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/3006

Location: Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.

Proposal: Proposed two storey front and rear extensions to dwelling plus single storey rear extension.

Applicant: J Predgen C/O Focusmont Ltd.

Case Officer: Natalie Brown

The new plans show the following: Revised layout - Breakfast room at rear removed anad reduction in extension at front. Drawing no FL679-1a.

Comments are required by 23/03/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. fl/2000/3006 (Planaps) / (Ludhouse) Date Rec. 02/03/01

Location: Flaxmere cottage, Fleet Lane

Parish Hichampstead.

Applicant:

Description of attached plans Revised layout
- breakfast room at rear removed & reduction & extension at front

Drawing No's: FL-679-1a

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		✓
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: As application

Date for Responses 10 DAYS

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NAB.

Consultations Sent by Admin. on 13.03.PS

Yellow - Part One Copy
Green - Officer's Copy

FLEET WINDOW CENTRE

40590

JP/SH/BROWNNATALIE

NB

GS

02 MAR 2001

COPIES TO: ACK: FILE:

Attention of Natalie Brown

Wokingham District Borough Council
Shute End
Wokingham
Berks RG40 1WN

28th February 2001

REVISED PLAN

3006 1

Dear Madam

Please find enclosed 6 No. copies of proposed amended plans for Flaxmere Cottage as discussed.

Yours faithfully
FLEET WINDOW CENTRE

John Predgen

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/3006

Applicant : J Predgen C/O Focusmont Ltd.

Location : Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.

Proposal : Proposed two storey front and rear extensions to dwelling plus single storey rear extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		15/1

Date of Neighbour Notifications : .....

Date of Site Visit : .....15/1.....

Date Registered : 08/12/2000

Earliest Date for Decision : 14/01/2001

Latest Consultation Date/Site Notice Expiry Date : 14/01/2001

This application will have expired on: 02/02/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

F'stead PC: 5/1 - no objection

L'scape: 4/1 - larger in scale than existing, however not out of scale with surrounding properties, no detrimental impact to ASLI will need a layout for f. garden to show parking/tree/shrub plant.
27/3: no significant landscape features affect. No objection in principle.

Highways: 4/1 - comments as per 991 to 469/F
1/2: garaging, parking + turning conds -
14/3: comments as per 1/2

Neighbours/SW: "Scylla" (10/1): concerns re/overlooking @ side, loss of light to conservatory, not inkeeping with surroundings parking/traffic.
"Scylla" 22/3: blocking of light to conservatory, overlooking from 1st floor additional cars, size of building out of character.

Planning Issues : SEALP: rural, area sporadic dwelling, ASLI
WDLP: C'side, ASLI.

PARKING PLAN REC: 19/1/01
REVISED PLANS REC: 2/3/01

Application Number: F/2000/3006

Appraisal:

Development
For two storey front/rear extension to the dwelling & a single storey rear extension to the dwelling. The site lies along a rural lane and within an area designated as countryside and ASLI. There are few houses, varying in style & design located either side of the application site.

There was a previous application for a similar proposal (99/70469/F) which was refused and dismissed on appeal. The Inspector's reasons were that the substantial increase in floor area, together with the increase in height and minimal separation from the boundaries would result in a much larger building with much more bulk. The Inspector considered that the proposals would constitute a major extension to the dwelling which would significantly alter its scale and the development would therefore be contrary to policies SC19 and WCC7. The Inspector also considered that the proximity of the boundaries would emphasise the bulk and that size of the proposed extension would cause the converted property to appear cramped, consolidating the small group of houses, giving the rural lane a more built up appearance.

1) Impact upon neighbouring properties
It is considered that there would be no adverse effects upon neighbouring properties in terms of overlooking, overshadowing and through being overbearing. The proposed development would be away from the boundary with 'Syclla', and would not extend beyond the existing side building line facing 'Syclla', which has no windows in its side elevation. There are two windows proposed to face 'Syclla' which would be for a dressing room and bathroom. These face the side building line of 'Syclla', but could be obscurely glazed in order to prevent any overlooking.

Two letters of objection were received from the neighbouring property 'Scylla' on grounds of blocking light to their conservatory; the two windows in the side elevation would cause overlooking. As discussed above, it is not considered that these issues could warrant the refusal of the application. They also had concerns over the potential increase of vehicles and the fact that the proposed building would not be in keeping with surrounding properties. These issues are discussed below.

2) Impact upon the open character of the area
The proposed development, whilst having overcome one of the Inspector's concerns by taking the development away from the boundary with 'Syclla' is still considered to be a major extension. As can be seen below, the proposed plans have a larger floor area and therefore percentage increase over the original dwelling compared to the previously dismissed. The amended plans (amended by the applicants, not at the Council's request) have a comparable total floor area and percentage increase to the dismissed plans. As the floor area was one of

Inspector's key concerns, it is felt that the application should be refused on this basis.

(External dimensions)	Original	Refused	Proposed (Superseded)	Proposed (Amended)
Ground Floor (m^2)	84	138.4	139.5	118.7
First Floor (m^2)	25	97.5	122.9	115.5
Total Area (m^2)	109	236	262.4	234.15
% Increase in Original Footprint	-	64.8%	66.1%	41.3%
% Increase in Original Floor Area	-	116.5%	140.7%	114.8%
Max. Ridge Height	5.4m	8.4m	7.5m	7.5m

As can be seen, there has been a reduction in ridge height over the previously dismissed application, but it is still 2.1m higher than the existing ridge height.

It is therefore considered that the proposed development is contrary to policies SC19 and WCC7 which says t hat development would be acceptable if there is no significant alteration to the scale of the dwelling and scale of the development on site and would not have an adverse impact upon the rural character of the area. It is also considered that the current proposals so not fully overcome the Inspector's reasons for dismissal and should therefore be refused.

The Landscape department had no principle objection to the application, but in response to the superseded plans, said that a layout for the front garden to show area of parking and planting would need to be submitted.

3) Impact upon highway safety (parking provision)
The proposed development would have 5 bedrooms, and therefore would require 4 off-road parking spaces in order to comply with Council parking standards. As the proposed parking plan shows, this requirement has been achieved. Subject to proposed parking and garaging remaining, the highways department would have no objection to the proposed development.

~~**Approval:**~~ **Refusal: ✓**

Foxmere cottage (external)

consent 04120 – Rear extn – extn
1st floor – bathroom.

∴ original:

ground floor/footprint = 84 m² ✓
1st floor = 25m². ✓

TOTAL FOOTPRINT = 84 ✓
FLOOR AREA = 109. ✓

- PROPOSED (SUPERSEDED)

g/f = (11.5 × 10.5) + (7 × 0.6) = 124.95 ✓
+ (2.1 × 4.85) + $\left(\frac{4.85 + 2.45}{2} \times 1.2\right)$ = 14.57 ✓ } 139.52 ✓

1st floor = (11.5 × 10.5) + (3.5 × 0.6) = 122.85 ✓

∴ TOTAL FOOTPRINT = 139.52 m²
FLOORAREA = 262.37 m²

cum % inc in footprint = $\frac{139.52 - 84}{84} \times 100$ = 66.1%. ✓

cum % inc in floorarea = $\frac{262.37 - 109}{109} \times 100$ = 140.7%. ✓

- PROPOSED (AMENDED)

g/f = (10.7 × 10.5) + (3 × 0.9) = 118.65 ✓
1st floor = (10.7 × 10.5) + (3.5 × 0.9) = 115.5. ✓

footprint = 118.65 m²
floorarea = 234.15 m²

cum % inc in footprint = $\frac{118.65 - 84}{84} \times 100$ = 41.3% ✓

cum % inc in floorarea = $\frac{234.15 - 109}{109} \times 100$ = 114.8%. ✓

Application Number F/2000/3006
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed extensions will result in excessive extension and alteration to the scale of the dwelling having a detrimental effect on the character + appearance of the area which is an Area of Special Landscape Importance. The proposal will therefore be contrary to the following policies
			BSP: C2, C8
			WDLP(OD): WC7, WL12
			SCDLP: SC3, SC19

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	———
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SC3, SC19, STV2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WC1, WC7, WL12
GREEN BELT LOCAL PLAN POLICIES:	———
BERKSHIRE STRUCTURE PLAN POLICIES:	C2, C8
MINERALS LOCAL PLAN POLICIES:	———

A Crowin
25/4/01.

Check app for Trey large - detached garage..

RECORD OF SITE VISIT

SITE ADDRESS: Flaxmere Cottage Fleet Lane Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/3006

OFFICER: Natalie Brown

DATE OF SITE VISIT: 15/1

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

Countryside/AGLI.

large plot.

3. DESCRIPTION OF SITE/BUILDING currently lowered ridge height than T proposed would be the same?

App Im from rear b'line + garage/stable block.

would be behind b'line of Trey. - no windows in side elev.

dormers on rear elev.

existing f. b'lines of f.C + T flush IT has porch S forward of f.C.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached.

sycha - rear b'line forward of Flaxmere.

U no windows in side elev.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 5 beds -

LEVELS

BOUNDARY TREATMENT Conifers along boundary with Trey.

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 18 DEC 2000	
Officer: NAB	Application No. F/2000/3006

Map No. 120 Site 0.10
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED ~~DOUBLE~~ TWO STOREY FRONT & REAR EXTENSIONS TO DWELLING PLUS SINGLE STOREY REAR EXTENSION

Location: FLAXMERE COTTAGE FLEET LANE

Parish: FINCHAMPSTEAD Ward: Finstead South

Applicant: J PREDGEN
appeal dismissed 1/6/00

Fee Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Parking layout, Vehicles (was an issue with previous application)	✓ 21/12	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....

Landscape Area of Special Landscape Importance ✓21/12

Trees .....

Conservation Officer .....

Environmental Health .....

Housing .....

Leisure & Cultural services .....

Public Rights of Way .....

Property .....

District Secretary (only if called in by SOS) .....

Policy & Plans .....

Strategic Planning (JSPU) .....

Minerals (INTERNAL) .....

Archaeological Site (BABTIE) : .....

Education .....

Social Services .....

Highways ✓21/12

EXTERNAL CONSULTATIONS

Adjacent D P A : .....

Adjacent Parish : .....

Southern Electricity Board .....

British Gas .....

PSA Oil Pipeline .....

Transco : .....

Environment Agency .....

Rail Track .....

Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....

Ancient Monuments Society .....

Council for British Arch. .....

RCHME .....

Telecommunications (NRPB) : .....

Sport England : .....

OTHERS: (Rural Area)

.....

.....

No new pre-apps.

NEIGHBOURS:

S/N + Skytta, Elsedhere, Finchampstead

+ See map

01872274525

STEPHEN PAYNE ASSOCIATES

TOWN PLANNING CONSULTANTS

4/5 OLD BRIDGE STREET, TRURO, CORNWALL TR1 2AQ

TEL.: TRURO (01872) 222285
FAX: TRURO (01872) 274525
Email: Paynplan@ca.com

FACSIMILE

DATE: 23 March 2001

TO:	Wokingham D C - Planning Services
FAX NUMBER:	(0118) 974 6484
FOR THE ATTENTION OF:	Natalie Brown
FROM:	Steve Payne
NUMBER OF PAGES:	4

MESSAGE:

Re planning application by Mr J Predgen - Flaxmere Cottage, Fleet Lane, Finchampstead - letter in support attached - original by post.

Please do not hesitate to telephone if you wish to discuss.

The information contained in this facsimile is confidential and is intended for the use of the individual or recipient otherwise named. If you have received this facsimile in error, please notify us immediately.

01872274525

STEPHEN PAYNE ASSOCIATES
TOWN PLANNING CONSULTANTS

4/5 OLD BRIDGE STREET, TRURO, CORNWALL TR1 2AQ

TEL: (01872) 222285
FAX: (01872) 274525
EMAIL: Paynplan@cs.com

OUR REF: SRP/64/99 YOUR REF:

23 March 2001

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berks RG40 1WR

For the attention of Natalie Brown

Dear Sir

PROPOSED EXTENSION TO FLAXMERE COTTAGE, FLEET LANE, FINCHAMPSTEAD - MR J PREDGEN

I refer to the current application for planning permission relating to the above, in respect of which we are instructed by the Applicant, Mr John Predgen.

Your records will confirm that we were previously instructed in connection with Mr Predgen's appeal to the Planning Inspectorate against the refusal of planning permission dated 1 November 1999. I am therefore familiar with the application site, and with the area in general: I am also fully aware of the presently submitted scheme, having been provided by our client with the submitted plans.

For the avoidance of doubt, I write in support of the proposal and would request that the following comments be taken into account when the application is determined, whether by the Planning Committee or under delegated powers. Our conclusion, having carefully considered the revised proposals in the context of the relevant development plan and emerging plan policies, is that the development is in accord with those policies as interpreted by the Inspector in his decision letter dated 1 June 2000. Accordingly, in the event of a further refusal, we are to be instructed to lodge a further appeal: however, I trust that such action will be avoided by the granting of permission by your Authority in the first instance.

In paragraph 8 of his decision letter, the Inspector concluded that, *"the substantial increase in floor area, together with the increase in height and the minimal separation from the boundaries would result in a much larger building with much more bulk."* It logically follows, in the event that the bulk of the proposals is materially reduced, by reduction in floor area, by reduction in height or by increase in separation from the boundary, that the proposal would meet the Inspector's policy interpretation and

thus be acceptable.

By comparison of plan nos FL619-1A (the appeal scheme) and FL679-1A (the current scheme), you will note that:-

- The overall height of the building has been reduced by approximately 1 metre, corresponding to the ridge heights of properties either side;
- The total ground floor area of the proposal has been reduced by approximately 25 square metres;
- The proposed forward projection has been reduced by approximately 0.5 metres; and
- The side projection has been removed, thus retaining the existing boundary separation.

In terms of effect of the proposal on the character and appearance of the countryside (the main issue identified by the Inspector in paragraph 1), the above amendments are significant in that:-

- The result will be a two storey house, compatible with those along the same frontage and removing the unsightly dormer additions which, at present, substantially detract from the character and appearance of the area;
- The reduction in floorspace has been principally achieved by removal of the side projection. As a consequence, the building is proposed to be extended further to the rear but that elevation of the building is not publicly visible and, therefore, the addition will have no potential to cause harm to the area;
- The addition proposed to the front of the building has been substantially reduced and will extend the property no further towards the Lane than the adjoining dwelling, Treyarnon.

It is evident from paragraph 9 of the Inspector's decision that his principal concern was *"the limited sizes of the spaces at either side of the extended house...the proximity to the boundaries would also emphasise the massing and bulk of the proposal."* Having regard to the significant amendments noted above which address all of the Inspector's concerns, most notably total respect for the existing space between buildings, I trust you will agree that the current application is acceptable in terms of the relevant policies and, accordingly, that planning permission will be granted.

Whilst our client is prepared to proceed with a further appeal if necessary, I would advise you that any constructive suggestions which you may have for further revision to the scheme, to meet your requirements and expectations, will be given due consideration. Please therefore let me know if you feel that further discussion would be likely to result in resolution of any outstanding concerns so that further amended plans may be prepared and the appeal process avoided.

I trust that the above is helpful and look forward to learning your Authority's decision in due course.

Yours faithfully

Stephen R Payne

Copy to J Predgen Esq

STEPHEN PAYNE ASSOCIATES
TOWN PLANNING CONSULTANTS

4/5 OLD BRIDGE STREET, TRURO, CORNWALL TR1 2AQ

TEL: (01872) 222285
FAX: (01872) 274525
EMAIL: Paynplan@cs.com

OUR REF: SRP/64/99 YOUR REF:

23 March 2001

41594

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berks RG40 1WR

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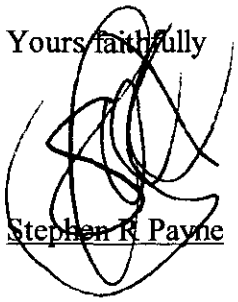
Yours faithfully



Stephen R Payne

Copy to J Predgen Esq

**********FILE COPY**********

Tel: (0118) 974 6492

Date: **21 December 2000**

My ref: F/2000/3006

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/3006
Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.
Proposed two storey front and rear extensions to dwelling plus single storey rear extension.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/3006**
Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.
Proposed two storey front and rear extensions to dwelling plus single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6492

Date: **21 December 2000**

My ref: F/2000/3006

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

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Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/3006**
Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.
Proposed two storey front and rear extensions to dwelling plus single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

**********FILE COPY**********

SCYLLA.
FLEET LANE
FINCHAMPSTEAD
WOKINGHAM
BERKS. RG40 4RN.

ENVIRONMENTAL SERVICES DEPT
PLANNING SERVICES
P.O. BOX 157
WOKINGHAM RG40 1WR.

OOS NB

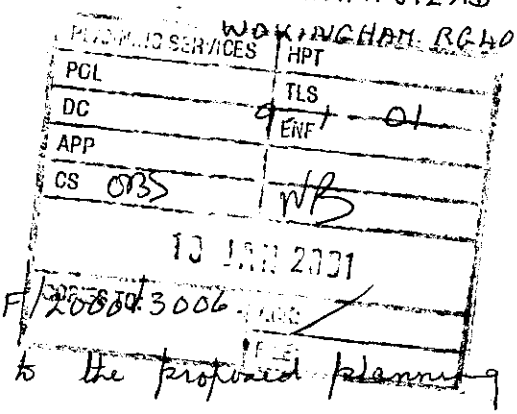
Dear Sir/madam

With reference to planning application F/2000/3006 Flaxmere Cottage Fleet Lane.

On inspection of the drawings the shape of the proposed drawing has not changed from the last concept, and will block the light to my property especially to my conservatory
The side elevation facing my property has windows at first floor level which will overlook my property and interfere with my privacy
The provision of the extra bedroom will give rise to opportunity for additional adult, therefore additional vehicles on what is a narrow one track lane going out to the main road near a blind bend which is very difficult to access/egress safely
The proposal would mean a total demolition of the existing building which would give rise to

Scylla
Fleet Lane
Finchampstead
Wokingham RG40 4RN

ENVIRONMENTAL SERVICES DEPT
PLANNING SERVICES
PO BOX 157
SHUTE END
WOKINGHAM RG40 1WR.



Dear Sir/madam,

Re Application Number F/2000/3006.

I wish to make my objections to the proposed planning

Flasmere Cottage.

First to the extention to the front of the building, it would block the light from my conservatory as the wall would also extend to the side of the building.

I also object to the two windows on the side facing my property; as it would take away my privacy.

I consider the whole is nothing less than a rebuild which the appeal officer stated in his report on the 18th of April 2000, as the plans have hardly altered.

The proposed building would not be in keeping with the existing properties, it would be an eyesore.

The lane is another drawback as it is only wide enough for one vehicle at a time, and is already in a shocking state with pot holes, there would be no room for traffic to pass.

The proposal would indicate further vehicles at the premises and I would point out the access/egress to the lane is not suitable for more traffic

At present I am also housebound and the noise and dust etc would make life intolerable for me.

Yours Truly

Dorothy Reed (MRS).

Date: 25 January 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/3006

Location: Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.

Proposal: Proposed two storey front and rear extensions to dwelling plus single storey rear extension.

Applicant: J Predgen C/O Focusmont Ltd.

Case Officer: Natalie Brown

The new plans show the following: Parking plan for 4 vehicles (site plan revised). Drawing no Sk1/01/FC.

Comments are required by 04/02/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

CONDITIONAL APPROVAL.

C049, R049.
C122, R122.

Adam Coggins 01/02/01

FROM: Natalie Brown

DATE: 21 December 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/3006

Proposal: Proposed two storey front and rear extensions to dwelling plus single storey rear extension..

Site Address: Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.

Applicant: J Predgen C/O Focusmont Ltd.

POL
DC
APP
CS
03 JAN 2001
COPIES TO:
ACK:
FILE:

Your observations are required in respect of this application **by 14/01/2001**

The Parish Council has no objections to this application.

SIGNED: C S Cl

DATE: 4-1-01

Clerk To Finchampstead Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 4 January 2001

Location:	Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham
Proposal:	Proposed two storey front and rear extensions to dwelling plus single storey rear extension.
Application Number:	F/2000/3006

In response to your consultation dated 21 December 2000 for the above application, the landscape comments are as follows:

The proposed house is larger in scale than the existing property; however, it is not out of scale with the surrounding properties nor will it have a detrimental impact on the ASLI in which it is located. Therefore I have no objection to the proposals.

The applicant will need to submit a proposed layout for the front garden to show areas of parking and to include some tree and shrub planting, to help integrate the proposed dwelling into the existing landscape structure to the south and east.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Natalie Brown DATE: 27th March 2001

Location:	Flaxmere Cottage, Fleet Lane, Finchampstead
Proposal:	Proposed two storey front and rear extensions to dwelling plus single storey rear extension
Application Number:	F/2000/3006

In response to your consultation dated 13th March 2001 for the above application, the tree and landscape comments are as follows:

The development proposals shown on drawing FL 679-1A do not affect any significant landscape features, or, substantially increase the visual impact of the existing building.

I therefore have on objections to the proposal in principle.

ROBERT PETROW
Consultant Landscape Architect

Date: 13 March 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/3006

Location: Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.

Proposal: Proposed two storey front and rear extensions to dwelling plus single storey rear extension.

Applicant: J Predgen C/O Focusmont Ltd.

Case Officer: Natalie Brown

The new plans show the following: Revised layout - Breakfast room at rear removed anad reduction in extension at front. Drawing no FL679-1a.

Comments are required by 23/03/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

Comments as previous, dated 01/02/01.

AC 14/03/01

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 21 December 2000

Application Number: F/2000/3006

Proposal: Proposed two storey front and rear extensions to dwelling plus single storey rear extension.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.

Applicant:
J Predgen C/O Focusmont Ltd.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comments as per application no. 99/70469/F

Signed: _____ **Print name:** Adam Coggins 4/1/01

Environmental Services

For office use only.
Application number: 08 DEC.2000* 3006

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	* Your name	J PREDGEN
	Address and postcode	FLAXMERE COTTAGE FLEET LANE FLEET HILL FINCHAMPSTEAD
	Phone number	0118 9732016
2	Agent's Name	FOCUSMONT LTD
	Address and postcode	11 DUVAL PLACE BAGSHOT SURREY GU19 5LP
	Phone number	01276 452899
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	FLAXMERE COTTAGE FLEET LANE FLEET HILL FINCHAMPSTEAD
4	Give brief details of the proposal for example, two storey side extension. About the application	PART SINGLE/PART DOUBLE STOREY EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	SEE DWG NO FL 679-1
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	SUBMISSION OF AN APPLICATION OF SIMILAR NATURE TO THAT REFUSED LESS THAN 12 MONTHS AGO		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of J. Predger

Date 1/12/00

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

ADDRESS Flaxmere Cottage, Fleet Lane PARISH Finchampstead

PLOT No.

BUILDER

ORD. SHEET No.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 4134.	Mr D. C. White	Ext kitchen. Bathroom in Roof space & stables & Store in Garage	30 1 76	App N/A
04120	" "	Alt + Add	30 2 76	N/A N/A
99/70469/F	J Predgen	Two Storey Front/Side Ex + S/St R Ex	01/11/99	Ref

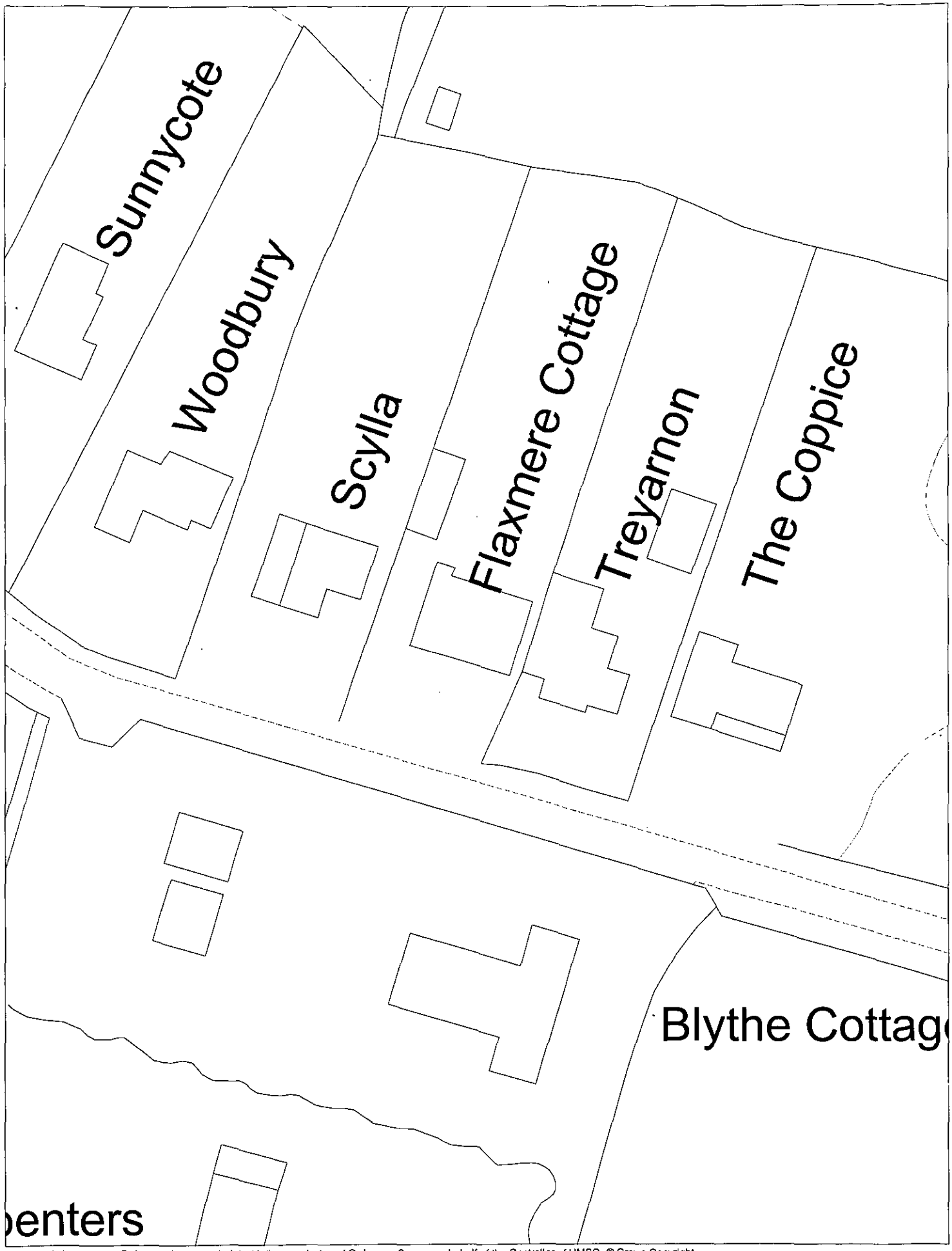
DATE OF COMPLETION

MINISTRY DECISION Appeal Dismissed - 99/70469/F - 01/06/00

SPECIAL ORDERS

DRAINAGE

091074



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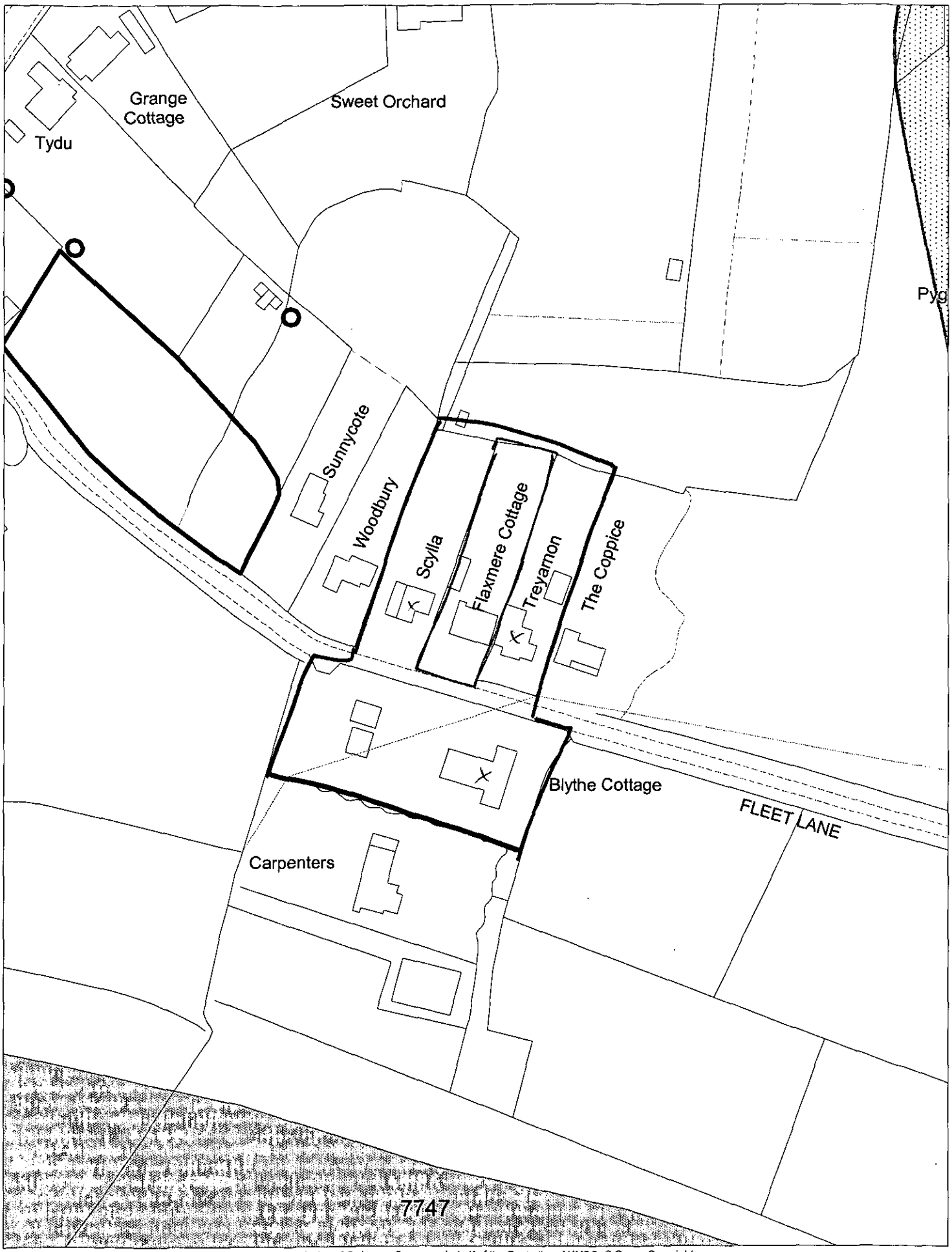
Development Control Section, Environmental Services, Wokingham District Council.

5 February 2001

Scale: 1 : 500

N
W E
S



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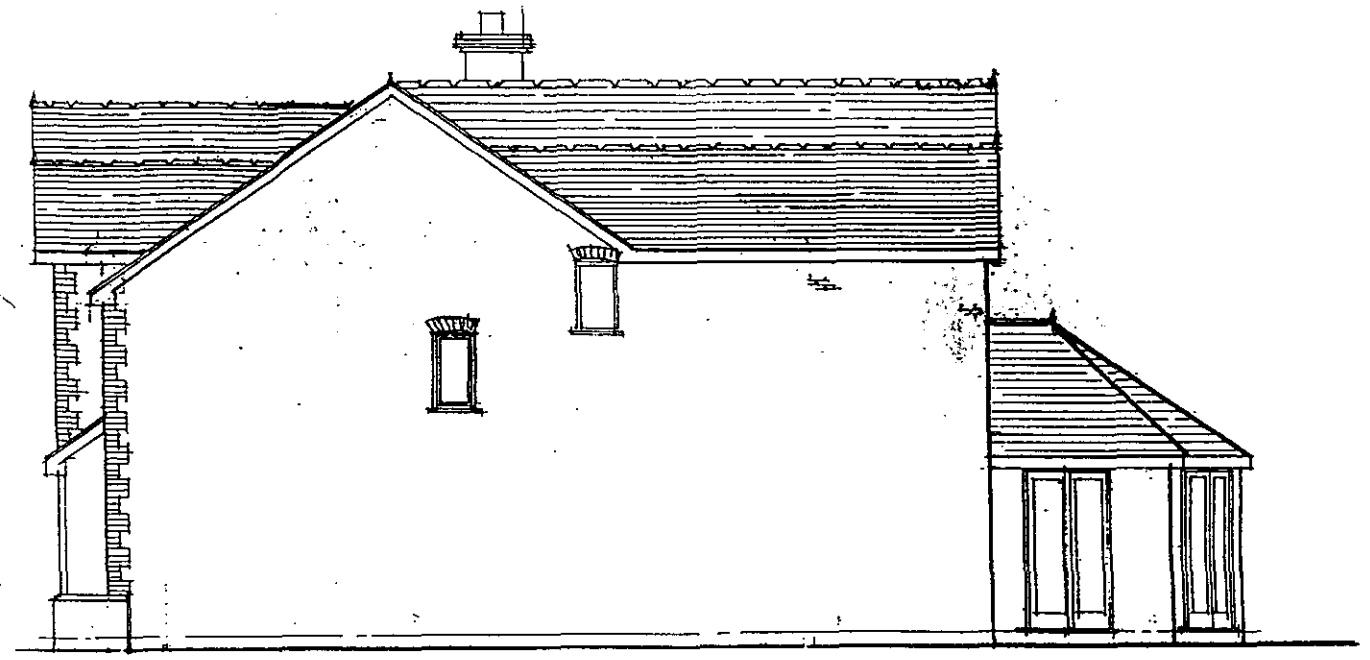
Development Control Section, Environmental Services, Wokingham District Council.
19 December 2000 Scale: 1 : 1250

ADDITIONAL PLAN

3003 . 1



flank

REFUSED

outline of exg outbuildings

proposed extension hatched

Scylla.

P1

P2

Flaxmere Cottage

Trayarnon

P3

P4

'In & out' twin access driveway

FLAXMERE LANE

SITE PLAN

Exg. parking details.
Skl/01/FC.

bed 4

30

APPLICATION NO.3006

Name of appellant:
Mr J Predgen

Site address:
Flaxmere Cottage, Fleet Lane, Fleet Hill

Proposal:Proposed 2 storey front & rear extensions to dwelling plus single storey rear extension.

Case Officer:NAB

SYSTEMS LTD
SOUTHPORT,U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

Appeal Decision

Hearing held on 04 September 2001

by Peter Rosson BA(Hons) Solicitor

an Inspector appointed by the Secretary of State for Transport, Local Government and the Regions

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail. enquiries@planning-inspectorate.gsi.gov.uk

Date

-2 OCT 2001

Appeal Ref: APP/X0360/A/01/1065967
Flaxmere Cottage, Fleet Lane, Fleet Hill, Finchampstead, Berkshire.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr J Predgen against the decision of Wokingham District Council.
- The application (Ref. F/2000/3006), dated 1 December 2000, was refused by notice dated 25 April 2001.
- The development proposed is the erection of two storey front and rear extensions to a dwelling, plus a single storey rear extension.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. My description of the proposal is taken from the planning application form and the Council's decision notice. However, as a result of negotiations at the application stage, the single storey rear extension has been deleted from the scheme.

Main Issue

2. In my opinion, the main issue for me to decide is the effect that the development would have on the character and appearance of the locality, having regard to the objectives of the Council's planning policies and an earlier appeal decision of 1 June 2000.

Planning Policies

3. The appeal site is within a designated Area of Special Landscape Importance (ASLI) and, reflecting Policy C8 of the Berkshire Structure Plan, Policy SC3 of the adopted South East Area Local Plan states that development will not be allowed in such areas which would cause long-term damage to their rural character or special landscape qualities. Policy SC19 is specifically concerned with extensions to dwellings in rural areas. It allows for appropriately designed and sited minor extensions, but indicates that major extensions, or any proposal which has an adverse effect on the rural environment will generally not be approved.

4. The Council has also referred to the corresponding Policies WLL2 and WCC7 of the deposit draft of the Wokingham District Local Plan. Policy WLL2 is expressed in generally similar terms to Policy SC3, while Policy WCC7 states that extensions to dwellings outside built-up areas should be acceptable if there are no adverse impacts on the undeveloped character of the surrounding countryside. It goes on to say that there should be no significant alteration to the scale of the dwelling and that the design should respect the context of the development.

5. The weight that I can give to Policy WLL2 has to be qualified by the fact that it is subject to two somewhat fundamental objections. There are no objections to Policy WCC7 however, and it is therefore entitled to considerable weight.

Reasons

6. Flaxmere Cottage is a bungalow that is set within a group of five two storey houses which front onto the northern side of the unmade road of Fleet Lane. There are two further dwellings on the opposite side of the lane, but, otherwise, the locality creates the impression of being largely undeveloped countryside. The existing bungalow, which has been previously extended, has flat roofed dormers to front and rear and a single storey rear projection. Its roof has a gabled end that rises close to side wall of the house on its eastern boundary (Treyarnon) and a hipped western end that is separated from the house beyond that boundary (Scylla) by a drive that leads to a detached outbuilding.

7. The extension would convert the bungalow into a two storey house with a pitched roof and, in that respect, the proposal is similar to that which was considered by my predecessor. The principal difference is that, whereas that scheme included a two storey extension on its western side, the main increase in the building's footprint would now take place to the rear. Its ridge height would also be about one metre lower than that of the earlier design. Overall, the increase in floor area would be essentially similar and has been calculated by the Council at 114.8% above that of the original dwelling.

8. The appellant accepts that the proposal would represent a major extension in terms of the Council's policies, but argues that there are other factors which outweigh that consideration. In particular, the revised scheme has overcome the principal concern of the previous Inspector; namely, that the minimal separation from the site boundaries inherent in the proposal before him would result in a cramped form of development within a rural environment. The design and choice of materials would also reflect the key characteristics of the neighbouring buildings, including their two storey form. Furthermore, rather than having a detrimental impact on the ASLI, the proposal would have the substantial benefit of replacing the unsightly and ill-proportioned form of the existing bungalow and its inappropriate external materials.

9. For my part, I agree that my colleague's specific concern about the erosion of the gap between the appeal property and Scylla has been satisfied by the deletion of the side extension. Nonetheless, he was also concerned about the mass and bulk of the extension and concluded that those factors, together with the proximity of the enlarged building to the side boundaries of its plot, would give the rural lane a more built-up appearance.

10. I have to say that I do not consider that the totality of those concerns have been sufficiently overcome, bearing in mind the clear policy objection to major extensions and those which significantly alter the scale of the dwelling. The principal difficulty, in my view, is that, although two storey houses are a feature of the immediate locality, they are generally well separated, except for the gap between Flaxmere Cottage and Treyarnon which is notably narrow. Despite the reduction in the ridge height, that of the extended dwelling would still be about 2.1m above that of the present bungalow and would be slightly higher than the roof of Treyarnon. In my opinion, that factor, together with the strongly vertical form of the gabled ends of the new structure, would create a substantial, total mass of building on the two plots, especially above ground floor level.

11. It may well be that there are other, more urban locations, where such a relationship between adjacent houses would be acceptable. In this case however, I do not consider that the proposal goes far enough to avoid creating the built-up appearance that my predecessor found to be unacceptable.

12. I note that there have also been objections from the occupier of Scylla. In my opinion however, the distance between the two properties would be sufficient to avoid any material loss of light or privacy. Furthermore, although that resident has expressed a proper concern about highway safety, the extension would result in a net addition of only one bedroom and I do not therefore consider that there would be a significant increase to any risks that may currently exist.

Conclusions

13. The case for the appellant was very well argued, but, for the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

14. In exercise of the powers transferred to me, I dismiss the appeal.

Information

15. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr S R Payne	Stephen Payne Associates.
Mr J Predgen	The Appellant.

FOR THE LOCAL PLANNING AUTHORITY:

Ms M Brown	Planning Assistant, Wokingham District Council.
Mr M Thorp	Principal Development Control Officer, Wokingham District Council.

DOCUMENTS SUBMITTED AT THE HEARING

Document 1 List of persons present at the Hearing.
Document 2 Council's notification letter dated 20 August 2000.
Document 3 Bundle of responses re draft Local Plan.

PLANS

Plans A1-5 Application plans.

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624

GTN 1371-6079

48356

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: E/2000/3006

Our Ref: APP/X0360/A/01/1065967

Date: 2 October 2001

HPT
TLS
ENF

- 3 OCT 2001

COPIES TO:

FILE:

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR J PREDGEN
SITE AT FLAXMERE COTTAGE, FLEET LANE, FLEET HILL, FINCHAMPSTEAD, BERKS, RG40 4RN

I enclose a copy of our Inspector's decision on the above appeal.

If you have any queries relating to the decision please send them to:

Quality Assurance Unit
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Phone No. 0117 372 8252

Fax No. 0117 372 8139

E-mail: Complaints@pins.gsi.gov.uk

Yours faithfully

G. Nall

Mr Simon Campbell

COVERDL1

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

J Predgen
C/O Focusmont Ltd
11 Duval Place
Bagshot
Surrey
GU19 5LP

Application Number: F/2000/3006

Parish:	**FINCHAMPSTEAD**
Location:	**Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.**
Proposal:	**Proposed two storey front and rear extensions to dwelling plus single storey rear extension.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed extensions will result in excessive extension and alteration to the scale of the dwelling, having a detrimental effecgt on the character and appearance of the area which is an Area of Special Landscape Importance. The proposal will therefore be contrary to policies C2 and C8 of the Berkshire Structure Plan, policies WCC7 and WLL2 of the Wokingham District Local Plan (Deposit Draft) and to policies SC3 and SC19 of the South East Area Local Plan.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C2 and C8.
South East Area Local Plan Policies SC3, SC19 and STV2.
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC7 and WLL2.

John Mitchell
Development Control Manager
Date: 25/04/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

1.9.01 D9

Scylla.
Hill Lane
Finchampstead
Wokingham
Berks RG40 4RN.

47510
DG
- 3 SEP 2001

Dear Mrs Gumbrell.

Reference ~~notice of~~ informal hearing of the appeal by Mr J Predgen.

Thank you for your letter dated 20th August 2001

Unfortunately as I am disabled, and the District Nurse will be visiting on the 4th September, I will be unable to attend the hearing

However I hope that my objections in my correspondence will be taken into account

Yours faithfully

Dorothy Reed. (mrs).

Date: 5 October, 1999

To: Highways

We have received ADDITIONAL PLANS for the following planning application:

Application Number : 99/70469/F

Location : Flaxmere Cottage Fleet Lane Finchampstead

Proposal : PROPOSED TWO STOREY FRONT/SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION TO DWELLING

Applicant : J Predgen Esq

Case Officer : Mrs A Odell

The new plans show: Parking plan.

Comments are required by 19th October 1999.

If a copy of these plans are not attached to this letter you may view them in the Planning Section at the Council Offices, Shute End, Wokingham (Opening hours 9am - 5pm Mon - Thursday & 9am - 4.00pm Friday) or at Woodley Library, Headley Road, Woodley (Opening hours 9.30am - 7pm Mon, Thurs & Friday, 9.30am - 5.00pm Tues, 9.30am - 1.00pm Sat and closed all day Wednesday).

Should you have any queries regarding this application please contact the case officer Mrs A Odell on extension 6445.

SC 23 - PARKING & GARAGING (SR06)

IN08 - DROPPED KERB TO BE EXTENDED TO FULL WIDTH OF DRIVEWAY.

N.S.T. letter

19-10-99

Date: 13 March 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/3006

Location: Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.

Proposal: Proposed two storey front and rear extensions to dwelling plus single storey rear extension.

Applicant: J Predgen C/O Focusmont Ltd.

Case Officer: Natalie Brown

The new plans show the following: Revised layout - Breakfast room at rear removed anad reduction in extension at front. Drawing no FL679-1a.

Comments are required by 23/03/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

Comments as previous, dated 01/02/01.

AC 14/03/01

Date: 25 January 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/3006

Location: Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.

Proposal: Proposed two storey front and rear extensions to dwelling plus single storey rear extension.

Applicant: J Predgen C/O Focusmont Ltd.

Case Officer: Natalie Brown

The new plans show the following: Parking plan for 4 vehicles (site plan revised). Drawing no Sk1/01/FC.

Comments are required by 04/02/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

CONDITIONAL APPROVAL.

C049, R049.
C122, R122.

Adam Coggins 01/02/01

TOWN AND COUNTRY PLANNING ACT

SECTION 78 APPEAL

APPELLANT:	MR J. PREDGEN
APPEAL SITE:	FLAXMERE COTTAGE, FLEET LANE, FINCHAMPSTEAD
REASON FOR APPEAL:	REFUSAL TO GRANT PLANNING PERMISSION FOR TWO STOREY FRONT AND REAR EXTENSIONS PLUS SINGLE STOREY REAR EXTENSION

LOCAL PLANNING AUTHORITY REFERENCE: F/2000/3006

DEPARTMENT OF THE ENVIRONMENT,
TRANSPORT AND THE REGIONS REFERENCE: APP/X0360/A/01/1065697

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 21 December 2000

Application Number: F/2000/3006

Proposal: Proposed two storey front and rear extensions to dwelling plus single storey rear extension.

Parish: FINCHAMPSTEAD PARISH

DEPARTMENT

Site Address:
Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.

Applicant:
J Predgen C/O Focusmont Ltd.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comments as per application no. 99/70469/F

Signed: _____ **Print name:** Adam Coggins 4/1/01

1.00 LOCATION AND SITE DESCRIPTION

1.01 The site is located along a rural lane and is within an area designated as countryside and Area of Special Landscape Importance.

1.02 The existing property is a detached bungalow with box dormers (see appendix 1 for a copy of the existing plans). There is a detached garage to the rear of the dwelling. On either side of the appeal site are two storey dwellings.

1.03 A 1:1250 site location plan can be found in appendix 2.

2.00 RELEVANT PLANNING HISTORY

2.01

Planning Application	Description of Development	Decision	Date
04120	Extension to kitchen, bathroom in roof space; stables and store in garage	Approved	20.02.76
99/70469/F	Two storey front/side extension & single storey rear extension	Refused	01.11.99
		Appeal dismissed: 01.6.00	

2.02 On 25 April 2001, planning application F/2000/3006 was refused under delegated powers for the following reason:

"The proposed extensions will result in excessive extension and alteration to the scale of the dwelling, having a detrimental effect upon the area which is designated an Area of Special Landscape Importance. The proposal will therefore be contrary to policies C2 and C8 of the Berkshire Structure Plan, policies WCC7 and WLL2 of the Wokingham District Local Plan (Deposit Draft) and polices SC3 and SC19 of the South East Area Local Plan."

3.00 POLICY BACKGROUND

3.01 The Development Plan which applies to the area in which the appeal site is located comprises: Berkshire Structure Plan and the South East Area Local Plan. The Deposit Draft Wokingham District Local Plan will replace the adopted South East Area Local Plan.

Berkshire Structure Plan

The Berkshire Structure Plan (1991-2006) was adopted on 4th November 1995 and is the statutory Structure Plan for the area.

South East Area Local Plan

The South East Area Local Plan was adopted on 15th April 1994 and is the statutory local plan for the area in which the site is situated. The Planning and Transportation Committee at their meeting on 21 November 1996 resolved to "re-affirm the decisions of this Committee and the Council in relation to the current adopted local plans and to note that they will continue to carry weight as the most up to date adopted policies, except in relation to housing provision".

Draft Wokingham District Local Plan

The Draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for development control decisions since 21st October 1997. The County Council issued a statement of general conformity with the structure plan in May 1997. The public local inquiry into the plan commenced on 6th October 1998. The Inspector's report on the local plan inquiry is not expected until Summer 2001 (with the exception of policy WSM1).

3.02 Berkshire Structure Plan

The relevant policies are (see appendix 3):

C2 – Development Outside Built-Up Areas and Settlements

C8 – Designation of and Development Within Areas of Special Landscape Importance

3.03 Wokingham District Local Plan (Deposit Draft)

The relevant polices are (see appendix 4):

WLL2 – Areas of Special Landscape Importance

WCC7 – Extensions to Dwellings in the Countryside (Outside the Metropolitan Green Belt)

3.04 South East Area Local Plan

The relevant policies are (see appendix 5):

SC3 – Areas of Special Landscape Importance

SC19 – Extensions to Existing Dwellings in Rural Areas

4.00 THE CASE FOR THE LOCAL AUTHORITY

4.01 PPG1 (1997), paragraph. 13 states that new buildings and their curtilage have a significant effect on the character and quality of the area and that the appearance of the proposed development and its relation to its surroundings area are therefore materials considerations in determining planning applications and appeals. Paragraph 28, says that rural areas can accommodate many forms of development without detriment, if the location and the design of the development are handled with sensitivity.

4.02 PPG7 (1997, amended 2001), paragraph 2.11 says that new building in rural areas should be of an appropriate design and scale for its location.

4.03 Policy C2 (relating to development outside settlements) of the Berkshire Structure Plan says that development will permitted "provided it is both appropriate in scale, form, impact, character and siting to its location in the countryside...".

Policy C8 relates to Areas of Special Landscape Importance. It states that "the location, scale, form, character and type of development in these areas will be carefully controlled to protect their special landscape significance."

4.04 Policy WLL2 says that within designated Areas of Special Landscape Importance, development will not be permitted that would have a detrimental impact upon the open countryside character, or special landscape qualities.

Policy WCC7 states that development should be acceptable provided that "(b) there is no significant alteration to the scale of the dwelling and the scale of development on site."

4.05 Policy SC3 of the South East Area Local Plan states that " development will not be allowed which would cause long term damage to the rural character or special landscape qualities of the area".
Policy SC19 says that "appropriately designed and sited minor extension will normally be acceptable". It continues by saying "major extensions or any proposal which has an adverse impact on the rural environment will generally not be approved".

4.06 These policies restrict the size of the extensions; large extensions would urbanise the area and in this case would also have an adverse effect upon both the rural character and landscape qualities.

4.07 It is considered that the proposals (the subject of this appeal) amount to major extensions and thereby would significantly alter the scale of the dwelling having a detrimental effect upon the rural character of the area and be contrary to Council policies. The table below shows how the proposals (both amended and superseded) relate to the original dwelling and previous application which was dismissed on appeal:

(External Dimensions)	Original	Refused Application 99/70469/F (& dismissed on appeal)	Proposed (Superseded)	Proposed (Amended)
Ground Floor (m^2)	84	138.4	139.5	118.7
First Floor (m^2)	25	97.5	122.9	115.5
Total Area (m^2)	109	236	262.4	234.15
% Increase over Original Footprint	-	64.8%	66.1%	41.3%
% Increase over Original Floor Area	-	116.5%	140.7%	114.8%
Max. Ridge Height	5.4m	8.4m	7.5m	7.5m

4.08 As is shown by the table above, the amended proposals (see appendix 6 for a copy of plans) would increase the floor area of the original dwelling by 114.8%. The proposed development was amended by the applicant

and removed the single storey rear extension (breakfast room) from the application and slightly reduced the length of the dwelling, (copies of the superseded plans are enclosed in appendix 7). As can be seen by the table, the revision to the application does not significantly reduce the scale of the proposed dwelling, and when compared to the original floor area, is considered unacceptable. The revised plans serve only to reduce the floor area in so far as it makes it more comparable to the floor area of the refused application 99/70469/F, with a similar percentage increase over the original floor area.

4.09 As outlined in section 2.01, there was an application (99/70469/F) for a two storey side/rear extension and single storey rear extension, which was refused and then dismissed on appeal. A copy of the refused plans and Planning Inspector's decision notice can be found in appendix 8. The table above (section 4.04) shows how this compared to the original dwelling and current proposal.

4.10 In the Inspector's dismissal of application 99/70469/F) said (paragraph 8) "that the substantial increase in floor area together with the increase in height and minimal separation form the boundaries would result in a much larger building with much more bulk." He concluded that the proposal constituted a major extension to the existing dwelling which would significantly alter its scale.

4.11 Whilst it is appreciated that the proposals subject of this appeal have removed the development away from the boundary with 'Scylla', it is considered that the Inspector's comments with regard to increase in floor area and increase in height have not been overcome.
Compared to the original dwelling, the ridge height would be increased by 2.1m (a reduction of 0.9m compared to the previously refused application).

It is considered that this would alter the scale of the dwelling when coupled with the extensive increase in floor area.

Compared to the previously refused application, the amended proposals in this appeal have only reduced the proposed total floor area by 1.85m^2.

5.00 COMMENTS ON THE APPELLANTS STATEMENT

5.01 At the time of writing this statement, the appellant had not submitted a full statement to be commented upon.

6.00 CONCLUSION

6.01 As demonstrated in section 4 above, the proposed development is considered to be contrary to Council policies and has not over come the concerns outlined in the Inspector's dismissal of application 99/70469/F with regard to increase in height and increase in floor area. The proposed development is therefore considered to result in excessive alteration to the scale of the original dwelling to the detriment of the character of the area.

6.02 It is therefore respectfully requested that this appeal be DISMISSED

7.00 CONDITIONS IN THE EVENT PLANNING PERMISSION IS GRANTED

7.01 A copy of the suggest conditions can be found in appendix 9.

SUGGESTED CONDITION IN THE EVENT THAT APPEAL IS ALLOWED (WITHOUT PREJUDICE)

APPEAL REF: APP/X0360/A/01/1065967

APPLICATION NUMBER: F/2000/3006

SITE ADDRESS: Flaxmere Cottage, Fleet Lane, Finchampstead

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

2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation facing 'Scylla' hereby permitted except for any which may be shown on the approved drawing(s).

6. The dressing room window and bathroom 2 window in the side elevation (facing Scylla) of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

7. The bathroom 1 window in the rear elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

8. The bathroom 3 window in the side elevation (facing Treyarnon) of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

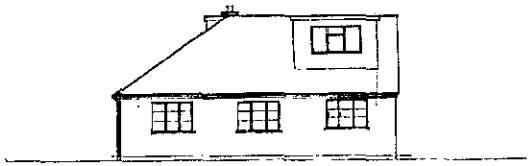
REASONS:

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
5. To safeguard the residential amenities of the occupiers of neighbouring properties.
6. To safeguard the residential amenities of the occupiers of neighbouring properties.
7. To safeguard the residential amenities of the occupiers of neighbouring properties.
8. To safeguard the residential amenities of the occupiers of neighbouring properties

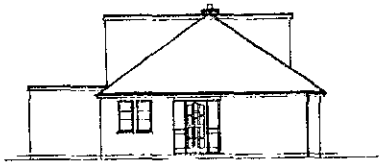
APPENDICES

1. Existing Plans
2. Site Location Map
3. Berkshire Structure Plan policy
4. Wokingham District Local Plan policies (Deposit Draft)
5. South East Area Local Plan policies
6. Amended proposed plans
7. Superseded plans
8. Previously refused plans (99/70469/F) & copy of Inspector's dismissal notice
9. Suggested conditions in the event of the appeal being allowed.

APPENDIX 1



front



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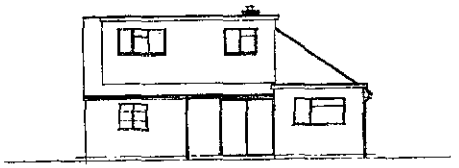
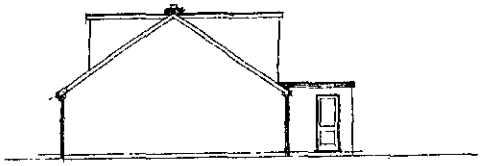


rear



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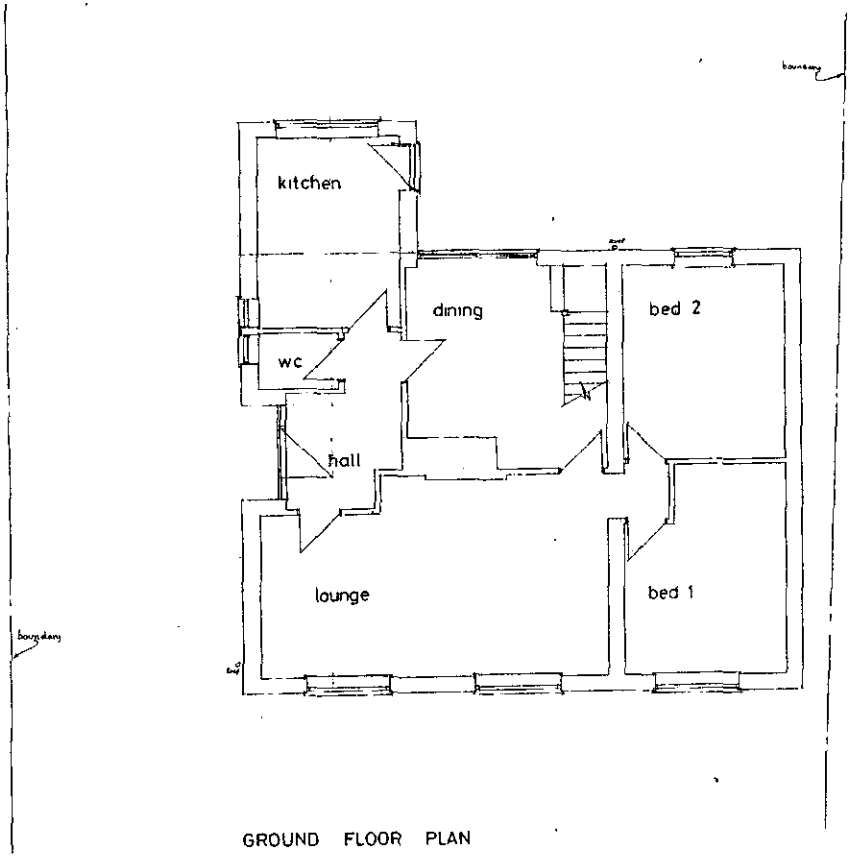
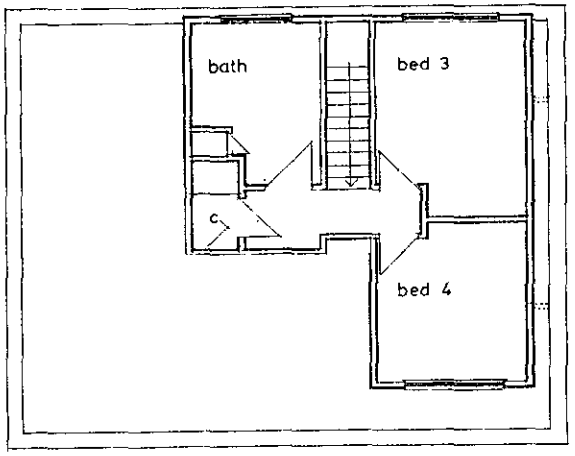
ELEVATIONS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

08 Dec 2000 3006

REFUSED

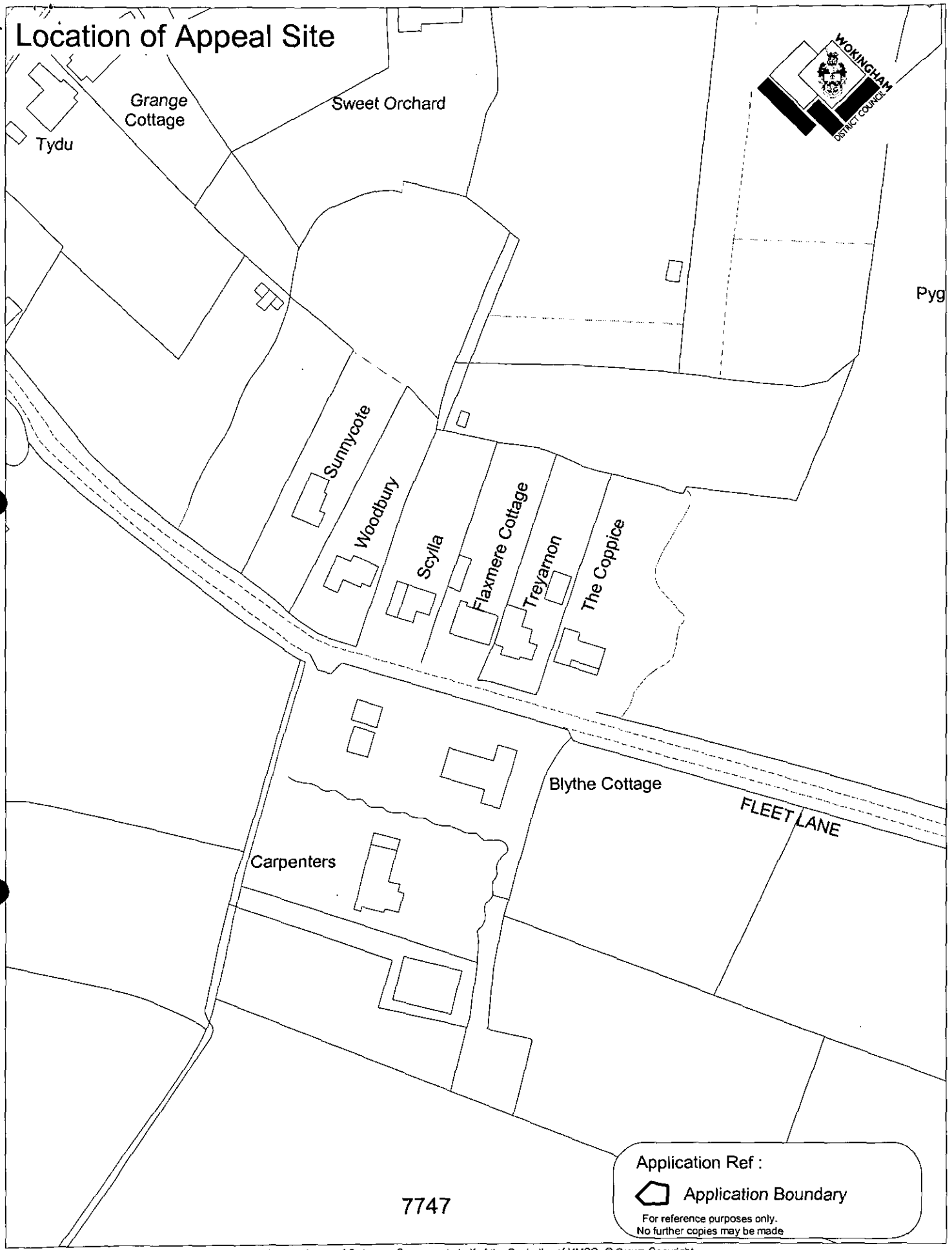
EXISTING PLANS

Focusmont Ltd
01276 452899

Flaxmere Cottage
Fleet Lane Fleet Hill
FINCHAMPSTEAD
As Existing

date may 99 | scale 1:50 1:100 | dwg. no FL619-2

APPENDIX 2



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Development Control Section, Environmental Services, Wokingham District Council.

5 July 2001

Scale: 1 : 1250

N W E S

APPENDIX 3



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie

LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

5.8 The protection of the countryside is a fundamental concern and it is necessary to limit development within it to that which is both appropriate (in type and form) and sensitive to its location.

Development Outside Built-Up Areas and Settlements

Policy C2 **Development outside built-up areas and settlement boundaries defined in local plans (and not within the Metropolitan Green Belt - see Policy C4) will be strictly controlled, and permitted only :**

(i) where it is required for agriculture or forestry; or

(ii) for the re-use, adaptation or redevelopment of existing buildings, particularly to assist the diversification of the rural economy and to maintain or enhance the rural environment; or

(iii) other development for which a rural location is essential;

provided it is both appropriate in scale, form, impact, character and siting to its location in the countryside and is acceptable in terms of other policies in the Structure Plan.

5.9 Building in the open countryside away from existing settlements or from areas allocated for development in local plans will be strictly controlled in line with advice in PPG7, 'The Countryside and the Rural Economy'. Even where development may be acceptable in principle in the countryside the acceptability of a particular proposal will depend on its suitability for the proposed site; on the impact of any related activity; and on the adequacy of any measures to integrate the proposal into the surroundings. More detailed criteria relating to the control of development in the countryside will be included in local plans. With regard to redevelopment, such criteria may for example require that proposals should have no greater impact (in terms of bulk of buildings or site coverage) than the existing development and should secure environmental improvements.

5.10 Proposals for essential utilities will be considered under sub-section (iii) of Policy C2. Essential utilities include development and facilities, where these cannot be sited within settlements, for transport and related services, including park and ride and motorway service areas; for the distribution of gas, oil and electricity; for sewage disposal; for water supply and flood alleviation; and for telecommunications.

5.11 Where necessary to meet provisions made in the Structure Plan, settlement boundaries may be defined in local plans to allow for appropriate forms of development on sites on the edge of built-up areas.

Countryside

Designation of and Development Within Areas of Special Landscape Importance

Policy C8 **Areas of Special Landscape Importance will be delineated and designated through local plans. The location, scale, form, character and type of development in these areas will be carefully controlled to protect their special landscape significance.**

5.35 Examples of Areas of Special Landscape Importance defined by or to be considered for inclusion or redefinition in local plans are :

The area between Wargrave and Cookham

The Blackwater Valley Area

The Farley Hill Area

Windsor Great Park

Bearwood, Sindlesham

The area at Donnington, north of Newbury

The area north of Theale

The Greenham/Crookham area

5.36 The designation of ASLI's will serve to highlight particularly important parts of the countryside which display landscape characteristics of importance in the county context, that should be taken into account in planning decisions. In considering the designation and delineation of an ASLI, the local planning authorities will apply the following criteria (derived from the Countryside Commission's 'Landscape Assessment Guidance' 1993) to ensure consistency throughout the County'.

(i) ***Landscape as a resource***
The landscape should be a resource of at least county importance for reasons of rarity or representativeness.

(ii) ***Scenic quality***
It should be of high scenic quality, with pleasing patterns and combinations of landscape features, and important aesthetic or intangible factors.

(iii) ***Unspoilt character***
The landscape within the area generally should be unspoilt by large-scale, visually intrusive industry, mineral extraction or other inharmonious development.

(iv) ***Sense of place***
It should have a distinctive and common character, including topographic and visual unity and a clear sense of place.

Countryside

(v) ***Conservation interests***
In addition to its scenic qualities, it should include other notable conservation interests, such as features of historical, wildlife or architectural interest.

(vi) ***Consensus***
There should be a consensus of both professional and public opinion as to its importance, for example, as reflected through writings and paintings about the landscape.

5.37 Protecting the special character and qualities of the landscape and the settlements in the AONB and ASLIs involves ensuring that any development that takes place respects and perpetuates their natural beauty and special landscape character respectively, and respects those local traditions in building which help to create their character. In the AONB, particular attention will be paid to protection and enhancement of the open downland which forms a specific feature sustaining the purposes of designation. Even where the principle of development can be justified in the AONB and ASLIs, the acceptability of specific proposals will depend on whether they can be satisfactorily fitted into the landscape. The County Council will work closely with other agencies to encourage measures to maintain and enhance the character of these areas as part of the development and implementation of a Landscape Strategy and Action Plan for Berkshire.

Other Landscape Features

5.38 There are a number of features which contribute to the character of the countryside in Berkshire. These features should be retained, in order to conserve the richness and diversity of the landscape and a sense of history.

Protection and Enhancement of Landscape Features

Policy C9 **The character and quality of the landscape and features important to its character and history will be protected and enhanced.**

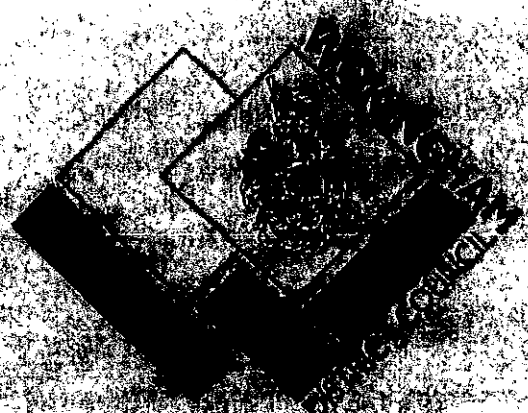
5.39 Examples of landscape features which the policy seeks to protect and enhance include: tree cover; beech 'hangars'; hedgerows; flower rich meadows; chalk grassland; established and ancient woodland; heathland; and water courses and their associated corridors, ponds, lakes and wetlands.

5.40 The County Council will encourage that protection and enhancement by acting in co-operation with other organisations, particularly in the areas of special landscape quality referred to in Policies C7 and C8, and in areas where the landscape is under pressure. Among the initiatives which will further the objectives of the policy are :

(i) establishing area-based projects to secure co-ordinated conservation, enhancement and access improvements;

(ii) responding to changes in farming by providing advice on acceptable kinds of "diversification", and landscape and habitat conservation;

APPENDIX 4



Wokingham District Local Plan
Deposit Draft
With Proposed Amendments Highlighted
February 2000

- Proposed Amendments April 1999
- Additional Proposed Amendments September 1999
- Proposed Transport Amendments February 2000

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT ARE ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLAN TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ *HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON (***PA 1/6)** IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE CAPABLE OF USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE

Cont.

THE COUNTRYSIDE

Development in the Countryside

2.21 It is important to note the distinction between the 'countryside' and 'rural areas'. These are quite separate in technical terms. 'Countryside' is all land beyond identified settlement boundaries. Note that the countryside within the Metropolitan Green Belt is subject to specific Green Belt policies that form part of a separate chapter in this plan. The 'rural areas' definition is set out in the Berkshire Structure Plan 1991 - 2006, para. 5.5 where it is defined as:

"...those places which lie beyond towns (and adjoining built-up areas) with populations of 10,000 or more. This definition accords with that used by the Rural Development Commission...Using this approach the following settlements fall outside the remit of Policy C1: Reading Urban Area (Woodley and Earley); Wokingham/Winnersh"

2.22 Using just the 'rural areas' definition would mean that much of the plan area is rural and includes settlements such as Finchampstead North and Twyford. Therefore the 'countryside' definition is considered more appropriate and will apply in this plan.

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. *CERTAIN CATEGORIES OF DEVELOPMENT, E.G. AGRICULTURE AND TELECOMMUNICATIONS, ARE CLASSED AS PERMITTED DEVELOPMENT UNDER THE GENERAL DEVELOPMENT ORDER 1995 AND PRIOR NOTIFICATION TO THE COUNCIL OF THE EXERCISE OF THESE RIGHTS IS REQUIRED.*(PA 2/7) Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below.

2.23A INFILL DEVELOPMENT IS DEFINED AS ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE. FOR THE PURPOSE OF THIS POLICY SMALL IS DEFINED AS NO LARGER THAN NECESSARY TO ACCOMMODATE TWO HOUSES HAVING REGARD TO THE WIDTHS OF THE EXISTING RESIDENTIAL FRONTAGES IN THE IMMEDIATE VICINITY. THE NEW DWELLING(S) SHOULD HAVE A SIMILAR ROAD FRONTAGE AND SIMILAR CURTILAGE TO ADJOINING DWELLINGS. IT IS ESSENTIAL THAT THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA AND IN PARTICULAR NOT LEAD TO ANY URBANISATION OF THE AREA. SUCH DEVELOPMENT SHOULD PROVIDE ADEQUATE GARDEN OR AMENITY OPEN SPACE FOR THE PRIVATE ENJOYMENT OF RESIDENTS APPROPRIATE TO THE CHARACTER AND GENERAL LAYOUT OF THE AREA. THE PROTECTION OF TREES IN ACCORDANCE WITH POLICY WBE11 WILL BE ANOTHER IMPORTANT CONSIDERATION. **[A1]**

2.23B THE DEVELOPMENT WILL BE SUBJECT TO THE PROVISIONS OF POLICY WCC4 ON NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES. WHERE APPLICABLE, PROPOSALS FOR DEVELOPMENT WILL BE CONSIDERED AGAINST POLICY WCC2 AND POLICIES WLL2 TO WLL8 OF THIS PLAN AND THE RELEVANT POLICIES OF THE STRUCTURE PLAN. **[A1]**

POLICY WCC1: DEVELOPMENT IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.

DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOSAL FALLS WITHIN AT LEAST ONE OF THE FOLLOWING CATEGORIES:

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

E) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT COMPLIES WITH POLICY WRE1

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

G) OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT

~~*H) SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO THE PROVISIONS OF POLICY WH1A*~~ **(PA 2/8)**

H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA. **[A1]**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS *THOSE RELATING TO GREEN GAPS, LANDSCAPE AND* **[A1]** NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.

THE CLOSING OF GAPS OR THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS IN THE CHARACTER OF AN AREA WILL NOT BE PERMITTED.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

2.24 As a result of the density of development and the variety of settlements that characterise the plan area, it is essential that the separate identity of these settlements is maintained by keeping real 'green wedges' and 'gaps' between them. Policy C6 of the Berkshire Structure Plan 1991 - 2006 states that the 'green wedges' and 'gaps' will be defined in local plans. The areas in question are set out on the proposals map supporting this plan. Some of these gaps are more vulnerable than others and any built development could undermine their importance. Where specific landscape features such as trees or hedgerows may be compromised measures for positive landscape management will be sought, where possible.

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, o separating identified settlements. ~~*EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED, IN ORDER TO PRESERVE TH EXISTING OPEN CHARACTER OF THE LAND.*~~ **(PA 2/9)** *EXISTING PERMITTED USES WIL CONTINUE IN THESE AREAS, BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWE WHERE THE EXISTING OPEN AND UNDEVELOPED CHARACTER OF THE LAND IS ADVERSEL AFFECTED.* **[A2]** 'Gaps' comprise open land which provides physical or visual separation betwee distinct identified settlements.

2.26 The areas included in the green wedges and gaps policy have been identified previously in the adopte local plans as areas important to the separation of settlements. These are retained except where specif proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.

2.27 The green wedges and gaps can also be important because of the character and sense of place that th can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlemer

2.40 Detailed guidance on this is set out in Annex I (paras. I17 - I21) of PPG 7. DoE Circular 11/95 *The Use of Conditions in Planning Permissions* gives further advice on agricultural occupancy conditions.

POLICY WCC6: NEW DWELLINGS REQUIRED FOR COUNTRYSIDE LAND USES (OUTSIDE THE METROPOLITAN GREEN BELT)

A NEW DWELLING FOR COUNTRYSIDE LAND USES WILL NOT BE PERMITTED UNLESS *EVIDENCE DEMONSTRATES THAT* **(PA 2/19)** THERE IS:

A) AN ESTABLISHED EXISTING FUNCTIONAL NEED FOR A FULL TIME WORKER AND NOT A PART-TIME REQUIREMENT

B) A UNIT AND AGRICULTURAL ACTIVITY CONCERNED, THAT HAVE BEEN ESTABLISHED FOR AT LEAST THREE YEARS, HAVE BEEN PROFITABLE FOR AT LEAST ONE OF THEM, ARE CURRENTLY FINANCIALLY SOUND AND HAVE A CLEAR PROSPECT OF REMAINING SO

C) NO OTHER EXISTING ACCOMMODATION IN THE AREA THAT IS SUITABLE AND AVAILABLE FOR OCCUPATION BY THE WORKER(S) CONCERNED.

WHERE SUCH A DWELLING IS JUSTIFIED THE COUNCIL WILL ENSURE:

I. THAT THE SIZE OF THE DWELLING IS CONSISTENT WITH THE HOUSING NEEDS OF THE WORKER AND HIS/HER IMMEDIATE FAMILY

II. THAT THE OTHER REQUIREMENTS OF POLICY WCC4 (NEW BUILDINGS IN COUNTRYSIDE AREAS) ARE COMPLIED WITH

III. THAT THE DWELLING REMAINS IN THAT USE AND IS NOT SEPARATED FROM THE ENTERPRISE HOLDING.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Extensions to Existing Dwellings in the Countryside

2.41 Extensions to existing dwellings in rural areas need to be considered on a site-specific basis. Generally the aim will be to ensure that any extension does not impact on the surrounding countryside or significantly increase the scale of built development on the site.

2.42 It will be expected that the design will have regard to its wider context, in relation to both the immediate setting and the defining characteristics of the wider local area. This will include local or regional traditions or materials. Good design will be required as it helps maintain or even enhance local distinctiveness, and can help to make the new extension more acceptable to local people. Such an approach complies with detailed guidance set out in PPG 7.

POLICY WCC7: EXTENSIONS TO DWELLINGS IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

EXTENSIONS TO DWELLINGS IN AREAS OUTSIDE BUILT-UP AREAS AND SETTLEMENT BOUNDARIES SHOULD BE ACCEPTABLE IF:

A) THERE ARE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACTS ON THE UNDEVELOPED CHARACTER OF THE SURROUNDING COUNTRYSIDE

B) THERE IS NO SIGNIFICANT ALTERATION TO THE SCALE OF THE DWELLING AND THE SCALE OF DEVELOPMENT ON SITE

C) THE DESIGN RESPECTS THE CONTEXT OF THE DEVELOPMENT, INCLUDING LOCAL OR REGIONAL BUILDING TRADITIONS AND MATERIALS.

Implementation: The development control process.

Monitoring: Planning applications determined.

PROTECTING AND MANAGING THE LANDSCAPE

INTRODUCTION

2.43 The policies that form part of the landscape section of this chapter will apply throughout the local plan area irrespective of whether it is within or outside the Metropolitan Green Belt. The retention of natural beauty and landscape diversity requires that any development should be carried out in harmony and sympathy with its surroundings. The aim of the landscape policies is not only to screen development but to maintain and enhance the natural beauty and diversity of the landscape appropriate to its location.

2.44 Landscape is important because it is:

a) an essential part of our natural resource base
b) a reservoir of archaeological and historical evidence
c) an environment for plant and animal communities
d) a human habitat, evoking sensual, cultural and spiritual responses.

2.45 The term 'landscape' refers to the visual appearance of the land including its shape, form and colours. It reflects the way in which various components combine that are often distinctive in particular localities. The influence of geology, topography, soils, archaeology, landscape history, land use, ecology, architecture and cultural associations give a landscape value, experience and character.

2.46 Assessing the impacts on the landscape should involve an assessment of the component types, i.e. landform, land cover and the landscape elements, which terms are now described.

Landform: integrates information on geology and soils as well as the natural drainage pattern of the area of which the proposed development site forms part. It will include the shape of the land surface and levels, i.e. soils, water, climate.

POLICY WLL1: HIGH QUALITY AGRICULTURAL LAND

DEVELOPMENT THAT WOULD RESULT IN THE IRREVERSIBLE LOSS OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND (GRADES 1, 2 AND 3A OF THE MINISTRY OF AGRICULTURE, FISHERIES AND FOOD'S AGRICULTURAL LAND CLASSIFICATION) WILL ONLY BE PERMITTED WHERE THERE IS AN OVERRIDING NEED FOR THE DEVELOPMENT AND NO OTHER SUITABLE SITE IS AVAILABLE.

WHERE DEVELOPMENT IS NECESSARY ON THE BEST AND MOST VERSATILE LAND IT SHOULD USE, AS FAR AS POSSIBLE, THE LOWEST GRADE OF LAND SUITABLE FOR THE DEVELOPMENT.

Implementation: The development control process.

Monitoring: Planning applications determined.

Areas of Special Landscape Importance (ASLI)

2.59 Four ASLI's were identified in the adopted local plans and are referred to in the text of the Berkshire Structure Plan 1991 - 2006. Three of these - The Blackwater Valley, Farley Hill and Bearwood - were the subject of extensive study prior to their inclusion in the local plans. These areas remain unchanged. The two new ASLI's are in:

a) Swallowfield/Beech Hill area (which is an extension to and takes account of adjoining District/Borough landscape designations. It is based on the Loddon river valley characteristics and provides a contiguous landscape feature in all areas).

b) Wargrave to Cookham new ASLI (which takes account of adjoining District/Borough landscape designations).

2.60 Both have not been previously defined and landscape studies have been carried out on which the proposed boundaries are based. Both have been subject to consultation processes. The areas have been divided into character zones which were surveyed and management issues defined.

2.61 The objectives of the policy on ASLI's are to:

a) protect the ASLI from development that would detract from its rural character and special landscape qualities
b) enhance the rural character and landscape qualities by encouraging appropriate management
c) protect the ASLI from development on land around it that would adversely affect its character and setting

2.62 The criteria for identifying the ASLI's are based on those in the Berkshire Structure Plan 1991 - 2006 which, in turn, are derived from the Countryside Commission's Landscape Assessment Guidance 1993 where:

a) the landscape should be of County significance
b) the landscape should be of generally acknowledged scenic quality and of distinctive character

c) the area and its landscape features should have an impact beyond their physical boundaries with prominent features being visible from long distances
d) the area should be rural in character and free from visually intrusive development
e) the area should contain sites of architectural and historic significance and sites of wildlife importance
f) the area should contain a diversity of landscape types that results from a combination of landform, vegetation and land use, creating areas of identifiable character.

2.63 The new ASLI based on the Loddon river valley in the Parish of Swallowfield, resulted from the public consultation in 1995 on the District Local Plan. The adjoining local planning authorities of Hart, Newbury and Basingstoke and Deane considered that their ASLI, River Heritage and Areas of Special Landscape Quality (ASLQ) designations should be taken account of in adjoining plan designations. This recognised the fact that District and Borough boundaries do not necessarily indicate a change in landscape types, character and quality.

2.64 A detailed study established that the area has a distinct and varied character. It comprises of the river valley with small enclosed field patterns adjoining the river itself. There are willow stands and alluvial pastures. The influence of the river on Man's activities is illustrated by the listed buildings of the Water Mills at Stanford End and Sheepbridge. Further out from the river valley, arable plateaus with more extensive field patterns and wooded ridges predominate. There are extensive long views across the river valley and beyond to Beech Hill, Stratfield Saye, Swallowfield and Spencers Wood. The River Loddon provides an element of continuity between these different areas. Whilst the A33 does appear to be a scar on the landscape, it does not dominate visually being contained largely within a cutting which also acts to reduce noise intrusion. There will be positive opportunities for further enhancement of the ASLI for conservation purposes. These could be funded from grants available from various agencies. The boundaries shown on the proposals map underwent a process of consultation with the Parish Council and landowners in 1996 - 97 to establish its quality and need for protection.

2.65 The detailed boundaries of the Wargrave/Cookham area (which extends into the Royal Borough of Windsor and Maidenhead) have not been previously defined. A landscape study has been carried out upon which the proposed boundaries are based. The area was divided into six character zones and the management issues defined. An area adjoining Wargrave on its northern side has an important dual function of providing an important landscape setting to the settlement as well as having a landscape quality that qualifies it as an ASLI. For the sake of clarity only the ASLI is shown on the proposals map, but its dual role should be noted and taken account of in considering any development proposals.

2.66 The proposed ASLI from Wargrave to Cookham has a distinct and varied character and comprises a mixture of wooded ridges and hills, arable plateaus and rolling chalk land, alluvial pasture, parkland and golf courses. The character of the area is influenced by the broad sweep of the River Thames to the west and north; the Chilterns Area of Outstanding Natural Beauty (AONB) and ASLI to the north; wooded knolls of Bowsey Hill and Ashley Hill to the east and the Lower Loddon to the south. There are extensive long distance views throughout the area along the Thames Valley from Sonning to Bowsey and Ashley Hill from the A4; from Henley up to the wooded escarpment of Park Place; and from the A423 to the Chilterns AONB in the north and Bowsey Hill in the south.

POLICY WLL2: AREAS OF SPECIAL LANDSCAPE IMPORTANCE

WITHIN THE DESIGNATED AREAS OF SPECIAL LANDSCAPE IMPORTANCE, AS DEFINED ON THE PROPOSALS MAP; LAND USES OR BUILT DEVELOPMENT WILL NOT BE PERMITTED THAT WOULD HAVE A DETRIMENTAL IMPACT ON THE OPEN, COUNTRYSIDE CHARACTER, OR SPECIAL LANDSCAPE QUALITIES OF THE AREA.

THIS INCLUDES ANY DEVELOPMENT THAT RESULTS IN THE REMOVAL OR EROSION OF LANDSCAPE FEATURES SUCH AS PONDS, CHALK OUTCROPS, WOODLAND, COPSES AND HEDGEROWS.

Implementation: The development control process

Monitoring: Planning applications determined.

2.67 Within ASLI's, the District Council will seek the management of landscape features. This will be achieved through negotiation with landowners and liaison with other bodies such as English Nature, the Countryside Commission, the Environment Agency, the Forestry Authority and the Woodland Trust amongst others. Advice and guidance will also be available to the landowners. Planning conditions and agreements will be used where appropriate and necessary in the granting of a planning permission. These can provide safeguards and benefits in these special areas.

2.67A IT SHOULD BE NOTED THAT THE GENERAL COUNTRYSIDE POLICIES APPLY WITHIN AREAS OF SPECIAL LANDSCAPE IMPORTANCE. **(PA2/22)**

POLICY WLL3: SETTING OF AREAS OF SPECIAL LANDSCAPE IMPORTANCE

DEVELOPMENT WILL NOT BE ALLOWED ON LAND THAT IS EITHER:

A) PHYSICALLY ADJOINING THE DEFINED BOUNDARIES OF THE AREA OF SPECIAL LANDSCAPE IMPORTANCE (AS SHOWN ON THE PROPOSALS MAP) OR

B) VISUALLY PROMINENT FROM OR TO THE DEFINED AREAS OF SPECIAL LANDSCAPE IMPORTANCE (AS SHOWN ON THE PROPOSALS MAP)

AND WHICH BY REASON OF ITS SIZE, *LAYOUT*, **(PA 2/23)** DESIGN, MATERIALS, LOCATION OR TYPE OF USE WOULD ADVERSELY AFFECT THE SETTING, CHARACTER OR SPECIAL LANDSCAPE QUALITIES OF THE AREA.

Implementation: The development control process.

Monitoring: Planning applications determined.

River Valleys

2.68 Some of this District's best quality landscapes are associated with or based upon parts of river valleys. These are the Loddon ASLI, the Blackwater Valley ASLI and the Wargrave/Cookham ASLI (based on the Thames Valley).

APPENDIX 5

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG11 1WR
Telephone: (0734) 786833
Fax: (0734) 778735

❖ SC1 SEPARATION OF SETTLEMENTS

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE AREAS DEFINED ON THE PROPOSALS MAPS WHICH WOULD EITHER DETRACT FROM THE UNDEVELOPED APPEARANCE OR INTENSIFY EXISTING SPORADIC DEVELOPMENT. THESE AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS. WHERE THE VISUAL OR PHYSICAL SEPARATION BETWEEN SETTLEMENTS IS NOT FULLY EFFECTIVE AT THE PRESENT TIME THE DISTRICT COUNCIL WILL SEEK TO ENHANCE VISUAL SEPARATION BY THE ENCOURAGEMENT OF TREE PLANTING OR OTHER APPROPRIATE MEANS.

1.3.11 In addition to protecting land because of its significance in separating settlements from each other it is proposed that areas of importance because of their character and appearance in relationship to adjoining built-up areas should also be protected. These areas of land are either an important part of the landscape setting of the settlement concerned, such as an open area or sloping land around it, or are areas of land which have an intimate relationship with the settlement and which are thus important to the retention of its character and setting. Examples are woodlands or enclosed fields and paddocks which are an inherent part of the character of some of the settlements in the plan area.

❖ SC2 SETTING OF SETTLEMENTS

DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD DETRACT FROM THE OPEN OR RURAL APPEARANCE OF THE AREAS OF LAND DEFINED ON THE PROPOSALS MAPS WHICH ARE OF SPECIAL SIGNIFICANCE IN MAINTAINING THE LANDSCAPE SETTING OR THE INDIVIDUAL CHARACTER OF THE SETTLEMENTS.

AREAS OF SPECIAL LANDSCAPE IMPORTANCE

1.3.12 The Blackwater Valley in the southern part of the Plan area is an extensive open area which is bounded on the north by ridges of higher land which allow extensive views over much of North Hampshire. Further northward the landscape becomes increasingly wooded with a characteristic criss cross of lanes and rides.



1.3.13 A landscape study of the whole of the Blackwater Valley was published in 1976 and this provided a detailed assessment of the landscape and character of the area. The whole of the area of that study which lies within Wokingham District is therefore included within the Area of Special Landscape Importance shown on the Proposals Map. The area on the Proposals Map also includes additional land to the north of the B3348 since it is important that the crest of the ridge above Finchampstead Village and land a little way to the north of the crest along the whole of its length should be protected from disfiguring development which could be visible from a long distance across the Blackwater Valley.

1.3.14 The wooded areas between Woosehill and the Bearwood Road are part of

the larger Bearwood Area of Special Landscape Importance which is identified in the Loddon Area Local Plan. It is a significant wooded area which rises above the Loddon Valley to the west and the Emmbrook to the east and is prominent in long distance views from the surrounding area. The section within this plan area is particularly important in providing a strong wooded boundary to the westerly development of Wokingham.

1.3.15 The criteria used to identify these areas and the alternative boundaries considered are contained in Working Paper Three which is available separately from this Plan. The following policies are intended to:

) protect the areas of special landscape importance from development which would detract from their rural character and special landscape qualities,

b) enhance their rural character and landscape qualities by encouraging appropriate management,

c) protect them from development on land around them which would adversely affect their character and setting.

1.3.16 The two areas identified represent the 'Other Areas of Special Landscape Importance' within the Plan area referred to in Policy EN9 of the Replacement Plan for Berkshire.

❖ SC3 AREAS OF SPECIAL LANDSCAPE IMPORTANCE

WITHIN THE BLACKWATER VALLEY AND FINCHAMPSTEAD, AND BEARWOOD, AREAS OF SPECIAL LANDSCAPE IMPORTANCE AS DEFINED ON THE PROPOSALS MAP LAND USES OR BUILT DEVELOPMENT WILL NOT BE ALLOWED WHICH WOULD CAUSE LONG-TERM DAMAGE TO THE RURAL CHARACTER OR SPECIAL LANDSCAPE QUALITIES OF THE AREA.

❖ SC4 SETTING OF AREAS OF SPECIAL LANDSCAPE IMPORTANCE

DEVELOPMENT WILL NOT BE ALLOWED ON LAND CLOSE TO THE BLACKWATER VALLEY AND FINCHAMPSTEAD, AND BEARWOOD, AREAS OF SPECIAL LANDSCAPE IMPORTANCE WHICH, BY REASON OF ITS SIZE, LOCATION OR TYPE, WOULD ADVERSELY AFFECT THE RURAL CHARACTER OR SPECIAL LANDSCAPE QUALITIES OF THE AREA.

❖ SC5 MANAGEMENT OF AREAS OF SPECIAL LANDSCAPE IMPORTANCE

THE DISTRICT COUNCIL WILL SEEK TO ENSURE THAT THE MANAGEMENT OF LAND WITHIN THE BLACKWATER VALLEY AND FINCHAMPSTEAD, AND BEARWOOD AREAS OF SPECIAL LANDSCAPE IMPORTANCE IS UNDERTAKEN IN SUCH A WAY AS TO MAINTAIN AND ENHANCE THEIR RURAL CHARACTER AND SPECIAL LANDSCAPE QUALITIES.

LANDSCAPE MANAGEMENT

1.3.17 Within the landscape in recent years the rate of change appears to have increased. In agricultural parts of the plan area Dutch Elm disease and, more recently, storms have resulted in the loss of many hedgerow trees. In addition many modern farming practices and the demands of development including mineral extraction have led to the felling of woodland, grubbing up of hedgerows and drainage of wetland areas. More efficient drainage techniques have also resulted in the neglect or loss of important landscape features such as ponds and ditches.

1.3.18 Over recent years public awareness of changes in the countryside has increased. Modern farm production and management methods and the need for them are perhaps not readily understood by those not employed in agriculture. At the same time increased accessibility to the countryside for its recreational

1.3.52 Within the rural areas only minor extensions to existing dwellings will normally be permitted, consistent with Policy EN1 of the Replacement Structure Plan for Berkshire. The cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance of the countryside, and reduce the range of house types available in the rural areas. Extensions to buildings in other uses will be treated on their merits, but generally the District Council will adopt a similar approach, and will be particularly concerned to see that the requirements of policy SC15 are observed.

❖ SC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS

APPROPRIATELY DESIGNED AND SITED MINOR EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS WILL NORMALLY BE ACCEPTABLE. MAJOR EXTENSIONS OR ANY PROPOSAL WHICH HAS AN ADVERSE IMPACT ON THE RURAL ENVIRONMENT WILL GENERALLY NOT BE APPROVED. WHERE A DWELLING HAS ALREADY BEEN EXTENDED THE CUMULATIVE EFFECT OF ALL OF THE EXTENSIONS TO THE ORIGINAL BUILDING WILL BE TAKEN INTO ACCOUNT.

NEW USES FOR EXISTING BUILDINGS IN RURAL AREAS

1.3.53 With changing agricultural patterns and practices and other changes in the rural economy, a number of farm buildings are now surplus to requirements. Many of these buildings are of considerable merit using traditional materials and vernacular styles. The retention of these buildings can be ensured by allowing conversion to residential or other appropriate use. Such conversions need to protect and retain the essential character of the building. In addition, the conversion should not detract from the amenities of the rural area by inappropriate fencing, large extensions and garages or the incorporation of extensive agricultural areas within the curtilage for amenity purposes. Where the existing buildings are unattractive or have an adverse impact on the rural environment their perpetuation by conversion would not be appropriate.

1.3.54 Evidence that a building is not redundant for its present use is not by itself sufficient grounds for refusing permission for a new proposed use. However, in circumstances where the District Council has reasonable cause to believe that an applicant has attempted to abuse the system by constructing a new farm building with the benefit of permitted development rights, with the intention of early conversion to another use, it will be appropriate to investigate the history of the building to establish whether it was ever used for the purpose for which it was claimed to have been built.

❖ SC20 CONVERSION OF BUILDINGS IN RURAL AREAS TO DWELLINGS

IN RURAL AREAS, PROPOSALS FOR THE USE OR CONVERSION OF BUILDINGS TO DWELLINGS WILL GENERALLY BE APPROPRIATE PROVIDED THAT ALL OF THE FOLLOWING CRITERIA APPLY:

A) THERE IS NO SIGNIFICANT CONFLICT WITH ANY OTHER LOCAL OR STRUCTURE PLAN POLICY;

B) THE BUILDINGS ARE STRUCTURALLY SUITABLE FOR CONVERSION OR ADAPTION. EVIDENCE THAT THIS IS SO WILL BE REQUIRED BEFORE PLANNING PERMISSION IS GRANTED. NORMALLY THIS WILL BE IN THE FORM OF A DETAILED REPORT PREPARED BY A SUITABLY EXPERIENCED AND QUALIFIED SURVEYOR OR ARCHITECT;

C) THE CONVERSION DOES NOT DETRACT FROM THE SCALE AND CHARACTER OF THE BUILDINGS;

D) THE BUILDINGS ARE NOT UNSIGHTLY OR OBTRUSIVE ELEMENTS IN THE LANDSCAPE;

E) THERE WILL BE NO ADVERSE EFFECT ON THE APPEARANCE, CHARACTER OR AMENITY OF THE COUNTRYSIDE OR NEARBY PROPERTIES;

❖ STV1 'IDENTIFIED SETTLEMENTS'

WITHIN THE IDENTIFIED SETTLEMENTS AS LISTED BELOW AND AS SHOWN ON THE PROPOSALS MAP, DEVELOPMENT WILL NORMALLY BE ALLOWED, SUBJECT TO THE PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN. THE 'IDENTIFIED' SETTLEMENTS ARE:-

WOKINGHAM
FINCHAMPSTEAD NORTH
PINEWOOD
FINCHAMPSTEAD
BARKHAM HILL

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies SH1 and SE2 of this plan.

❖ STV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE REPLACEMENT STRUCTURE PLAN EXCEPTIONS MAY BE MADE FOR DEVELOPMENT IN THE FOLLOWING CATEGORIES WHICH ARE NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES IN THIS LOCAL PLAN.

(A) DEVELOPMENT FOR HOUSING PURPOSES OF SITES NOT EXCEEDING 0.4 HECTARE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(B) DEVELOPMENT FOR EMPLOYMENT USES NOT EXCEEDING 300 SQUARE METRES OF FLOORSPACE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(C) DEVELOPMENT ESSENTIAL TO THE USE OF LAND FOR AGRICULTURE OR FORESTRY,

(D) MINERAL EXTRACTION,

(E) PLANT FOR RECEIVING IMPORTED AGGREGATES, OR FOR THE PROCESSING OR DISTRIBUTION OF AGGREGATES,

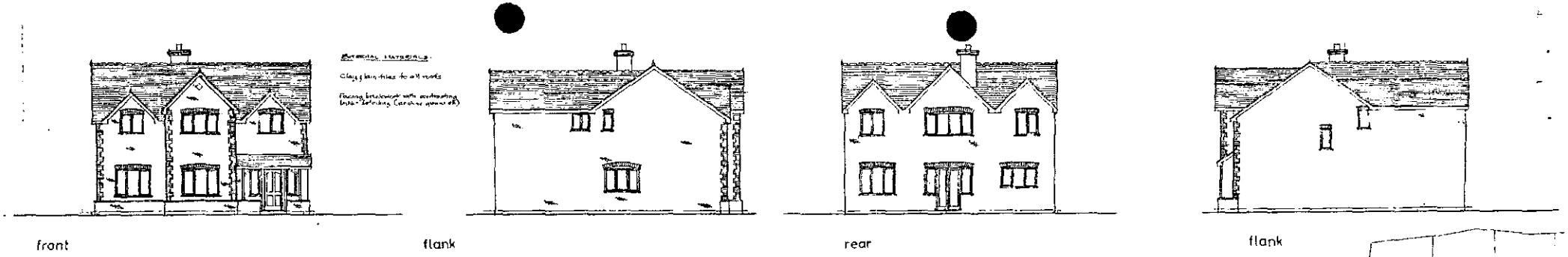
(F) THE DISPOSAL OF WASTE BY CONTROLLED TIPPING WITHIN EXISTING OR FORMER MINERAL WORKINGS OR ON OTHER DESPOILED LAND,

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE,

(H) ANY OTHER PURPOSE WHOLLY APPROPRIATE TO A RURAL AREA,

THE ACCEPTABILITY OF ALL PROPOSALS WILL ALSO BE JUDGED AGAINST THE PROVISIONS OF THE OTHER RELEVANT POLICIES CONTAINED IN THIS PLAN . FOR THE AVOIDANCE OF DOUBT THE AREAS OF SPORADIC DEVELOPMENT IDENTIFIED ON THE PROPOSALS MAPS ARE INCLUDED WITHIN THE RURAL AREAS.

APPENDIX 6



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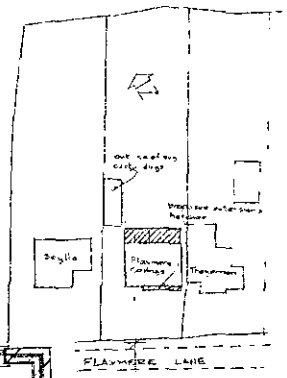
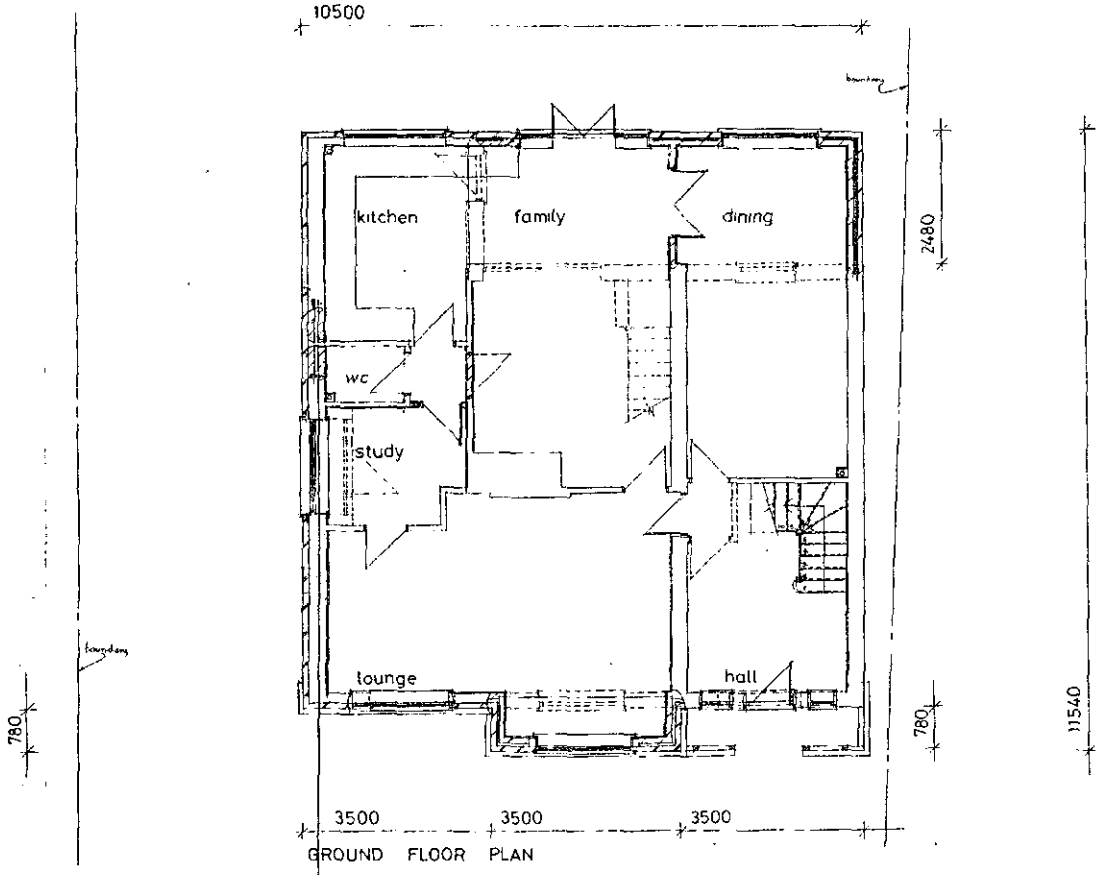
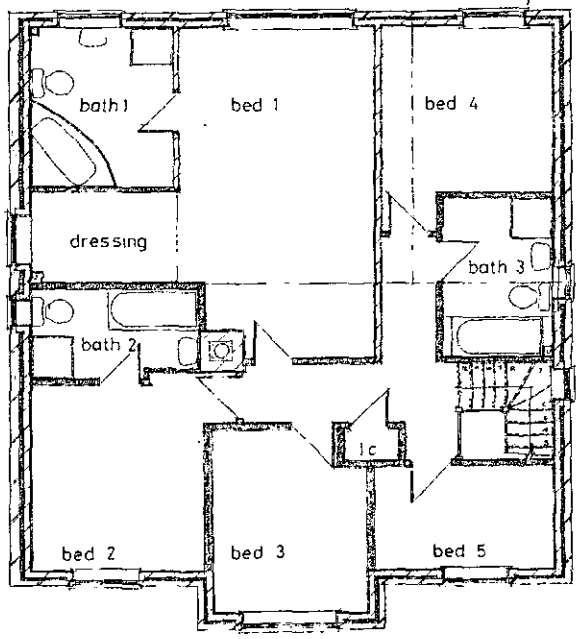


SITE PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REVISED PLAN

300F

REVISED

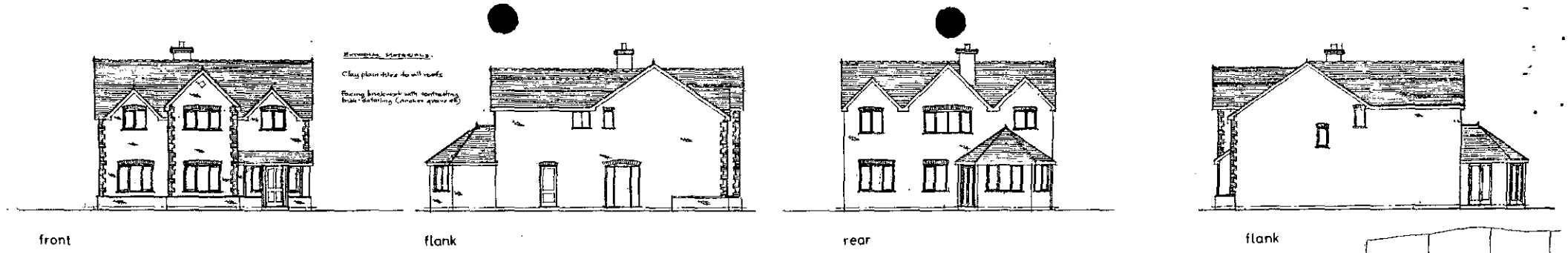
PROPOSED PLANS (AMENDED)

Focusmont Ltd
01276 452899

Flaxmere Cottage
Fleet Lane Fleet Hill
FINCHAMPSTEAD
As Proposed

date nov 00 | scale 1:50 1:100 1:500 | dwg no FL679-1A

APPENDIX 7



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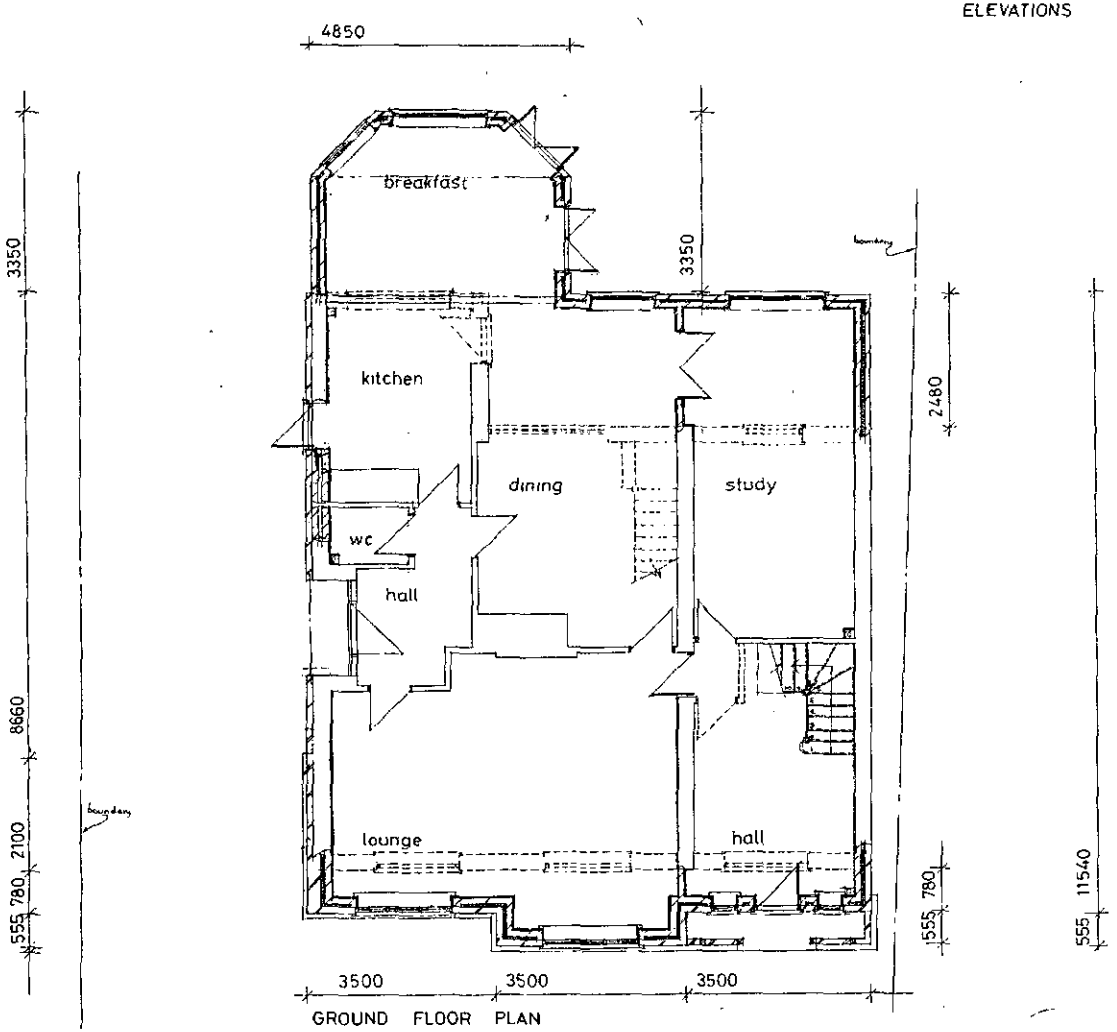

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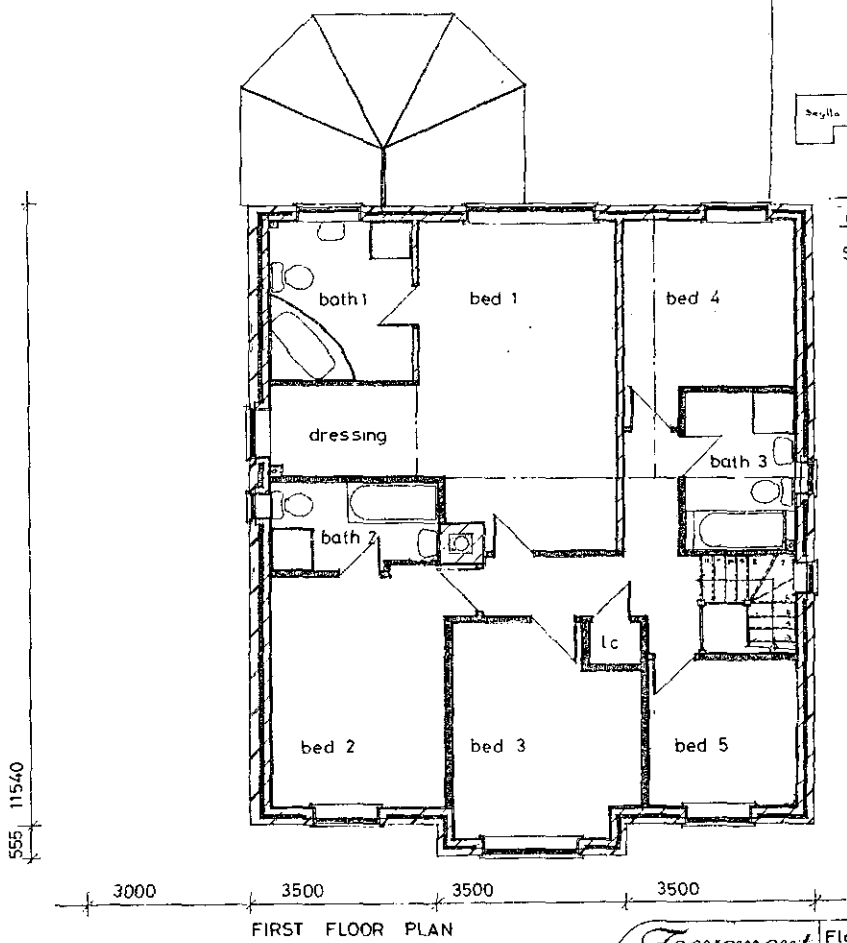

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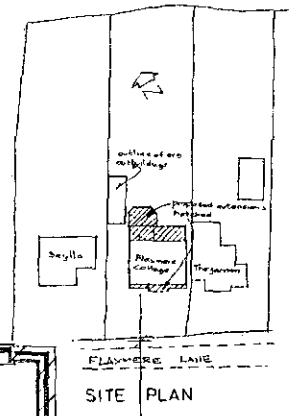


SITE PLAN

REFUSED

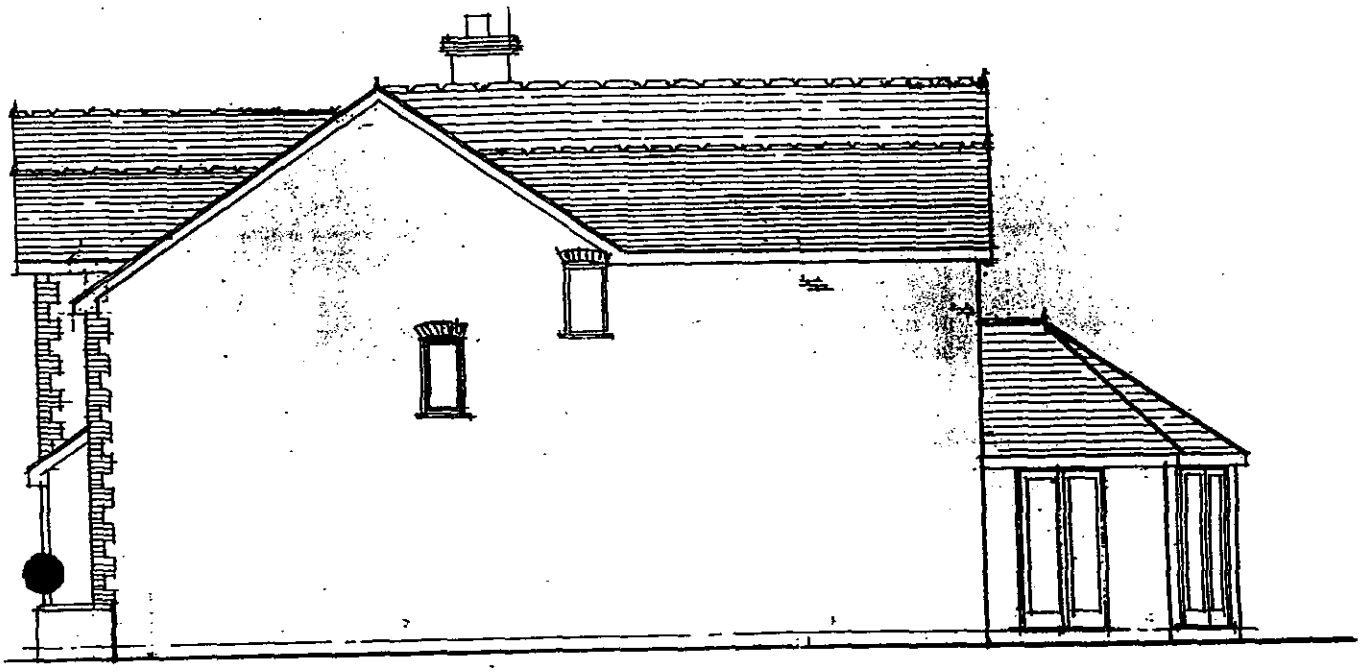
PROPOSED PLANS (SUPERSEDED)

Focusmont Ltd 01276 452899	Flaxmere Cottage Fleet Lane Fleet Hill FINCHAMPSTEAD As Proposed
date nov 00	scale 1:50 1:100 1:500
dwg.no FL 679-1	

SUPERSEDED BY FL 679-1a

ADDITIONAL PLAN

3006 . 1



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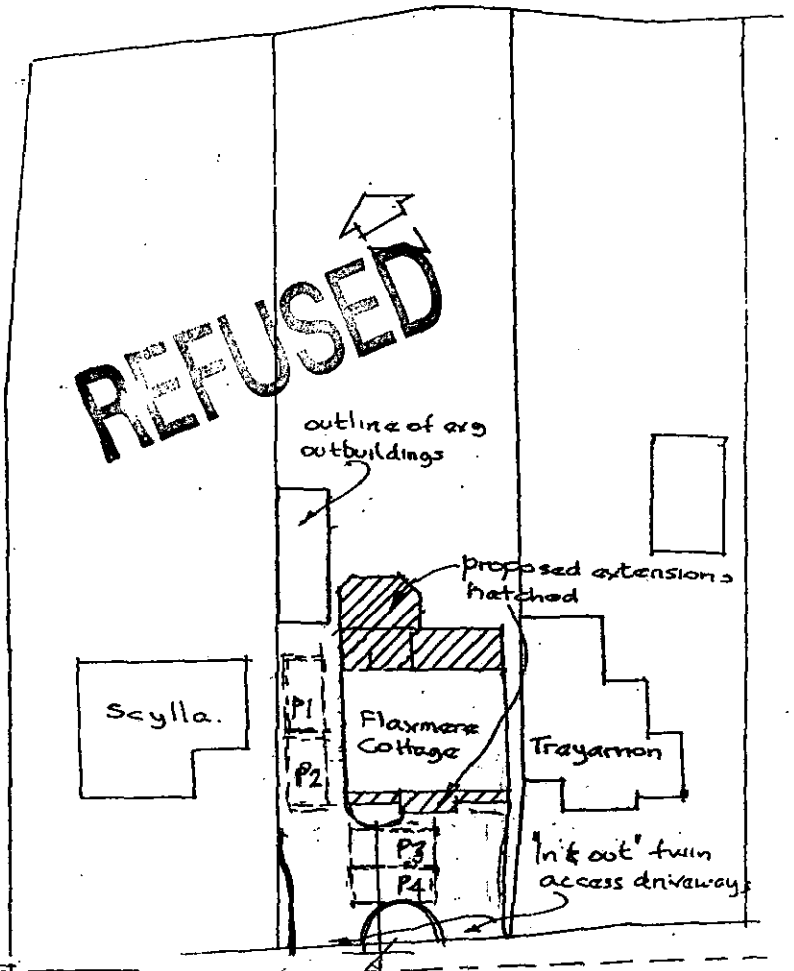


SITE PLAN

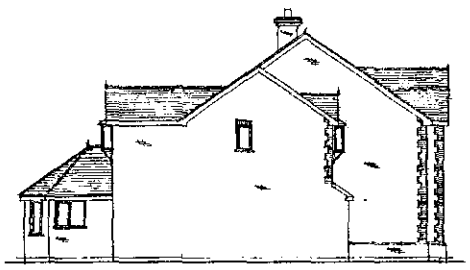
Exg. parking details.

Skl/01/FC.

APPENDIX 8



front



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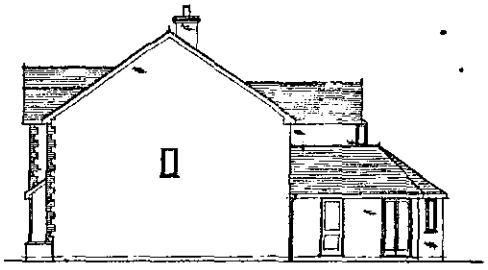

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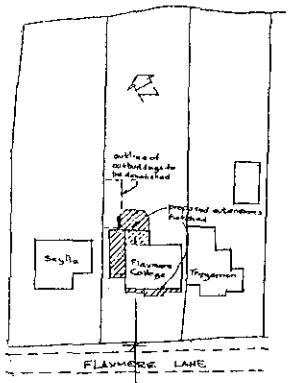

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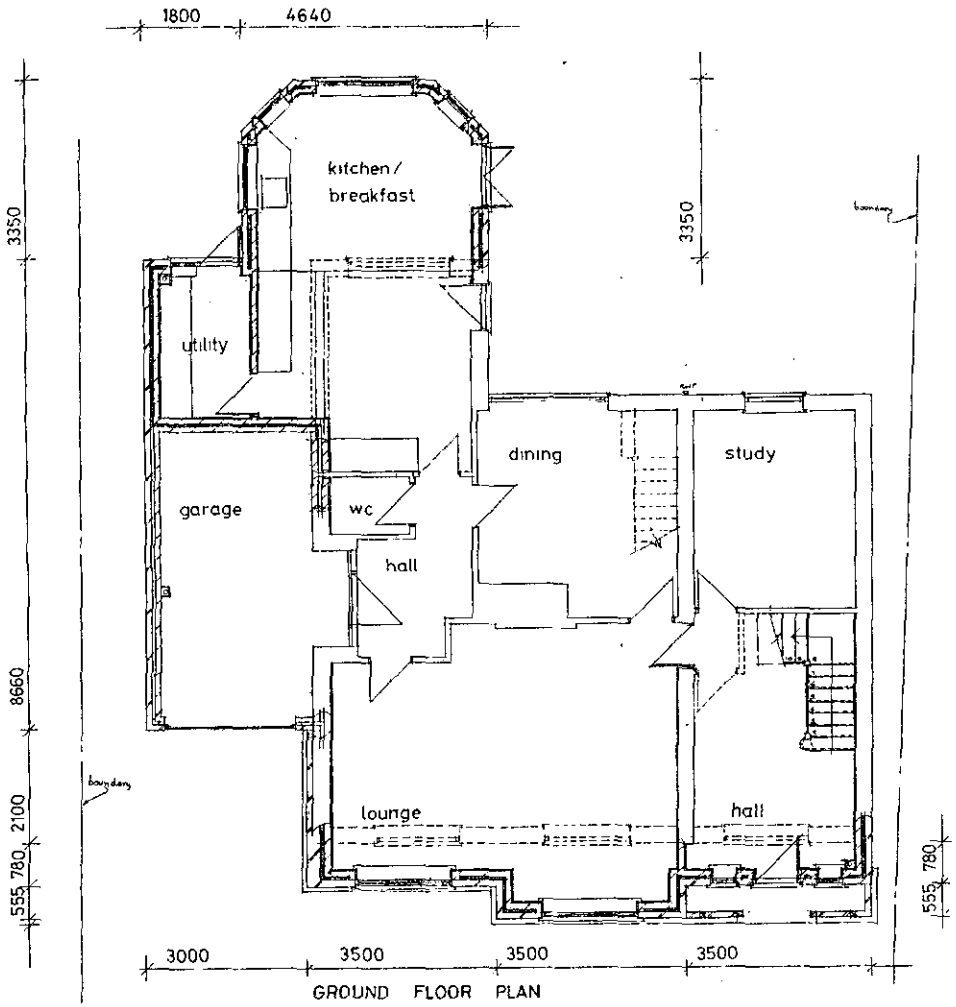

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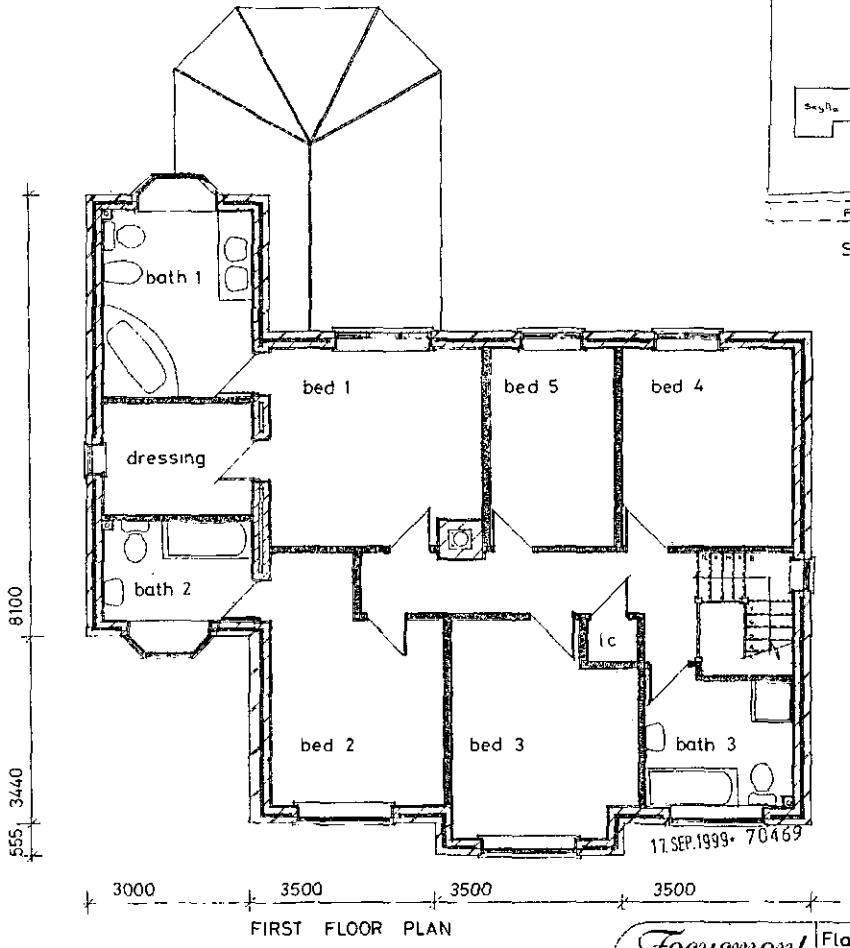


FIRST FLOOR PLAN

17 SEP 1999 70469

REFUSED

REFUSED SCHEME – 99/70469/F

Focusmont Ltd
01276 452899

Flaxmere Cottage
Fleet Lane Fleet Hill
FINCHAMPSTEAD
As Proposed

date | scale | drawing no

The Planning Inspectorate
Tollgate House,
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Appeal decision

Site visit made on 18 April 2000

by Robert A Luck BSc CEng MICE DipTE MIHT MEWI

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Date:
01 JUN 2000

Appeal Ref: APP/X0360/A/00/1037702

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by J. Predgen Esq against the decision of Wokingham District Council.
- The site is located at Flaxmere Cottage, Fleet Lane, Finchampstead.
- The application (ref: *99/70469/F*), dated *16* September *1999*, was refused on 1 November 1999.
- The development proposed is a two-storey front and side extension and single storey rear extensions to the dwelling.

Summary of decision: The appeal is dismissed.

The Main Issue

1. I consider the main issue in this appeal to be the effect that the proposal would have upon the character and appearance of the surrounding countryside.

The Development Plan

2. The Development Plan for the area includes the South East Area Local Plan, adopted by Wokingham District Council in 1994. Policy SC3 states that within the Blackwater Valley and Finchampstead Area of Special Landscape Importance built development will not be allowed which would cause long term damage to the rural character or special landscape qualities of the area. Policy SC19 states that appropriately designed and sited minor extensions to existing dwellings in rural areas will normally be acceptable, and further states that major extensions or any proposal which has an adverse impact on the rural environment will generally not be approved.

3. The emerging Wokingham District Local Plan is at the draft deposit stage. Draft Policy WLL2 states that within the designated Areas of Special Landscape Importance, development will not be permitted that would have a detrimental impact on the open, countryside character or special landscape qualities of the area. Draft Policy WCC7 states that extensions to dwellings in areas outside built-up areas and settlement boundaries should be acceptable if, amongst other things, there is no significant alteration to the scale of the dwelling and the scale of development on site and the design respects the context of the development. Although the Deposit Draft Local Plan is used by the council for development

control purposes, at this stage in the local plan process its draft policies in themselves can carry limited weight.

Reasons and Conclusions

4. Fleet Lane is a private road running east-west along the lower part of the Blackwater Valley and to the north of Blackwater River. It is within the designated Area of Special Landscape Importance. From its junction with Fleet Hill, B3348, to the west, the lane serves a group of eight dwellings, of which the appeal site is one, and continues eastwards to a farm. The ground to the south of the lane slopes gently towards the river and includes pasture land. To the north the land, which is generally wooded, rises through and beyond the large individual properties fronting Fleet Hill. The appeal site is outside the boundary of any settlement in the current Local Plan and lies within open countryside.

5. Two large, relatively modern bungalows and outbuildings stand in large plots on the south side of the lane, partially screened by fencing. On the north side of the lane and to the west of the appeal site are three older cottage-style houses. Woodbury and Scylla, the immediate western neighbour of the appeal site, are of a virtually identical original appearance. Each has had a modest, pitched-roof extension added and Scylla has a lean-to conservatory enclosing its front door. All three houses to the west have a proportionate amount of space around them.

6. The appeal site, Flaxmere Cottage, is a bungalow with one gable end and one hipped end. Flat-roofed dormers have been built up to ridge level, the one at the front occupying about a third of the width and that at the back covering some two thirds of the width. Its eastern side is very close to the property boundary but there is a driveway between the dwelling and the western boundary with Scylla. The neighbouring house to the east of the site, Treyarnon, is also an older cottage-style house. A modern, flat-roofed extension reaches close to the boundary with the appeal site and there is an open driveway to the east.

7. The last house in the group, The Coppice, is a relatively large modern house whose design reflects some of the cottage-style features typical of the group, with its overall impact reduced because a proportion of the roof rises from the ground floor. Although it is built quite close to its boundary with Treyarnon, its plot extends well towards the woodland to the east. The character of the northern group of dwellings, other than Flaxmere Cottage, is mainly one of houses of a rural character well spaced in their plots as is appropriate to a countryside setting. This pattern is however broken by the small gap between the dormers of Flaxmere Cottage and the flat-roofed two storey extension to Treyarnon.

8. Whilst at present Flaxmere Cottage is a bungalow with three second storey rooms contained within flat-roofed dormers, the proposed development, with the exception of a new rear single storey extension, would have two storeys beneath a gabled roof. It would retain as external walls only the eastern side wall and a part of the rear wall. The width of the building would be increased by about 3 metres to within some 1.25 metres of the boundary with Scylla but the extra width would be set back from and have a lower ridge than the rest of the building. The substantial increase in floor area, together with the increase in height and the minimal separation from the boundaries would result in a much larger building with much more bulk. I therefore conclude that the proposal constitutes a major extension to the existing dwelling which would significantly alter its scale, and the development is therefore contrary to Local Plan Policy SC19 as well as to Draft Local Plan Policy WCC7.

9. The limited sizes of the spaces at either side of the extended house would make it appear cramped in relation to the general pattern of the group within the rural environment, even taking into account the setting back of the western extension. The proximity to the boundaries would also emphasise the massing and bulk of the proposal. I conclude that the size of the proposed extension would cause the converted property to appear cramped, consolidating this small group of houses and thus giving the rural lane a more built-up appearance. I therefore further conclude that the proposed development would cause long term damage to the rural landscape and have an adverse effect on the character and appearance of the surrounding countryside, contrary to Local Plan Policies SC3 and SC19 as well as to the Draft Local Plan Policies WLL2 and WCC7.

Other Matters

10. I have considered the other residential developments in the area that have been drawn to my attention. None of these seems to me to be directly comparable to the appeal proposal and, as acknowledged for the appellant, "extensions to existing dwellings in the countryside need to be considered on a site specific basis." I have assessed the proposal having regard to the particular locational characteristics of the appeal site.

11. I have noted the existing shortcomings of Flaxmere Cottage as pointed out for the appellant and that design features characteristic of the area would be incorporated in the scheme. However, in my view these do not justify an extension of the scale and bulk proposed.

12. I have taken into account all other matters raised, including the effect of the proposal on the living conditions of neighbours, but none is sufficient to affect the balance of the considerations which leads to my conclusion.

Formal Decision

13. For the above reasons and in exercise of the powers transferred to me, I dismiss the appeal.

Inspector

APPENDIX 9

SUGGESTED CONDITION IN THE EVENT THAT APPEAL IS ALLOWED

(WITHOUT PREJUDICE)

APPEAL REF: APP/X0360/A/01/1065967

APPLICATION NUMBER: F/2000/3006

SITE ADDRESS: Flaxmere Cottage, Fleet Lane, Finchampstead

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

2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation facing 'Scylla' hereby permitted except for any which may be shown on the approved drawing(s).

6. The dressing room window and bathroom 2 window in the side elevation (facing Scylla) of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

7. The bathroom 1 window in the rear elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

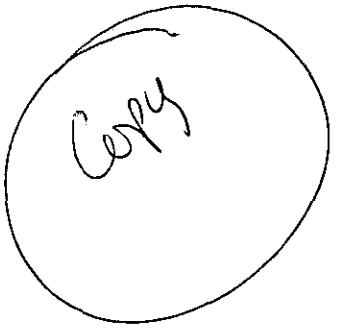
8. The bathroom 3 window in the side elevation (facing Treyarnon) of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

REASONS:

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
5. To safeguard the residential amenities of the occupiers of neighbouring properties.
6. To safeguard the residential amenities of the occupiers of neighbouring properties.
7. To safeguard the residential amenities of the occupiers of neighbouring properties.
8. To safeguard the residential amenities of the occupiers of neighbouring properties

Tel. (0118) 974 6448 (Direct Line)
Date. June 8, 2001
My ref: F/2000/3006
Your ref:

«Name__Address»



Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Madam

NOTICE OF INFORMAL HEARING

APPEAL BY: **Mr J Predgen**
SITE: **Flaxmere Cottage, Fleet Lane, Fleet Hill, Finchampstead**
PROPOSAL: Proposed 2 storey front & rear extensions to dwelling plus single storey rear extension.

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham on a date to be advised.

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate .

If you wish to make further representations, you should, if possible, send three copies to Miss A Groves, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting reference APP/X0360/A/01/1065967. Comments received after 19/07/01 will not normally be seen by the Inspector & will be returned.

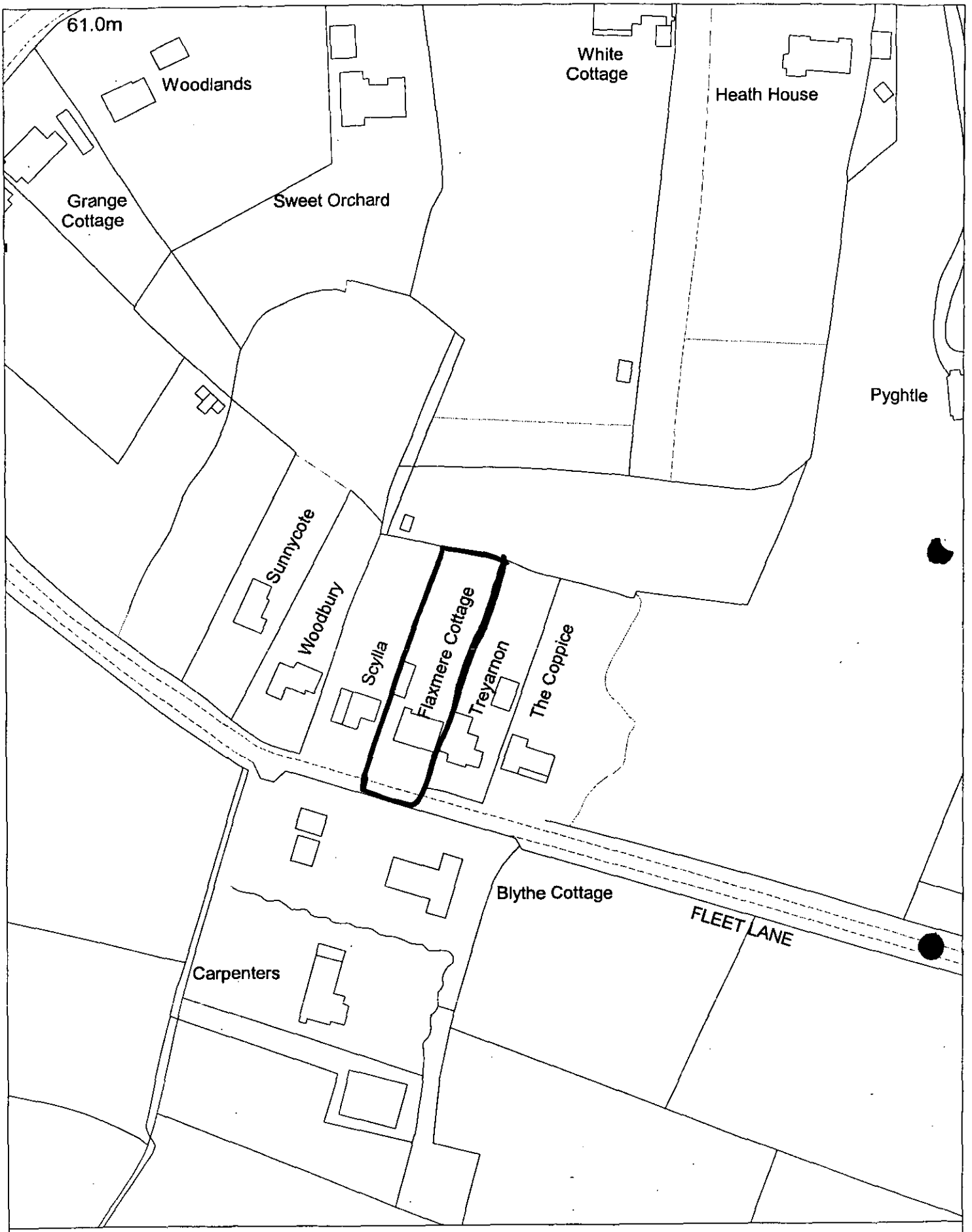
The application, decision notice, and the appellant's grounds of appeal can be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 Mondays to Thursdays, & 08.30 to 16.00 Fridays).

A free booklet, "Guide to taking part in planning appeals" is available from this office.

If you would like a copy of the decision on this Appeal, you should write to Miss Groves & ask for one.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant



Site Plan, Scale: 1 to 1250

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Date: 11 June 2001

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The Planning Inspectorate

For official use only
Date received

QUESTIONNAIRE

To be used for all appeals made on or after August 2000

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/01/1065967 **GRID REF:** _____

APPEAL BY: Mr J Predgen

SITE: Foxmere Cottage, Fleet Lane, Fleet Hill, Finchampstead

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks of the 'starting date' given in our letter. Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

NB: PLEASE TELL US OF ANY CHANGES TO THE INFORMATION YOU HAVE GIVEN ON THIS FORM.

1.	Do you agree to the written representations procedure?	~~YES~~ / NO
OR	Do the you wish to be heard by an Inspector at: a. a local inquiry?	~~YES~~ / NO
	or b. a hearing?	YES / ~~NO~~
2. a.	If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	~~YES~~ / NO
b.	From your knowledge of the issues, would our Inspector need to enter the site for any reason e.g. to view/measure any dimensions from within it?	YES / NO
3.	Does the appeal relate to an application for approval of reserved matters?	~~YES~~ / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	~~YES / NO~~ / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	~~YES~~ / NO

6. Is the appeal site within an approved Green Belt or AONB?	
Please specify which	YES / NO
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	YES / NO
8. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers.	YES / NO
b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.	YES / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	YES / NO
10. Does the appeal relate to an application for conservation area consent?	YES / NO
11.a. Does the proposed development involve the demolition, alteration or extension of	YES / NO
a Grade I / II* / II listed building?	Grade I/II*/II
b. Would the proposed development affect the setting of a listed building?	YES / NO
If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO
13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	YES / NO
b. If YES, was English Heritage consulted ? Please attach a copy of any comments	YES / NO
14.a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	YES / NO
b. Are any protected species likely to be affected by the proposals? If YES, please give details.	YES / NO

15.	*Copies of the following documents must, if appropriate, be enclosed with this questionnaire:*	
a	Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales)	~~YES~~ / NO
	Regulations 1999? If YES, please indicate which Schedule.	Sch 1 Sch 2 col 1
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	~~YES~~ / NO
c.	Has a screening opinion been placed on Part 1of the planning register? If YES, please send a copy to us.	~~YES~~ / NO

	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	1	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site;		✓
i. For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.*	3	
j. Any supplementary planning guidance, together with its status, that you *consider necessary.*		✓
k. A list of any conditions or limitations you would agree to if the appeal were to be allowed;	✓(1)	
l. Any other relevant information or correspondence you consider we should be aware of.	AREA OF SPECIAL LANDSCAPE IMPORTANCE	

16.a. What is the date you told those you notified about the appeal that we must receive any further comments by?	19.07.01	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	5	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / NO	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES please attach a copy of that notification.	YES / NO	
a. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

I confirm that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature: _____ on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant 19/06/01 OUR REF: F/2000/3006

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FINCHAMPSTEAD
WOKINGHAM
BERKS. RG40 4RN.

ENVIRONMENTAL SERVICES DEPT
PLANNING SERVICES
PO BOX 157
WOKINGHAM RG40 1WR

OOS NB -

Dear Sir/madam

With reference to planning application
F/2000/3006 Flaxmere Cottage Fleet Lane.

On inspection of the drawings the shape of the proposed drawing has not changed from the last concept, and will block the light to my property especially to my conservatory
The side elevation facing my property has window at first floor level which will overlook my property and interfere with my privacy
The provision of the extra bedroom will give rise to opportunity for additional adult, therefore additional vehicles on what is a narrow one track lane going out to the main road near a blind bend which is very difficult to access/egress safely
The proposal would mean a total demolition of the existing building which would give rise to

severe noise and dust over a prolonged period and as I am disabled and housebound would cause me severe distress

The size of the proposed building would also be out of place with the existing houses in the vicinity

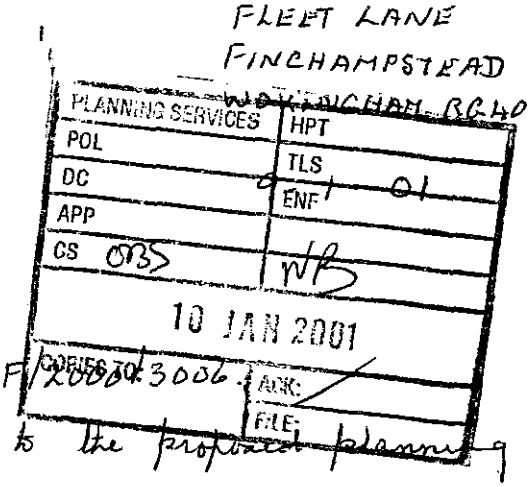
It would appear that the present owner purchased the property with the sole aim of redevelopment for financial gain.

Yours faithfully

Dorothy Reed.

Scylla
Fleet Lane
Finchampstead
Wokingham RG40 4H

ENVIRONMENTAL SERVICES DEPT
PLANNING SERVICES
PO BOX 157
SHUTE END
WOKINGHAM RG40 1WR.



Dear Sir/madam,

Re Application Number F/2000/3006.

I wish to make my objections to the proposed planning Flasmere Cottage.

First to the extention to the front of the building; it would block the light from my conservatory as the wall would also extend to the side of the building.

I also object to the two windows on the side facing my property; as it would take away my privacy.

I consider the whole is nothing less than a rebuild which the appeal officer stated in his report on the 18th of April 2000, as the plans have hardly altered.

The proposed building would not be in keeping with the existing properties, it would be an eyesore.

The lane is another drawback as it is only wide enough for one vehicle at a time, and is already in a shocking state with pot holes, there would be no room for traffic to pass.

The proposal would indicate further vehicles at the premises and I would point out the access / egress to the lane is not suitable for more traffic

At present I am also housebound and the noise and dust etc would make life intolerable for me.

Yours Truly

Dorothy Reed (MRS).

FROM: Natalie Brown

DATE: 21 December 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/3006

Proposal: Proposed two storey front and rear extensions to dwelling plus single storey rear extension..

Site Address: Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.

Applicant: J Predgen C/O Focusmont Ltd.

Your observations are required in respect of this application **by 14/01/2001**

APP
05 JAN 2001
COPIES TO:
ACK:
FILE:

The Parish Council has no objections to this application.

SIGNED: C.S. [signature]

DATE: 4-1-01

Clerk To Finchampstead Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 4 January 2001

Location:	Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham
Proposal:	Proposed two storey front and rear extensions to dwelling plus single storey rear extension.
Application Number:	F/2000/3006

In response to your consultation dated 21 December 2000 for the above application, the landscape comments are as follows:

The proposed house is larger in scale than the existing property; however, it is not out of scale with the surrounding properties nor will it have a detrimental impact on the ASLI in which it is located. Therefore I have no objection to the proposals.

The applicant will need to submit a proposed layout for the front garden to show areas of parking and to include some tree and shrub planting, to help integrate the proposed dwelling into the existing landscape structure to the south and east.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Natalie Brown DATE: 27th March 2001

Location:	Flaxmere Cottage, Fleet Lane, Finchampstead
Proposal:	Proposed two storey front and rear extensions to dwelling plus single storey rear extension
Application Number:	F/2000/3006

In response to your consultation dated 13th March 2001 for the above application, the tree and landscape comments are as follows:

The development proposals shown on drawing FL 679-1A do not affect any significant landscape features, or, substantially increase the visual impact of the existing building.

I therefore have on objections to the proposal in principle.

ROBERT PETROW
Consultant Landscape Architect

Tel. (0118) 974 6448 (Direct Line)
Date: July 13, 2001
My ref: F/2000/3006
Your ref: APP/X0360/A/01/1065967

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Miss A Groves
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Miss Groves

APPEAL BY: Mr J Predgen
SITE: Flaxmere Cottage, Fleet Lane, Fleet Hill, Finchampstead

With reference to this appeal, I enclose 2 copies of the Council's statement of case.

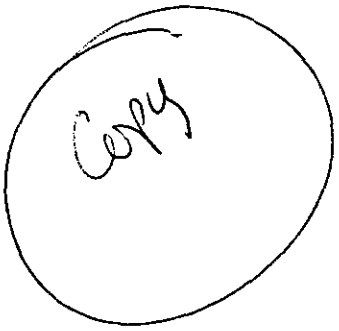
Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. June 8, 2001
My ref: F/2000/3006
Your ref:

«Name__Address»



Environmental Services Department
Planning Services
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Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Madam

NOTICE OF INFORMAL HEARING

APPEAL BY: **Mr J Predgen**
SITE: **Flaxmere Cottage, Fleet Lane, Fleet Hill, Finchampstead**
PROPOSAL: Proposed 2 storey front & rear extensions to dwelling plus single storey rear extension.

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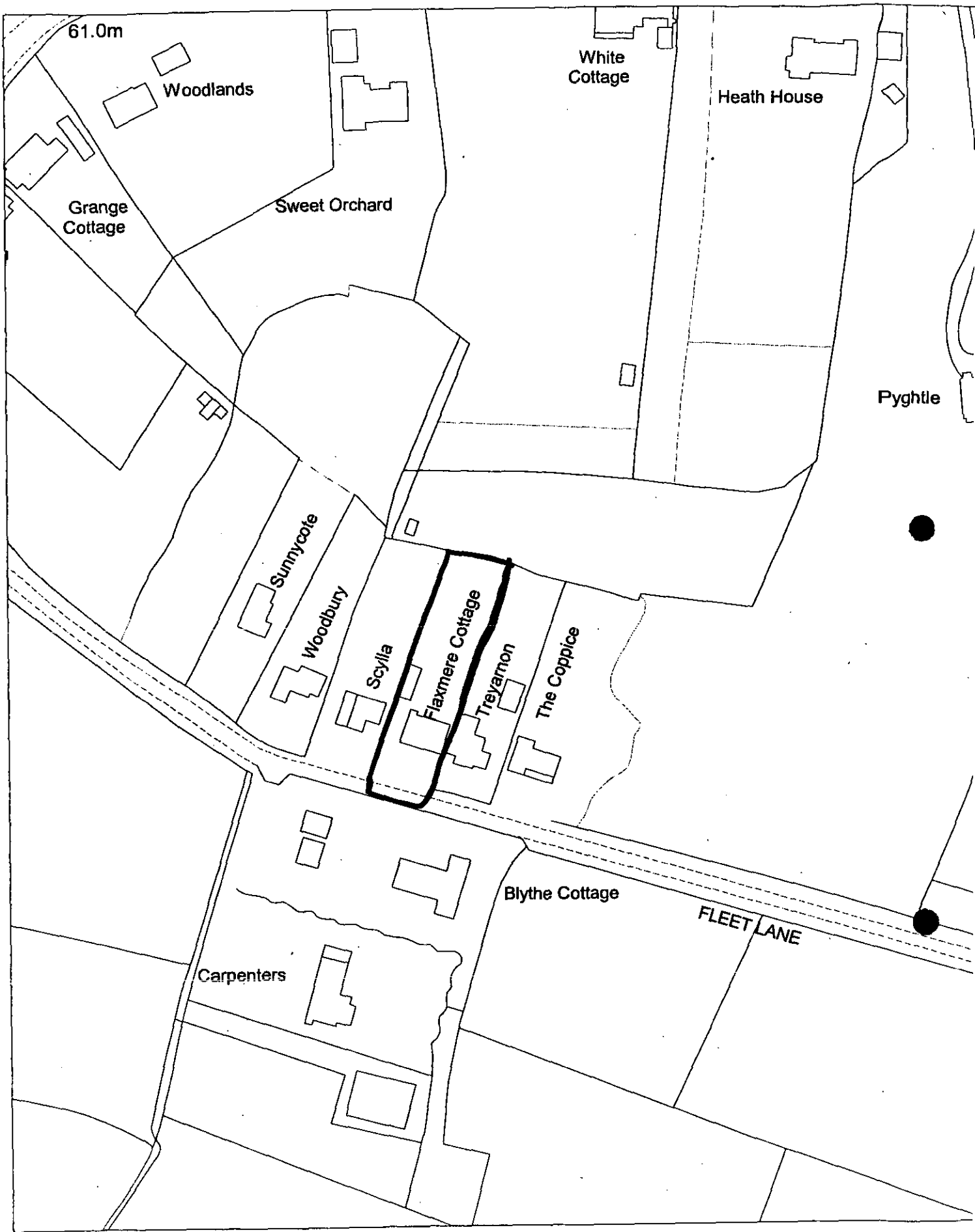
Denise Gumbrell (Mrs)
Appeals Assistant



Site Plan, Scale: 1 to 1250

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Date: 11 June 2001

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WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr J Predgen
SITE: Flaxmere Cottage, Fleet Lane, Fleet Hill, Finchampstead
APPLICATION NO.: 3006
PROPOSAL: *Proposed 2 storey front & rear extensions to dwelling plus single storey rear extension.*

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Finchampstead South

Mr G A Cockroft

Mrs M A Long

Clerk(s) of Parish / Town Council of Finchampstead

Mrs C S Cole, Memorial Hall, The Village, Finchampstead, Berks RG40 4JU

Environmental Services Department, Engineering Services, Wokingham District Council,
PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

CPRE, c/o Dr Wilford, 17 Copse Drive, WOKINGHAM, Berkshire, RG41 1NA

Environmental Design, WDC

Applicationo	Name & Address
F/2000/3006	Mrs D Reed Scylla Fleet lane Finchampstead RG40 4RN

Tel. (0118) 974 6448 (Direct Line)
Date: August 20, 2001
My ref: F/2000/3006
Your ref: APP/X0360/A/01/1065967

Miss A Groves
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Miss Groves

APPEAL BY: Mr J Predgen
SITE: Flaxmere Cottage, Fleet Lane, Finchampstead

With reference to this appeal, I enclose 2 copies of the latest notification letter.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. August 20, 2001
My ref: F/2000/3006
Your ref:

Mrs D Reed
Scylla
Fleet lane
Finchampstead
RG40 4RN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Madam

NOTICE OF INFORMAL HEARING

APPEAL BY: Mr J Predgen
SITE: Flaxmere Cottage, Fleet Lane, Finchampstead
PROPOSAL: Proposed 2 storey front & rear extensions to dwelling plus single storey rear extension

Further to my letter of June 8 2001, this is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham commencing at 10.00 on September 4, 2001.

As your interests may be affected, this is to give you notice of the Hearing in order that you may attend if you wish, and at the Inspector's discretion, take part in the discussion.

Documents relating to the appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (8:30 –17:00 Mondays to Thursdays & 8:30 – 16:00 on Fridays).

Anyone with a disability who wishes to attend the Hearing is advised to contact the Council to check that suitable provisions are available.

If you wish to be notified of the decision, you should write to Miss Groves , The Planning Inspectorate, Room 3/03 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference number APP/X0360/A/01/1065967.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728778
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8778

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27 JUL
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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/3006
Our Ref: APP/X0360/A/01/1065967
Date: 25 July 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR J PREDGEN
SITE AT FLAXMERE COTTAGE, FLEET LANE, FLEET HILL, FINCHAMPSTEAD, BERKS, RG40 4RN

NOTIFICATION OF INSPECTOR

I am writing to inform you that the Inspector appointed to hold the hearing into the above appeal will now be:

Mr P Rosson BA (Hons) Solicitor.

You have already been given notice of the arrangements for this hearing.

Yours faithfully

Miss E Pears

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

206C

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443

GTN 1371-6079

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/3006

Our Ref: APP/X0360/A/01/1065967

Date: 23 July 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR J PREDGEN
SITE AT FLAXMERE COTTAGE, FLEET LANE, FLEET HILL, FINCHAMPSTEAD, BERKS, RG40 4RN

I enclose a copy of the appellants statement relating to the above appeal. I also enclose third party correspondence.

09/08/01

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. Comments submitted after that deadline may not be seen by the Inspector.

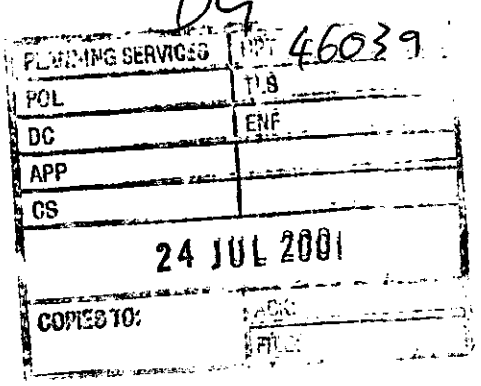
Yours faithfully

pp Simon Campbell

Miss A Groves

211AL(BPR)

DC



The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728460
Switchboard 0117-3728000
Fax No 0117-3728804

GTN 1371-8460

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/3006

Our Ref: APP/X0360/A/01/1065967

Date: 19 June 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR J PREDGEN
SITE AT FLAXMERE COTTAGE, FLEET LANE, FLEET HILL, FINCHAMPSTEAD, BERKS, RG40 4RN

done 21/06/01.

I am writing to confirm that the hearing into this appeal will start at 10:00 on Tuesday 4/9/2001 at The Council Offices, Shute End, Wokingham. Please arrange a car-parking space for the Inspector. Could you send the details, together with a location plan of the venue, to the case officer quoting our appeal reference number?

We will confirm the Inspector to you at a later date.

cleared for 17/08/01 done 20/8/01

Please write to those persons you consider appropriate, telling them about the hearing details at least 2 weeks before the hearing date. Your letter should cover:

- An Inspector has been appointed by the Secretary of State for the Environment, Transport and the Regions to determine this appeal;
- the location of the site and a description of the appeal proposals;
- the hearing details;
- where your, and the appellant's statements, and future comments can be inspected;
- that they may attend the hearing, and at the Inspector's discretion, give their views;
- that we will send a copy of the decision letter only to those who ask for one in writing;
- what facilities are available for people with disabilities e.g. parking spaces, access, seating arrangements etc.

44828

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FILE:

If you have not already done so, please send 2 copies of your written statement to the case officer and one copy to any statutory party. We must receive it within 6 weeks of the starting date.

If you consider it appropriate, please notify the press of the hearing. Please also note that people with disabilities who may be concerned about facilities at the hearing venue have been advised to write to, or contact your Council to confirm that proper provisions are in place.

We aim to issue decisions within 7 weeks of the close of the hearing. If there is likely to be significant delay, we will let you know.

Yours faithfully

Miss H Langridge

206J(BPR)

Tel: (0118) 974 6448 (Direct Line)
Fax: (0118) 974 6484
Date: June 21, 2001
My ref: F/2000/3006
Your ref: APP/X0360/A/01/1065967

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Miss A Groves
The Planning Inspectorate
Room 3/03
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Miss Groves

APPEAL BY: Mr J Predgen

SITE: Flaxmere Cottage, Fleet Lane, Finchampstead

HEARING DATE: TUESDAY 4TH SEPTEMBER 2001

Enclosed with this letter is a leaflet showing the venue for the Hearing & the car park recommended for the Inspector's use. Both are circled in red.

Please forward this letter & the leaflet to the Inspector concerned.

I hope this is helpful, and that the Inspector finds a parking space without a problem.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant
Enc.

RECEIVED IN PINS AA
18 JUN 2001

Scylla
3 Fleet Lane
Finchampstead
Berkshire
RG40 4RN

14 June 2001

Miss A Groves
The Planning Inspectorate
Room 3/03
Kite Wing
Temple Quay House
2 The Square
Temple Quay
BROSTP;
BS1 6PN

Dear Miss Groves

Ref APP/X0360/A/01/1065067

I write with reference to the above Planning Application which I have been informed is now under appeal having twice been rejected.

You may be aware from my previous objections that the proposal for the alterations will result in a total demolition of the existing building giving rise to extensive noise and dust over a prolonged period. As I am disabled and housebound this will cause me severe distress.

The size and design of the proposed dwelling is totally out of character with neighbouring properties and the close proximity to my house will mean that it will block out the light, especially to my Conservatory. There are also windows which will restrict my privacy.

It should also be remembered that the lane is single track with the egress/access very close to a blind bend. The proposed dwelling will give greater opportunity for a large family with additional vehicles over which there would be no control.

I would reiterate that it would appear the sole reason for the rebuilding is for commercial reasons only.

I would respectfully request that you give my objections your full attention when considering the appeal.

Yours sincerely

Dorothy J Reed.

D Reed (Mrs)

Tel. (0118) 974 6448 (Direct Line)
Date: June 19, 2001
My ref: F/2000/3006
Your ref: APP/X0360/A/01/1065967

Miss A Groves
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Miss Groves

APPEAL BY: Mr J Predgen
SITE: Flaxmere Cottage, Fleet Lane, Finchampstead

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.
I have also sent a copy to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. June 19, 2001
My ref: F/2000/3006
Your ref:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Stephen Payne Associates
4/5 Old Bridge St
Truro
Cornwall
TR1 1AQ

Dear Sirs

APPEAL BY: **Mr J Predgen**
SITE: **Flaxmere Cottage, Fleet Lane**

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728775
Switchboard 0117-3728000
Fax No 0117-3728804

GTN 1371-8775

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/3006

Our Ref: APP/X0360/A/01/1065967

Date: 12 June 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR J PREDGEN
SITE AT FLAXMERE COTTAGE, FLEET LANE, FLEET HILL, FINCHAMPSTEAD, BERKS, RG40 4RN

O.K by phone 19/6.

I am writing to tell you that we propose to hold a hearing into this appeal at 10:00 on Tuesday 4 September 2001 at a venue to be arranged.

It is now our policy to allow only one refusal of a hearing date, before we fix a date, time and place for a hearing. If you refuse the date offered you should give a good reason for doing so.

If you cannot accept the date offered you may agree a reasonable alternative with the other party. The availability of the Inspector is a crucial factor in this process. We will let you know whether we can supply an Inspector for any date you agree between yourselves, but it must meet with our general aim of deciding appeals quickly.

You can reply to me by telephone or letter. If I do not hear from you by Thursday 21 June 2001, I will assume that the proposed hearing date is acceptable, and that you are not intending to negotiate an alternative hearing date with the other party.

You should not assume that the hearing date offered here is the one that will eventually go ahead. We will write to you again to confirm final arrangements.

PLANNING SERVICES	HPT
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Yours faithfully

44486.

Miss K Hallett

NB: You should only send letters about the hearing date to the above room. You should *send all other correspondence to the case officer mentioned in the initial letter.*

The Planning Inspectorate

H.

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443

GTN 1371-6079

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/3006

Our Ref: APP/X0360/A/01/1065967

Date: 7 June 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR J PREDGEN
SITE AT FLAXMERE COTTAGE, FLEET LANE, FLEET HILL, FINCHAMPSTEAD, BERKS, RG40 4RN

We have decided that a hearing will be held into this appeal and we will now arrange a date.

I am the case officer and, if you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The date of this letter is the **starting date** for the appeal.

You must **submit** the following documents within this timetable:

Within 2 weeks from the starting date -

You must notify any statutory parties and interested persons who were consulted at application stage and those who made comments that the appeal has been made. You should tell them that:-

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.

ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and

iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

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CS	

03 JUN 2001

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You must submit a copy of a completed appeal questionnaire and supporting documents, including relevant development plan policies to the appellant and me.

Within 6 weeks from the starting date -

You and the appellant must submit 2 copies of your hearing statement to me. I will send a copy of your hearing statement to the appellant and send you a copy of their hearing statement. You and the appellant must send a copy of your hearing statements to any statutory parties. I will send you and the appellant a copy of any comments submitted by interested parties.

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement. I will forward the appellant's final comments to you at the appropriate time.

You **must keep to the timetable** set out above and ensure that your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. As I have given details of the timetable, I will not send you reminders.

Withdrawing the appeal

If you hear that the appeal is to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the appellant, I will write to you.

Further information about the terms we use in this letter and appeal procedures is on the attached sheet.

Yours faithfully

Miss A Groves

H4B(BPR)

Questionnaire

The appeal questionnaire must be sent complete with copies of all necessary documents referred to in it. It is particularly essential to us that details of all relevant development plan policies are included with the questionnaire at this early stage.

Hearing Statement

In your hearing statement you will need to give full details of the case which you will put forward at the hearing. You must include any documents, including maps and plans, to which you intend to refer. Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. The format of a statement for hearing cases is in Annex 2(i) of DETR Circular 05/2000.

Statutory parties

'Statutory parties' are owners or tenants of the appeal site who made comments within the time limit on the application or appeal. You must give details of any statutory parties at application stage in reply to question 15e of the questionnaire. I will tell you about any statutory parties at appeal stage, before your hearing statement is due.

Late Representations

Comments or representations received after any of the time limits will normally be disregarded and we will send them back. Late representations will only be considered in extraordinary circumstances.

Costs

Costs can be awarded in hearing cases. If a hearing is subsequently adjourned because of the submission of late evidence, there is the possibility of a successful claim of costs. DOE Circular 8/93 gives more advice.

Planning obligations - Section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, a final draft must be submitted at least 5 working days before the date of a hearing. Obligations should be completed by the close of a hearing. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

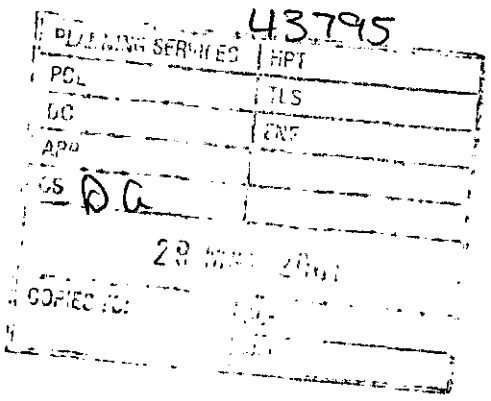
STEPHEN PAYNE ASSOCIATES
TOWN PLANNING CONSULTANTS

4/5 OLD BRIDGE STREET, TRURO, CORNWALL TR1 2AQ

TEL: (01872) 222285
FAX: (01872) 274525
EMAIL: Paynplan@cs.com

OUR REF: SRP/64/99 YOUR REF: F/2000/3006

25 May 2001



The Environmental Services Department
Planning Services
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Sirs

PROPOSED TWO STOREY FRONT AND REAR EXTENSIONS TO DWELLING PLUS SINGLE STOREY REAR EXTENSION - FLAXMERE COTTAGE, FLEET LANE, FINCHHAMSTEAD

I refer to your refusal of planning permission dated 25 April 2001 relating to the above, in respect of which we are instructed by our Client, Mr J Predgen, to lodge an appeal with the Planning Inspectorate.

I enclose herewith a copy of the appeal form.

Yours faithfully

Stephen R Payne

Enc

The Planning Inspectorate

Further information about us and the planning appeal system is available on our website www.planning-inspectorate.gov.uk

For official use only
Date received

PLANNING APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 8939.

Please use a separate form for each appeal

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name: Mr J Predgen

Address: Flaxmere Cottage, Fleet Lane,
Fleet Hill, Finchampstead, Berks

Postcode: RG40 4RN

Daytime phone no:

Fax no:

E-mail address:

B. AGENT DETAILS (if any)

Name: Stephen Payne Associates, Town Planning Consultants

Address: 4/5 Old Bridge Street
Truro
Cornwall

Postcode: TR1 1AQ

Your reference:

Daytime phone no: (01872) 222285

Fax no: (01872) 274525

E-mail address: paynplan@cs.com

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA: Wokingham District Council

Date of the planning application: 1 December 2000

LPA's application reference no: F/2000/3006

Date of LPA's decision notice (if issued): 25/04/2001

D. APPEAL SITE ADDRESS

Address Flaxmere Cottage, Fleet Lane,

Fleet Hill,

Finchampstead, Wokingham, Berkshire

Postcode RG40 4RN

If the whole site can be seen from a road or other public land and there is no need for the Inspector to enter the site e.g. to take measurements or to enter a building, please tick the box. ☐

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed with the LPA)

Proposed two storey front and rear extensions to dwelling plus single storey rear extension

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☑
2. Grant planning permission for the development subject to conditions to which you object. ☐
3. Refuse approval of details required by a previous outline planning permission. ☐
4. Grant approval of details required by a previous outline planning permission subject to conditions to which you object. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

or

6. The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval. ☐

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

Please note that when we decide how the appeal will proceed, we take into account the LPA's views

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☐

The written procedure involves an exchange of written statements followed by a site visit by the Inspector. The grounds of appeal should make up your full case.

2. HEARING ☑

A hearing is a discussion of the appeal proposals. The Inspector leads the discussion. Hearings give everyone concerned the chance to give their views in a more relaxed and informal atmosphere than at a public inquiry. Hearings have many advantages, but they are not suitable for appeals that:

- are complicated or controversial;
- have caused a lot of local interest;
- involve cross-examination (questioning) of witnesses.

Although you may prefer a hearing, the Inspectorate must consider your appeal suitable for this procedure. Hearings are open to the public.

3. INQUIRY ☐

This is the most formal of the procedures, because it usually involves larger or more complicated appeals. These are often cases where expert evidence is presented, and witnesses are cross-examined. An inquiry may last for several days, or even weeks. It is not a court of law, but the proceedings will often seem to be quite similar and the appellant and LPA usually have legal representatives. Inquiries are open to members of the public.

An inquiry is held if you or the LPA decide that you cannot rely on the written procedure and a site visit, and we have decided that a hearing is unsuitable. Sometimes we decide that an inquiry is necessary. If we do, you will be given reasons for our decision.

H. GROUNDS OF APPEAL

If you have requested the written procedure, your **FULL** grounds of appeal must be made, otherwise we will return the appeal form.

If you have requested a hearing or an inquiry, please provide a brief outline of your grounds.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

Evidence on behalf of the Appellant will demonstrate acceptability of the proposal in all material respects, having regard to the development plan, to the emerging local plan and to national advice. The policies listed on the LPA's decision notice are noted, and reference will be made to them insofar as they are relevant to the appeal proposal. Reference will also be made to advice contained in PPGs 1 and 7 relating, in particular, to design considerations and to protection of the countryside.

Reference will be made to a previous proposal for extension of the appeal property and to the Inspector's decision letter dated 1 June 2000. It will be emphasised that the proposal has been substantially reduced in accordance with the observations and conclusions of the Inspector, and that the manner of reduction of the scheme was principally directed towards the bulk of the building having regard to its location. It will further be emphasised that the proposal was further amended during the course of the appeal application by removal of the single storey breakfast room.

Evidence on behalf of the Appellant will address the proposal in terms not only of site specific considerations but, also, having regard to its wider context. It will be demonstrated that the dwelling as proposed would be compatible and consistent with the bulk and appearance of other established properties within the 'group' and, moreover, that it would result in substantial improvement of the design of the dwelling at present and, therefore, would enhance the character and appearance of the area as a whole.

Under the circumstances, in particular the clarity of the previous appeal decision in terms of those elements of the previous scheme found to be unacceptable, which have been fully addressed, it is probable that reference will be made to advice contained in Circular 8/93.

H. GROUNDS OF APPEAL (continued)

Please turn over

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, Certificate A will apply: *Please tick **one** box only* ✔

CERTIFICATE A ☑

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates:

OR

CERTIFICATE B ☐

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which the notice was served	Date the notice was served

CERTIFICATES C and D ☐

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (*This has to be completed for all appeals*)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.**

✔

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding; ☑

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below: ☐

Tenant's name	Address at which the notice was served	Date the notice was served

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

		✔
1.	A copy of the original **planning application** sent to the LPA.	☑
2.	A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form).	☑
3.	A copy of the **LPA's decision notice** (if issued).	☑
4.	A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map).	☑
5.	Copies of all **plans, drawings and documents** sent to the LPA as part of the application.	☑
6.	Any ***additional plans, drawings and documents*** *sent to the LPA but which did not form part* of the original application (eg drawings for illustrative purposes).	☐

Copies of the following must also be sent, if appropriate:

7	**Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here:	☐
	_____	
	_____	
8.	*Any relevant* ***correspondence*** *with the LPA.*	☐
9.	If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:	
	(a) the relevant outline application;	☐
	(b) all plans sent at outline application stage;	☐
	(c) the original outline planning permission;	☐
10.	*A copy of any Environmental Statement plus certificates and notices relating to publicity* (if one was sent with the application, or required by the LPA).	☐
11.	If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.	☐

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PLEASE TURN OVER AND SIGN THE FORM – UNSIGNED FORMS WILL BE RETURNED

K. PLEASE SIGN BELOW

(Signed forms together with all supporting documents must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and relevant documents to the LPA *(if you do not, your appeal will not normally be accepted).*
2. I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature _____ (on behalf of) Mr J Predgen

Name (in capitals) Stephen Payne Associates Date 25 May 2001

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you.

NOW SEND:

- **1 COPY to us at**:
  The Planning Inspectorate
  Customer Support Section
  Temple Quay House
  2 The Square
  Temple Quay
  BRISTOL
  BS1 6PN

  We do not currently accept appeals by e-mail or fax.

- **1 COPY to the LPA**
  Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid and who is dealing with it.
2) Tell you and the LPA the procedure for your appeal.
3) Tell you the timetable for us receiving further information or representations.

   YOU MUST KEEP TO THE TIMETABLE
   If information or representations are received late we may disregard them. They will not be seen by the inspector but will be sent back to you.

4) Tell you about the arrangements for the site visit, hearing or inquiry.

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

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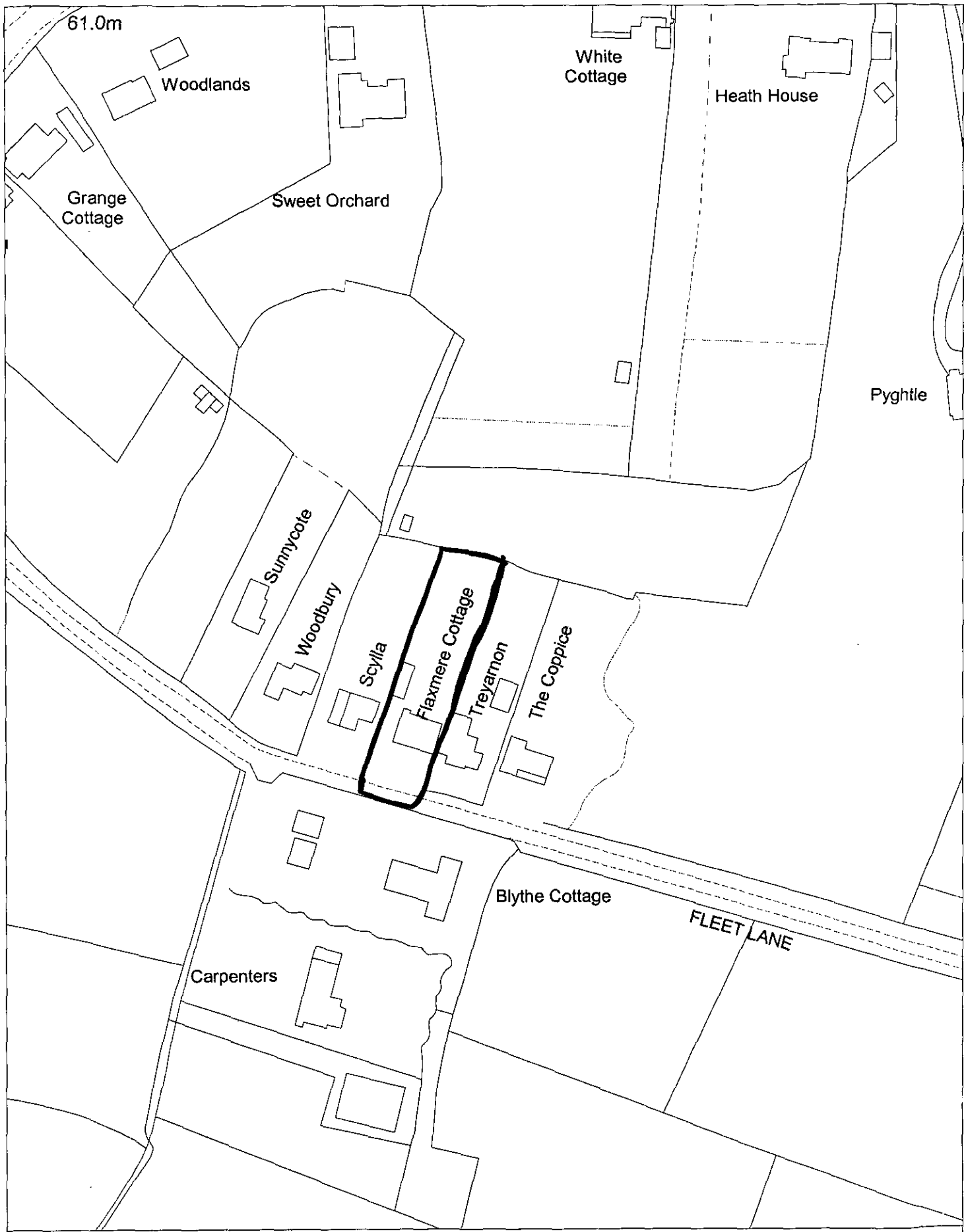

Site Plan, Scale: 1 to 1250

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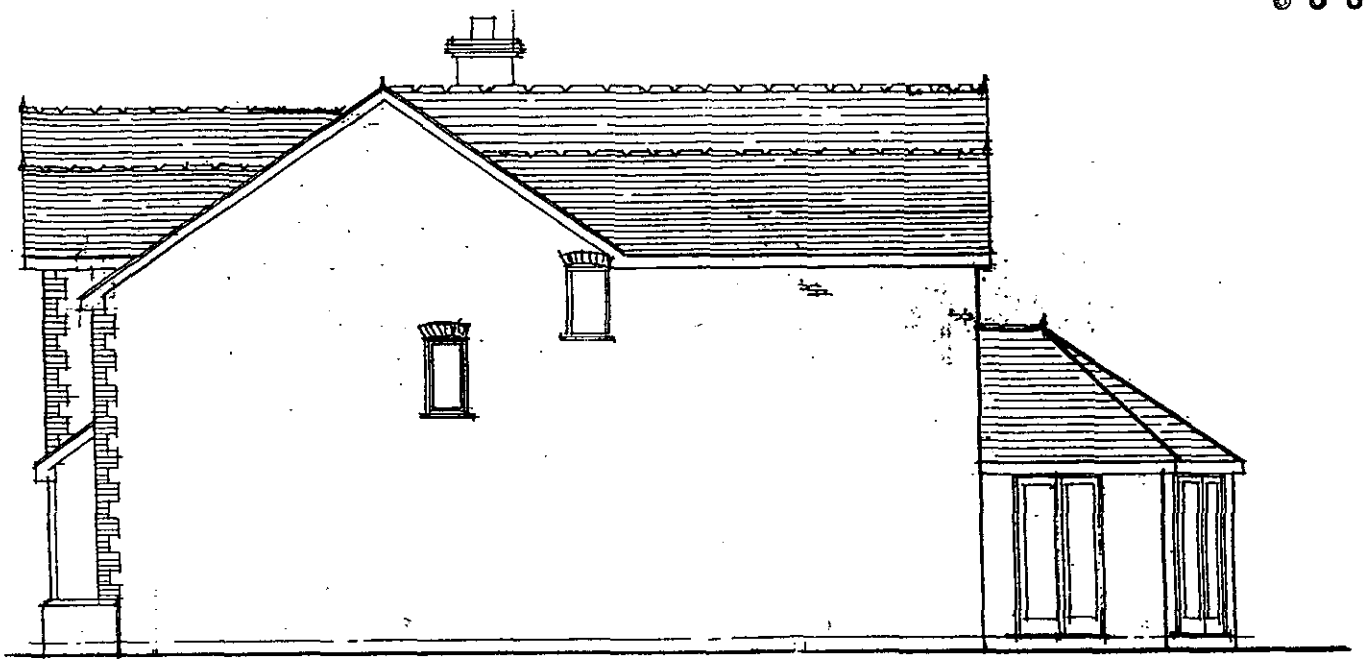
Date: 11 June 2001

N
W E
S

ADDITIONAL PLAN

3006



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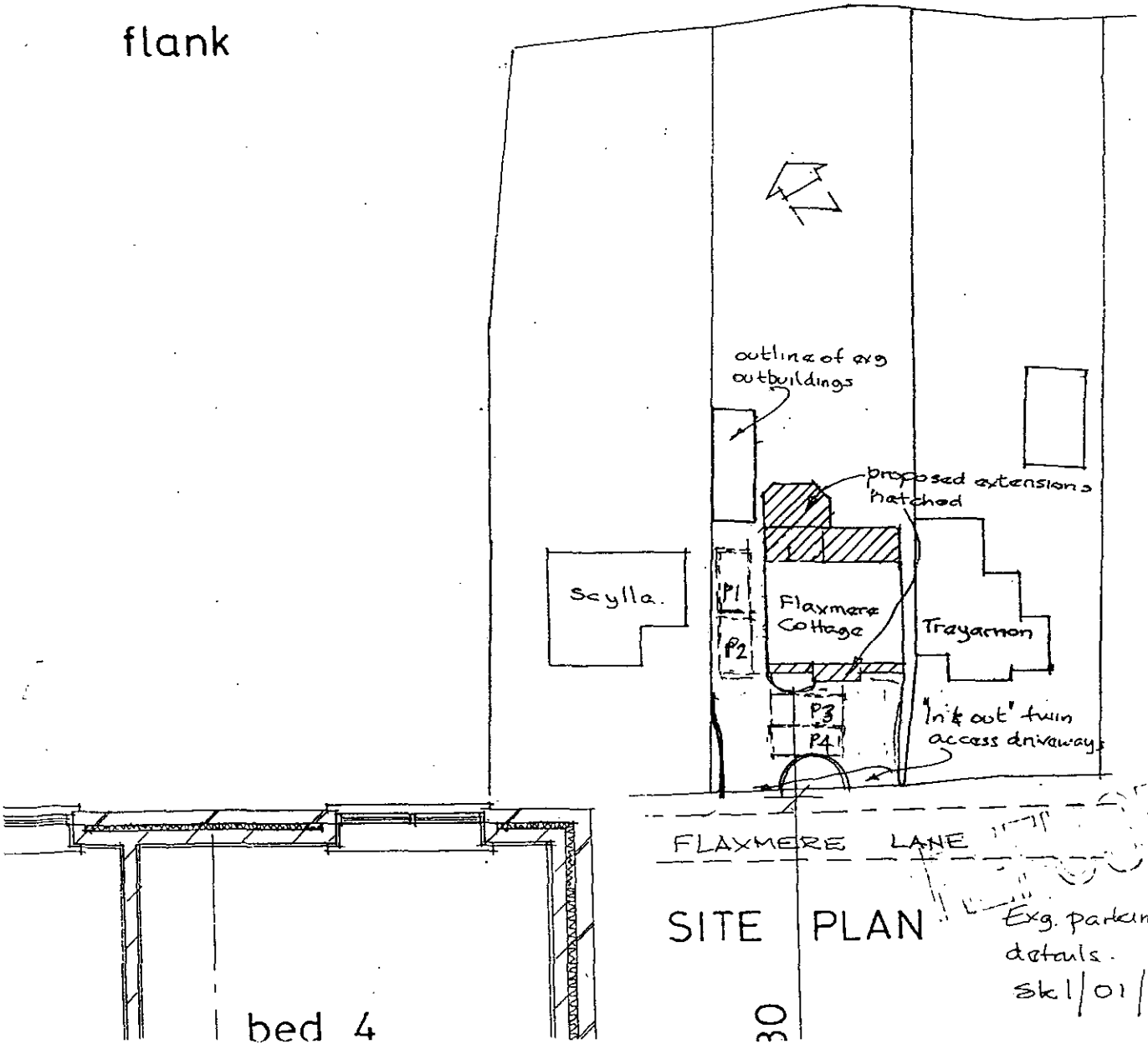

SITE PLAN