APPLICATION NO:

F/2000/2907

FILE 1

LOCATION:

269 - 273 Barkham Road, Wokingham.

APPLICANT:

Bewley Homes C/O Roman Professional Services

PROPOSAL:

Proposed erection of 15 dwellings and demolition of existing 3 dwellings. (Duplicate Application).

EARLIEST DATE FOR DECISION: **30/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
22/01/2001

CASE OFFICER: **Mrs B Polnik**

See File 2 for details pursuant to conditions and minor amendments

Appeal Decision

Hearing held on 19 June 2001

by David Wildsmith BSc(Hons) MSc CEng MICE FIHT

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

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Date
23 JUL 2001

Appeal Ref: APP/X0360/A/01/1059944
269-273 Barkham Road, Wokingham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Bewley Homes Plc against Wokingham District Council.
- The application (ref. F/2000/2907), is dated 24 November 2000.
- The development proposed is the demolition of three residences and the erection of fifteen 2, 3, 4 and 5 bedroom houses.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. Following submission of the planning application, amendments were made to 5 drawings, under covering letter dated 20 February 2001, and I have based my decision on these amended drawings. The appellant also submitted 2 Unilateral Undertakings under Section 106 of the Town and Country Planning Act 1990, which I discuss in detail below. At the hearing an application for costs was made by the appellant against the Council. This application is the subject of a separate Decision.

Background to the Appeal Proposal

2. A similar proposal, to erect 9 dwellings, of 3, 4 and 5 bedrooms, was refused planning permission on appeal in October 2000 (ref. APP/X0360/A/00/1044914). My colleague Inspector concluded that the proposal would not satisfy the provisions in PPG3 for the more efficient use of land, or for a mix of dwelling sizes and types. He also concluded that the 3-storey houses proposed for plots 1 and 2 (equivalent to plots 1-4 in the current scheme), would have resulted in a visual impression of a large building mass, especially when compared to more modest surrounding buildings, and that this would have seriously harmed the character and appearance of the street scene. The appellant contends that the current scheme has been devised to address these concerns. However, in refusing a duplicate proposal, the Council made it clear that by virtue of the number of dwellings, the proposed development was considered to be out of character with its surroundings, and detrimental to the character and appearance of the area.

Main Issues

3. I consider that there are 3 main issues in this case. These are the effect of the proposal on firstly, the character and appearance of the surrounding area; secondly, on the living conditions of nearby residents, with particular reference to overlooking, loss of privacy and loss of light; and finally, on the safety and convenience of users of Barkham Road.

Planning Policy

4. The development plan includes the Berkshire Structure Plan 1991-2006, adopted in 1995, but it was agreed that the proposal does not conflict with any relevant policies. The Council does, however, consider that the proposal conflicts with policies SBE1 and SBE2 of the South East Area Local Plan. Although this plan had an end date of 1996, the Council has resolved that with the exception of housing policies it should continue to carry weight, as it contains the most up-to-date adopted policies. Policy SBE1 states that new development shall be of a high standard of design appropriate to the character of the area in which it is to be situated, and sets out a number of criteria which should be met. Policy SBE2 indicates that proposals for development that are inappropriate in terms of their relationship with adjoining sites and buildings, or which would adversely affect the character of an area by such matters as siting, scale, form and massing, will not normally be permitted.

5. Relevant government guidance is mainly in Planning Policy Guidance 3 (PPG3): *Housing*, which post-dates all adopted local and strategic policies. Of particular relevance is the guidance in paragraphs 54 to 58, dealing with designing for quality and making the best use of land. Furthermore, paragraph 38 points out that until development plans can be reviewed, local authorities should have regard to the policy in PPG3 as material considerations which may supersede the policies in the development plan. I consider this to be the case here. Advice on visibility splays at junctions is contained in the DETR publication *Places, Streets & Movement – A Companion Guide to Design Bulletin 32*.

6. The Council also referred to policies in the emerging Wokingham District Local Plan. Policy WOS1 sets out objectives for sustainable development, whilst policy WOS3 contains general development control principles against which proposals will be assessed. Policy WBE1 requires development to respect its local context, and to respond to PPG3 the Council has introduced a density policy to the effect that no residential development will be permitted at a net density of less than 30 dwellings per hectare (dph) on sites within identified settlements. Policy WBE11 deals with the protection of trees and woodland, whilst policy WBE12 indicates that some roads will be defined as 'Green Routes', whose appearance will be protected by the imposition of Tree Preservation Orders (TPOs), and by resisting development that would detract from their visual quality. Although this Plan is at a relatively advanced stage of preparation, the Inspector's report has not yet been published, and I can therefore only accord these policies limited weight.

Reasons

Effect on character and appearance

7. Barkham Road is one of the main routes into Wokingham from the west, and its well-treed nature has resulted in the Council proposing to give it a 'Green Route' designation in the emerging Local Plan. The appeal site lies on the northern side of this road, and comprises the curtilages of 3 detached properties. Most of the nearby dwellings are detached houses, although there are also some bungalows. The form of development to the east of the appeal site mainly comprises dwellings located along the road frontage, whilst there is development in depth to the west with detached houses in The Shires lying to the north of many of the Barkham Road properties.

8. The eastern and western boundaries of the appeal site are defined by hedges, mature trees and fencing, whilst a public footpath runs along the northern boundary, bounded by fencing and hedging. The site slopes gently down from this northern boundary to Barkham Road,

and contains a number of trees which are acknowledged to be of importance. However, the Council has not considered it necessary to impose a TPO, as the proposal has been designed in consultation with its arboricultural officer, who is satisfied that the most important trees would not be affected. Nevertheless, the Council opposes this proposal because it considers that the form of development proposed, with 2 pairs of semi-detached houses, a garage, 6 parking spaces and a large detached house, all along the frontage, would significantly detract from the existing spacious character of this site and the immediate locality.

9. The proposal would clearly result in dwellings being sited closer to Barkham Road than is currently the case on this site, but in my opinion this would not be unusual at this location, especially as many other properties along this stretch already lie much closer to the road than do the 3 existing dwellings on the appeal site. Moreover, the appellant is proposing to construct the 2 pairs of semi-detached houses to a design which gives each pair the appearance of a detached dwelling, whilst the forward projection on the detached house proposed for plot 15 would have a south-facing dormer, and steeply pitched roof to a low eaves height, which I consider would reduce its visual impact. The double garage proposed to be located in front of the western pair of semi-detached houses would not be significantly more prominent than the garage which already exists at this location, particularly as the existing access would be closed off by new planting along the highway boundary.

10. I accept that the new access road could well open up views into the site, but the existing and proposed trees and other planting would provide a significant amount of screening, and the layout of the properties means that only glimpses of the dwellings located further back from Barkham Road would be possible. The mature trees and other planting along the highway boundary would be retained and enhanced, and because of this I consider that the proposal would respect the emerging 'Green Route' designation. In view of the above points I consider that neither the frontage dwellings nor those located further back into the site, would appear obtrusive or out of keeping in the street scene. I am also mindful of the fact that the agreed density of the scheme, at some 34 dph, would comply with the guidance in PPG3, and also with the Council's emerging density policy.

11. I conclude that the proposal would not have an adverse effect on the character and appearance of the surrounding area. It would not therefore conflict with the objectives of the relevant adopted and emerging development plan policies to which I have referred.

Effect on living conditions

12. Objections on these grounds were raised both in writing and at the hearing, by nearby residents. With regards to overlooking and loss of privacy, the neighbours at No. 275 were particularly concerned that the proposal would result in 6 rear gardens abutting their property and rear garden, compared to just 3 with the scheme previously dismissed on appeal. I acknowledge that this would undoubtedly increase the level of activity in these rear gardens, but as much of this would take place some distance away from No. 275 itself, because of its long rear garden, this would not make the proposal unacceptable. I saw that fencing, trees and other vegetation provides an appreciable degree of screening along the common rear boundary, and there is no reason to believe that this situation would change if planning permission were granted. I consider that this screening would prevent any overlooking of No. 275 from ground floor windows of the proposed dwellings, and that because the new dwellings would be positioned some 11m from this common boundary, there would be no significant overlooking from first floor windows either.

13. There are no windows in the side elevation of No. 275 facing the appeal site, and no side windows are proposed in the corresponding face of the house on plot 1. Any overlooking from the front bay windows of No. 275 would only be at an angle and would, in any case, be shielded to some extent by existing trees and vegetation. The relationship between the dwellings proposed for the front of the site, on plots 1-4 and 15, and houses on the south side of Barkham Road would be little different to that which occurs in most residential streets, and I consider that no unacceptable overlooking would arise in this regard. Finally, there would be no windows in the side elevation of the house proposed for plot 10, facing No. 19 The Shires, and consequently there would be no overlooking or loss of privacy.

14. Turning to overshadowing, it is my view that even though the houses proposed for plots 1 and 2 would be sited forward of No. 275, their relative positions are such that no material loss of light would occur. Similarly, although the house on plot 15 would be directly alongside No. 267, it would not directly affect the light reaching any habitable rooms. Because of this, and the above reasons, I conclude that the appeal proposal would not have an adverse impact on the living conditions of nearby residents, through overlooking or loss of light. It would not, therefore, conflict with the aims of emerging policy WOS3.

Effect on safety and convenience of users of Barkham Road

15. This issue was raised by many of the interested persons who objected in writing and who attended the hearing. In view of the increased number of dwellings proposed for the site, it is clear that there would be increased traffic generation. However, I consider that this increase would be small in the context of overall traffic flows on Barkham Road, and would have only limited impact. It would therefore not be a sufficient reason, in itself, to dismiss the appeal. Furthermore, although I understand that the visibility now proposed for the new access has been somewhat reduced from that originally proposed, it would still comply with the advice in *Places, Streets & Movement*, referred to above. In any case, all highway and traffic related matters are acceptable to the Highway Authority, and in these circumstances I conclude that the proposal would not result in any unacceptable impact upon the safety or convenience of users of Barkham Road.

Other matters

16. I have had regard to the comments of residents who live on the south side of Barkham Road, that storm water flows off the appeal site into their gardens, but I consider that this matter could be adequately addressed by an appropriate drainage condition attached to any permission. I have also noted the concerns that there is already a water supply problem in the area, which the proposed development would exacerbate. However, I understand that this matter is being attended to, at the present time, by the responsible water supply company, which has not objected to the proposal. On a separate matter, the introduction of 2-bedroom houses into the scheme means that the overall mix would compare favourably with the aims of the Council's housing needs survey. Although interested persons contended that too many smaller properties were now being constructed in the Wokingham area, no hard evidence was submitted to support this. In any case the Council raises no objections to the housing mix proposed.

17. I have also had regard to the 2 Unilateral Undertakings submitted by the appellant. The first of these would make contributions of £5,000 towards the provision of additional play equipment in the nearby Junipers play area, and £18,011 towards the provision of primary sector education. In my opinion such contributions would be entirely justified, as the

increased housing on the site would undoubtedly give rise to additional calls on both local play areas and the education system. Moreover, the contributions would be in accordance with the requirements of emerging Local Plan policy WR7, and an adopted Education Policy on Developer's Contributions respectively. From the evidence placed before me I consider that these contributions would comply with the government's policy on planning obligations, as set out in Circular 1/97, and that this Unilateral Undertaking therefore weighs in favour of the proposal.

18. However, I view the second Unilateral Undertaking, which would provide a contribution of £15,000 towards a proposed Molly Millars Lane/Barkham Road Traffic Management Scheme, somewhat differently. The Council's Engineering Services Department has indicated that this scheme is aimed at relieving congestion which currently occurs along Barkham Road, and which often extends past the appeal site during the morning peak period. I understand that this scheme would also offer improved crossing points for pedestrians, and I see no reason why it should not be of benefit to future occupiers of the proposed housing. However, there is no suggestion from the Council that the appeal proposal should not go ahead if this contribution is not made, and because of this I consider that the Unilateral Undertaking does not fully accord with the requirements of Circular 1/97. As a result, the offer of this contribution has not had a bearing on my decision.

Summary

19. Notwithstanding the above comments regarding this second Unilateral Undertaking, my favourable findings on the main issues and other matters raised means that I consider this proposal to be acceptable, subject to the imposition of a number of conditions. I have considered those discussed at the hearing, alongside the guidance in Circular 11/95, and I shall require details of a number of matters to be submitted to and approved by the Council, to ensure the satisfactory appearance of the development. These cover the materials to be used in the external surfaces of the new dwellings; proposed slab levels; hard and soft landscaping; and the protection of trees during construction. In the interests of highway safety I shall require details of the proposed access, and the management of vehicles during the construction period, to be agreed with the Council. Conditions are also necessary to secure the satisfactory layout of the private driveways, and to ensure that adequate provision is made on-site for the parking and manoeuvring of vehicles.

20. A condition to ensure that the site is adequately drained is also necessary, as is one to control the hours of construction, which in my opinion should not extend beyond 1800 hours, in order to safeguard the amenities of nearby residents. Finally I shall impose conditions restricting the insertion of additional windows, and specifying obscured-glazing, to ensure that the appearance of the development is satisfactory and does not adversely affect the amenities of neighbours. A condition to prevent the deposit of mud and other debris on the public highway is not necessary, as this can adequately be controlled by the Highway Authority under other legislation. I have had regard to all other matters raised, but they are not sufficient to outweigh the considerations which have led me to my conclusion.

Conclusion

21. For the reasons given above I conclude that the appeal should be allowed.

Formal Decision

22. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the demolition of three residences and the erection of fifteen 2, 3, 4 and 5 bedroom houses at 269-273 Barkham Road, Wokingham in accordance with the terms of the application ref. F/2000/2907 dated 24 November 2000, and the plans submitted therewith, and as amended under covering letter dated 20 February 2001, subject to the following conditions:

1) The development hereby permitted shall be begun before the expiration of 5 years from the date of this decision.

2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

3) No development shall take place until details of the slab levels of the proposed buildings have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; and hard surfacing materials.

5) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

6) No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme detailing the existing trees to be retained, and measures for their protection in the course of development. This scheme shall include details relating to the provision of protective fencing; the felling of trees; the storage and mixing of materials; the burning of materials on the site; the use of machinery; and excavation and hand digging arrangements if appropriate. This scheme shall then be implemented as approved.

7) Works related to the development hereby permitted shall not take place other than between the hours of 0800 and 1800 Mondays to Fridays, and 0800 and 1330 on Saturdays, and at no time on Sundays and Bank or Public holidays, unless otherwise agreed in writing by the local planning authority.

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows other than those expressly authorised by this permission shall be constructed in the first floor level or above, of the north-eastern side elevation of the dwelling on plot 15 facing No. 267 Barkham Road.

9) The first floor windows in the side elevations of dwellings on plots 2, 3, 5, 10, 11, 12 and 15 shall be obscure glazed and fixed shut with the exception of a top opening fan light if required, and shall be so maintained thereafter, unless otherwise agreed in writing by the local planning authority.

10) No development shall commence until a scheme for the provision of surface water drainage has been agreed in writing by the local planning authority. The scheme shall then be implemented as agreed.

11) The dwellings hereby permitted shall not be occupied until the areas shown for parking on drawing No. A00/106/P/01 rev A have been laid out, drained and surfaced in accordance with details submitted to and approved in writing by the local planning authority. These areas shall not thereafter be used for any purpose other than the parking of vehicles.

12) The dwellings hereby permitted shall not be occupied until visibility splays at the intersection of private driveways and the new access road have been provided in accordance with details which have first been agreed in writing with the local planning authority. The splays shall thereafter be maintained as approved.

13) No development shall commence until details of the junction between the proposed access road and Barkham Road, including details of visibility splays, have been approved in writing by the local planning authority. The dwellings hereby approved shall not be occupied until that junction has been constructed in accordance with the approved details.

14) No development shall commence until details of the on-site management of contractors', site operatives' and visitors' vehicles have been agreed in writing by the local planning authority. Vehicles shall then managed on site in accordance with the approved details.

Information

23. 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.

24. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

25. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

26. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

David Wildsmith

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr J Woolf MA DipTP MRTPI	Chancellors, Chartered Town Planning Consultants, 45 High Street, Odiham, Hook, Hampshire, RG29 1LF
Mr A Morris BSc(Hons) DipTP MRTPI	Bewley Homes Plc, Inhurst House, Brimpton Road, Baughurst, Hants, RG26 5JJ
Mr I Dunn	271 Barkham Road, Wokingham, Berkshire, RG41 4BY
Mr R Wareham	269 Barkham Road, Wokingham, Berkshire, RG41 4BY

FOR THE LOCAL PLANNING AUTHORITY:

Mr M Evans DipTP MRTPI	Principal Enforcement Officer, Wokingham District Council

INTERESTED PERSONS:

Mr S Dix MRICS & Mrs K Dix	300 Barkham Road, Wokingham, Berkshire, RG41 4DA
Mr R & Mrs J Andrews	275 Barkham Road, Wokingham, Berkshire, RG41 4BY
Mr J T & Mrs H Gibson	308 Barkham Road, Wokingham, Berkshire, RG41 4DA
Mrs I M Wrobel	259 Barkham Road, Wokingham, Berkshire, RG41 4BY
Mr N Morris	267 Barkham Road, Wokingham, Berkshire, RG41 4BY

DOCUMENTS

Document	1	List of persons present at the hearing
Document	2	Council's letter of notification of the hearing, and list of persons notified
Document	3	Appendices 1-8 to Mr Woolf's evidence
Document	4	Appendices 1-3 to Mr Evans's evidence
Document	5	Letter from the Council's Environmental Services Department, Engineering Services, dated 30 May 2001
Document	6	Letter from the Council's Education & Cultural Services Department, dated 21 May 2001
Document	7	Letter from the Council's Environmental Services Department, Planning Services, dated 18 April 2001
Document	8	Unilateral Undertaking relating to contributions towards the provision of additional play equipment, and primary sector education
Document	9	Unilateral Undertaking relating to contributions towards the proposed Molly Millars Lane/Barkham Road Traffic Management Scheme

PLANS

Plans	A(1-12)	Application plans
Plan	B	Drawing No. 99 73 021 rev B, showing site layout for scheme refused under appeal ref. APP/X0360/A/00/1044914
Plan	C	Site location plan included in Mr Woolf's statement
Plan	D	Site layout plan from Mr Woolf's statement, with groups of trees hatched

Tel. 0118 974 6443 (Direct Line)

Date. 7 November, 2001

My ref. CD/FP2001/2233(2907)

Bewley Homes PLC
C/o Romans Professional Services Limited
4 King Street Lane
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WOKINGHAM
Berkshire
RG41 5AS

Environmental Services Department
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PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Sirs,

15 NEW DWELLINGS AT 269-273 BARKHAM ROAD, WOKINGHAM

On checking your Building Regulations Application Number FP2001/2233 with the planning drawings in F/2000/2907which was allowed on appeal on 23 July 2001,I note that there are discrepancies.

- An additional ground floor window to Plot 15
- BC floor plans and elevations do not correspond on Plots 13 & 14. Planning floor plans and elevations do not correspond either. Garage door to side or rear?

Would you please submit 4 copies of suitably revised elevations and floor plans incorporating and highlighting the above changes, for consideration under the above planning application by 22 November.

It would be helpful if you quoted the above reference in all correspondence.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2907	BP
BUILDING CONTROL NUMBER	FP 2001/2233	Smith
~~APPLICANT~~/AGENT	Romans	
ADDRESS OF SITE	Land at 269-273 Barkham Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	erect 15 new dwellings	

DRAWING NUMBERS	BC rec'd 2/9/01	DC	
BLOCK PLAN	A00/106 P/01A	A00/106 P/01 A rec'd	21/2/01
ELEVATIONS			
FLOOR PLANS	See	attached	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED on Appeal	23/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Some slight	
IF YES, WHAT ARE THE DIFFERENCES ? See basis BC	but also additional ground floor window Plot 15	
DATE	5/11/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED	7/11/01		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Costs Decision

Hearing held on 19 June 2001

by David Wildsmith BSc(Hons) MSc CEng MICE FIHT

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

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2 The Square
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Date

23 JUL 2001

Costs application in relation to Appeal Ref: APP/X0360/A/01/1059944
269-273 Barkham Road, Wokingham

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6 and the Local Government Act 1972, section 250(5).
- The application is made by Bewley Homes Plc for a full award of costs against Wokingham District Council.
- The hearing was in connection with an appeal against the failure of the Council to issue a notice of their decision within the prescribed period on an application for planning permission for the demolition of three residences and the erection of fifteen 2, 3, 4 and 5 bedroom houses.

Summary of Decision: The application fails and no award of costs is made.

The Submissions for the Appellant

1. The Council had acted unreasonably in refusing planning permission, and the appellant had therefore incurred expense unnecessarily, as it should not have been necessary for this matter to be determined by the Secretary of State. Although the Council failed to determine this planning application, it refused a duplicate application for a single reason, namely that the number of dwellings proposed meant that the development would be out of character with its surroundings and detrimental to the character and appearance of the area. The starting point in this appeal is the 3 reasons the Council gave for refusing an earlier proposal for 9 dwellings on this site. All of these reasons were addressed by the current scheme, to the satisfaction of the Council's officers. The density of the current scheme is agreed to be 34 dph; the mix of dwelling types is now exactly in line with the Council's policies; and the concern about 3-storey dwellings on plots 1 and 2 has been addressed by the 2 pairs of semi-detached houses on what are now plots 1 to 4. Although there would be more parking at the front of the site, this would be unobtrusive as it would be shielded by planting. In any case, parking in front of dwellings is a common feature along Barkham Road.

2. Circular 8/93 makes it clear that planning authorities are at risk of an award of costs against them if, for example, they fail to provide evidence on planning grounds, to substantiate their reasons for refusal; if they fail to take into account relevant policy statements in Departmental guidance; or if they refuse permission for a modified scheme when an earlier appeal decision indicated this would be acceptable, and circumstances have not materially changed. Here, the proposal would accord with adopted and emerging development plan policies, and also with national guidance in PPG3, but the Council did not take these matters into account. Moreover, the Council did not take on board the fact that the layout of this scheme is very similar to that of the scheme which the previous Inspector said was acceptable. In the appellant's view, the matter of character and appearance was introduced as an additional reason for refusal, contrary to the guidance in point (7) of the Appendix to Circular 8/93.

3. Paragraph 8 to Annex 3 also indicates that authorities should give complete, precise, specific and relevant reasons for refusal, by reference to the development plan and all other material considerations. Here, the Council did not acknowledge that the guidance in PPG3 over-rides the policies in the time-expired Local Plan. In addition, paragraph 9 makes it clear that planning authorities are not bound to accept the professional or technical advice given by their own officers, but they will be expected to show that they had reasonable planning grounds for taking a decision contrary to such advice. The Council's deemed reason for refusal has not been supported by substantial evidence. Members of the Planning Committee took ¾ of an hour to decide a reason for refusal for the duplicate application, and this, and the other points made above, demonstrates that the Council acted unreasonably in this matter. A full award of costs is therefore sought.

The Response by the Council

4. The Council does not accept that it failed to produce evidence to support its case, and that it failed to take account of PPG3. Members of the Planning Committee considered that the proposal would be out of character with its surroundings, and detrimental to the character and appearance of the area. Evidence was presented at the hearing to explain that the scheme would have an adverse impact on the street scene, by virtue of the development across the frontage of the site, comprising the 2 pairs of semi-detached dwellings on plots 1-4, the detached house on plot 15, a double garage and 6 parking spaces, together with a new access. This form of development would appear incongruous with respect to adjacent dwellings. Full account was taken of the guidance in PPG3, but even if 2 dwellings were removed from the scheme, the density would only drop to 29.5 dph, which is very much in line with PPG3 guidance. The density policy in the emerging Local Plan demonstrates that the Council is embracing the advice in PPG3, but the Council does not accept that PPG3 density figures should be applied in an inflexible way.

5. Even though this was a modified scheme, the Council still has to pay regard to the impact on character and appearance. No new reason for refusal has been raised, as both adopted and emerging policies make it clear that if proposals have an adverse impact on the character or appearance of an area, they should be refused. In the Council's view, there are significant differences between the layout refused by the previous Inspector, and the one for the current appeal. In particular the current layout provides for a garage and 6 parking spaces at the front of the site, which did not appear in the previous scheme, and which would therefore give rise to a different impact on character and appearance, which the Council say would be harmful.

6. In view of the above points, it is submitted that the Council did not act unreasonably, and that the application for an award of costs should be dismissed.

Conclusions

7. I have considered this application for costs in the light of Circular 8/93 and all the relevant circumstances. This advises that, irrespective of the outcome of the appeal, costs may only be awarded against a party who has behaved unreasonably and thereby caused another party to incur or waste expense unnecessarily.

8. At the hearing, the Council clarified that it was the concentration of development at the front of the site, and the consequent increased activity likely to result, which it found unacceptable. In my opinion, the scheme now before me, and the proposal dismissed on

appeal in October 2000 (ref: APP/X0360/A/00/1044914), are virtually identical with regard to the dwelling now proposed for plot 15, the position and layout of the access road, and the trees and other planting along the frontage to Barkham Road. With regard to these elements, I therefore consider that the Council's arguments cannot be supported. However, I consider that the same cannot be said for the dwellings now proposed for plots 1-4. Although the layout now proposed for this part of the site is broadly similar to that of the previous scheme, I accept the Council's contention that there are noticeable differences. In particular, the fact that 4 dwellings are now proposed where 2 previously were, means that the area to the front of these properties is likely to have to accommodate double the number of vehicles compared to the previous scheme, and there would undoubtedly be an increase in the associated comings and goings. Furthermore, the proposal before me seeks to construct a detached double garage in front of the westernmost pair of dwellings. No such garage was proposed in the previous scheme.

9. Although I have concluded that these differences are not significant, and that the proposal would not have a materially adverse impact on the character and appearance of the street scene, and the surrounding area, the matters on which this appeal has turned are, essentially, subjective. Council Members are entitled to come to a different view to their officers and, in my opinion, the reasoning put forward at the hearing contained sufficient substance for me to conclude that the Council did not act unreasonably in this matter. In these circumstances paragraph 8 of Annex 3 to Circular 8/93 indicates that an award of costs relating to substantive matters, as distinct from procedural matters, is unlikely to be made, and that is my conclusion here.

10. Therefore, taking all the above points into account, I consider that unreasonable behaviour resulting in unnecessary expense, as described in Circular 8/93, has not been demonstrated and I conclude that an award of costs is not justified.

Formal Decision

11. In exercise of the powers transferred to me, I refuse the application for an award of costs.

David Wildsmith

INSPECTOR

(BP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Bewley Homes
C/O Romans Professional Services
4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Application Number: F/2000/2908

Parish: **WOKINGHAM**

Location: **269 - 273, Barkham Road, Wokingham.**

Proposal: **Proposed erection of 15 dwellings and demolition of existing 3 dwellings. (Duplicate Application).**

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 development, by virtue of the number of dwellings, would be out of character with its surroundings and detrimental to the character and appearance of the area. As such the proposal is considered contrary to policies SBE1 and SBE2 of the South East Area Local Plan and to policies WOS1, WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

Informative

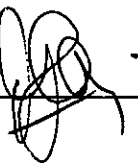
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies H9 and LD6.

South East Area Local Plan Policies STV1, SH1, SBE1/2, SH8, SPS1 and SR2.

Deposit Draft Wokingham District Local Plan Policies WOS1, WOS3, WH1, WBE1, WBE11, WBE12, WH6, WOS4 and WR7.

John Mitchell
Development Control Manager
Date: 21/03/2001

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.

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

By hand 21/2/01.

Please reply to Winnersh

REVISED PLAN

Mrs B Polnik
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC BP 26/2.	EN 40181
APP	
CS	
21 Feb 2001	
COPIES TO:	

By Fax and Post

20th February 2001

Our ref: A00/106/WJ/kal

Dear Mrs Polnik

RE: PROPOSED DEVELOPMENT AT 269-273 BARKHAM ROAD, WOKINGHAM APPLICATION NO'S: F/2000/2907 AND F/2000/2908

Further to our recent meeting in relation to the above planning applications, please find enclosed 12 copies of each of the following drawings:-

- A00/106/P01A
- A00/106/P03A
- A00/106/P11
- A00/106/P12
- A00/106/P04

As indicated the revised drawings show amendments to the layout from plots numbered 1 through to 9. I would be grateful if these drawings can replace the existing planning drawings for these plots.

I trust that the revised layout is acceptable to you and will receive a positive recommendation on the agenda for the committee meeting on 21st March 2001.

If you require any additional information or would like to discuss this application then please do not hesitate to contact either myself or one of my colleagues on the telephone number listed below.

Yours sincerely

WARREN JOSEPH

ARCHITECTURAL SERVICES MANAGER
DIRECT LINE: (0118) 936 6613
DX: 92952 LOWER EARLEY
E-MAIL: wjoseph@romans.co.uk
CC: Andy Brooks
Enc

Head Office
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0118 936 6699
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Hampshire
SO17 1XN
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A/F TECHNICAL SERVICES
Arboricultural Consultancy Service

A/F Technical Services
21 Burpham Lane
Guildford
Surrey GU4 7LN

Telephone: 01483 532786 • Mobile: 0860 742359 • Fax: 01483 534836 • E-mail: AFTS@msn.com

Mr A Brooks
Bewley Homes plc
Field House Barn
Chineham Lane
Sherbourne St John
Basingstoke
Hants RG24 9LR

RECEIVED

Our Ref: 99056L1.RDG
28March 2000

Dear Mr Brooks

Trees – 269/273 Barkham Road, Wokingham

Further to your instructions and our site meeting I surveyed trees at the above site on 14 & 24 March 2000. Enclosed is my tree survey schedule and plan which has been colour-coded to indicate the condition of individual trees.

There are no trees in the high category (A – green). The moderate category trees (B - blue) are therefore the best trees on this site and can be retained as individuals or part of a group. Trees in the low category (C - brown) should not be retained as individual specimens but only as part of a group of, preferably, better quality trees and where they are not a significant constraint on development. All trees in the fell category (D - red) must be removed in any event. Trees in this category will normally be exempt from a Tree Preservation Order.

My tree survey is based on your layout plan, which has been colour coded to show the condition of individual trees and those that would be retained and removed. To determine the trees that would be directly and indirectly affected by these proposals I have applied the criteria of Table 1 of BS5837:1991 'British Standard Guide for Trees in relation to Construction'. The trees shown to be retained comply with the recommendations of the Standard and would not be indirectly affected by these proposals.

Section 11 of the Standard advises that footpaths, drives and parking spaces may be incorporated within a tree's protected root area (Table 1). The Standard further advises that excavation should be restricted to the removal of top soil only (maximum 150mm), the sub-base should be of a no-fines aggregate and the finished surface permeable, as recommended in Section 11.6 of the Standard.

Trees to be retained should be protected by strong barrier fences to the recommendations of Section 8 of the Standard. Fencing should be erected before site works commence and maintained for the period of construction. In addition, below ground services should be routed outside each tree's protected root area. However, where this is not possible trenching should be undertaken to the recommendations of NJUG 10 'Guidelines for the planning, installation and maintenance of utility services in proximity to trees'.

In my assessment, the proposed development complies with the recommendations of BS5837:1991 and, provided the trees are properly protected for the period of development, their health and safe life expectancy would not be affected by these proposals.

If I can be of further assistance please do not hesitate to contact me.

Yours sincerely



R D D Grainger

enc. Tree survey schedule & plan

Bewley Homes plc

Tree Survey Schedule
March 2000

269-273 Barkham Road
Wokingham

A/F TECHNICAL SERVICES
Arboricultural Consultancy Service

A/F Technical Services • 21 Burpham Lane • Guildford • Surrey • GU4 7LN • Tel: 01483 532786 • Fax: 01483 534836

Instructions

Unless otherwise instructed this tree survey includes all significant individual and groups of trees. Fruit trees and other vegetation have not been included.

Site: 269 – 273 Barkham Road
Wokingham
Surrey

Client: Bewley Homes plc
Field House Barn
Chineham Lane
Sherbourne St John
Basingstoke
Hants RG24 9LR

Survey Date: 14 & 24 March 2000

Surveyed By: R D D Grainger Dip Arb(RFS) F Arbor A

Our Ref: 99056S.RDG

Tree Survey

This tree survey has been undertaken to the recommendations of BS 5837:1991 British Standard Guide for Trees in Relation to Construction. In making this assessment, consideration has been given to:

- the health, vigour and condition of each tree
- any structural defects in each tree, and its safe life expectancy
- the size and form of each tree and its suitability within the context of the proposed development
- the location of each tree relative to existing site features

Tree Survey Plan

The tree survey plan indicates the tree number, crown size and shape. Where requested, the plan has been colour coded to indicate the condition of individual or groups of trees. Where trees are scheduled under a Tree Preservation Order (TPO) the TPO number may be shown on the plan.

Tree Survey Codes

NO Tree number on survey plan

SPECIES Common/English name

HT Height class
S Small (<6 m)
M Medium (7<12 m)
L Large (>12 m)

RAD Crown spread radius (metres)

DBH Trunk diameter (centimetres) at breast height (1.5m)

AGE Age class

Y	Young - Less than one third life expectancy
MI	Middle age - One to two thirds life expectancy
M	Mature - More than two thirds life expectancy
OM	Overmature - Very limited life expectancy

VIG Vigour

N	Normal vigour
L	Low vigour

CODE A High category (green on plan)

Trees whose retention is most desirable:

- vigorous healthy trees, of good form, and in harmony with proposed space and structures;
- healthy young trees of good form, potentially in harmony with proposed development;
- trees for screening or softening the effect of existing structures in the near vicinity, or of particular visual importance to the locality;
- trees of particular historical, commemorative or other value, or good specimens of rare or unusual species.

Trees in this category are the best trees on the site and should be retained where possible.

CODE B Moderate category (blue on plan)

Trees whose retention is desirable:

- trees that may be included in the high category, but because of their numbers or slightly impaired condition, are downgraded in favour of the best individuals;
- immature trees, with potential to develop into the high category

CODE C Low category trees (brown on plan)

Trees which could be retained:

- trees in adequate condition, or which can be retained with minimal tree surgery, but are not worthy of inclusion in category A or B;
- immature trees, or trees of no particular merit.

Trees in this category should not be retained in isolation but only as part of a group of, preferably, better quality (code A/B) trees. They should only be retained where they are not a significant constraint on development.

CODE D Fell category (red on plan)

Trees for removal:

- dead or structurally dangerous trees;
- trees with insecure roothold;
- trees with significant fungal decay at the base or on the main bole;
- trees that will become dangerous after the removal of other trees.

Trees in this category must be felled in any event.

COMMENTS General comments on the form and condition of the tree. In some cases a more detailed inspection may be recommended to determine the tree's safety and suitability to be retained. Where trees have been included in a Tree Preservation Order the TPO number is indicated.

Tree Protection

Table 1 of BS 5837:1991 recommends a minimum protected area around each tree based on its size, age and vigour. This distance is the minimum requirement for protective fencing and excavation likely to sever roots and is measured from the centre of the trunk. In some cases, where development is on one side of the tree only, the distance can be reduced by one third provided there is a corresponding increase in undisturbed land in other directions.

The tree survey data should be used to determine the minimum protected area for individual trees – Age, trunk diameter (dbh) and vigour.

Table 1 Distances – Trees of Normal Vigour (BS5837:1991 - extract)

Tree Age	Trunk Diameter (cm) – dbh	Distance (m)	One Side Only (m)
Young	< 20	2.0	1.4
	20 < 40	3.0	2.0
	> 40	4.0	2.7
Middle Aged	< 25	3.0	2.0
	25 < 50	4.5	3.0
	> 50	6.0	4.0
Mature	< 35	4.0	2.7
	35 < 75	6.0	4.0
	> 75	8.0	5.4

Table 1 Distances – Trees of Low Vigour (BS5837:1991 - extract)

Tree Age	Trunk Diameter (cm) - dbh	Distance (m)	One Side Only (m)
Young	< 20cm	3.0	2.0
	20cm < 40cm	4.5	3.0
	> 40cm	6.0	4.0
Middle Aged	< 25cm	5.0	3.4
	25cm < 50cm	7.5	5.0
	> 50cm	10.0	6.7
Mature and Overmature	< 35cm	6.0	4.0
	35cm < 75cm	9.0	6.0
	> 75cm	12.0	8.0

NO	SPECIES	HT	RAD	DBH	AGE	VIG	CODE	COMMENTS
1	Silver birch	L	5	34	M	N	B	
2	Beech	L	9	92	M	N	B	Tree surgery required
3	Cherry	S	1	21	OM	L	D	Trunk decay
4	Lawson cypress	M	3	22	M	N	B	Forked trunk
5	Deodar cedar	L	4	47	MI	N	B	One-sided crown – tree surgery required
6	Sycamore	L	6	38	MI	N	B	One-sided crown – tree surgery required
7	Oak	L	6	60	M	N	B	One-sided crown – tree surgery required
8	Sycamore	M	4	19	Y	N	C	One-sided crown, suppressed
9	Oak	L	6	33	Y	N	B	Forked trunk
10	Sycamore	L	5	26	Y	N	C	Forked trunk, one-sided crown
11	Sycamore	L	5	18	Y	N	C	One-sided crown
12	Sycamore	L	5	24	Y	N	C	Leaning, one-sided crown
13	Sycamore	L		37	MI	N	C	Three stems, one-sided crown
14	Oak	M	5	52	M	N	B	Regrown pollard – tree surgery required
15	Oak	L	9	54	M	N	B	One-sided crown – tree surgery required
16	Oak	L	7	47	M	N	B	Regrown pollard – tree surgery required
17	Oak	L	7	36	MI	N	C	Leaning, one-sided crown
18	Sycamore	L	5	15	Y	N	C	Multi-stemmed, suppressed
19	Sycamore	L	6	22	Y	N	D	Basal damage and decay
20	Oak	L	6	32	Y	N	B	One-sided crown
21	Oak	M	7	24	Y	N	C	Leaning, one-sided crown
22	Douglas fir	L	5	46	M	N	B	
23	Scots pine	L	3	30	M	N	B	
24	Scots pine	L	4	47	M	N	B	Tree surgery required
25	Douglas fir	L	4	30	M	N	B	One-sided crown
26	Douglas fir	L	3	28	M	N	C	Suppressed, one-sided crown
27	Sycamore	M	5	33	MI	N	B	
28	Scots pine	L	4	46	M	N	B	Tree surgery required
29	Scots pine	M	4	32	M	N	B	Suppressed crown
30	Douglas fir	M	3	28	M	N	C	Suppressed crown
31	Douglas fir	M	4	24	M	N	C	Suppressed crown
32	Douglas fir	L	5	60	M	N	B	Tree surgery required
33	Douglas fir	M	4	34	M	N	C	One-sided crown
34	Silver birch	M	4	37	M	L	D	Crown die-back
35	Purple plum	S	3	16	MI	N	C	One-sided crown
36	Silver birch	L	7	39	M	N	B	Tree surgery required
37	Silver birch	L	1	23	M	L	D	Suppressed one-sided crown, decayed trunk
38	Sycamore	L	7	42	M	N	B	Tree surgery required
39	Sycamore	M	3	16	Y	N	C	Suppressed, leaning one-sided crown
40	Rowan	S	2	10	Y	N	B	

NO	SPECIES	HT	RAD	DBH	AGE	VIG	CODE	COMMENTS
41	Sawara cypress	M	2.5	26	M	N	B	Two stems
42	Silver birch	L	5	33	M	N	B	One-sided crown
43	Silver birch	L	4	23	M	N	B	One-sided crown
44	Silver birch	M	2	14	MI	N	C	Leaning, suppressed, two stems
45	Silver birch	L	3	20	M	L	D	Trunk decay
46	Silver birch	M	4	21	M	L	D	Trunk decay
47	Silver birch	M	4	18	M	L	D	Trunk decay
48	Silver birch	L	2	17	M	L	D	Trunk decay
49	Oak	M	4	19	Y	N	B	Suppressed, one-sided crown – tree surgery required
50	Japanese cedar	S	2.5	20	MI	N	C	One sided crown, three stems
51	Weeping willow	S	3	18	Y	N	B	One-sided crown
52	Silver birch	M	6	47	OM	L	D	Crown decay
53	Silver birch	L	5	34	M	N	B	Leaning, one-sided crown
54	Silver birch	L	5	55	M	N	B	Possible trunk decay – detailed inspection required

Date: 01 March 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2907

Location: 269 - 273, Barkham Road, Wokingham.

Proposal: Proposed erection of 15 dwellings and demolition of existing 3 dwellings. (Duplicate Application).

Applicant: Bewley Homes C/O Roman Professional Services.

Case Officer: Mrs B Polnik

The new plans show the following: Revisions to layout and design of Plots 1-9 inclusive. Drawing nos AOO/106/P01A, /P03A, /P11, /P12 and /P04.

Comments are required by 15/03/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

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

App No. F/2000/2907 (Planaps) / and F/2000/2908 (Ludhouse) Date Rec. 21.2.2001

Location: 269-273 BARKHAM RD

Parish WOKINGHAM

Applicant: BEWLEY HOMES LTD

Description of attached plans Revisions to layout and design of plots 1-9 inclusive.

Drawing No's: A00/106/P01A, P03A, P11, P12 and P04

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: as previously ✓ Neighbour consultations to expire 20.3.2001 and anyone who has written in. Date for Responses 21 days 14 days for consultees

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice (Y) N ✓

New Description

CASE OFFICER BP.

Consultations Sent by Admin. on 01.03.PS

Yellow - Part One Copy
Green - Officer's Copy

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date March 19, 2001
My ref. BP/F/2001/2907 and F/2001/2908

Ms K Dix
300 Barkham Road
Wokingham
Berkshire
RG41 4DA

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

Dear Ms Dix

RE: PROPOSED RESIDENTIAL DEVELOPMENT AT 269-273 BARKHAM ROAD, WOKINGHAM

I refer to your letter dated 2 January 2001 regarding the previous duplicate applications for residential development on the above-mentioned site (F/2000/1074 and F/2000/1075) and apologise for the delay in replying.

As you are aware, planning application F/2000/1075 was refused last year and one of the reasons for refusal was inappropriate mix of dwellings and density of development which was supported at appeal on application F/2000/1074. As discussed over the telephone last Friday this was not the first application to be refused on these grounds.

The revised PPG3 which recommends a minimum density of 30 dwellings per hectare was published in March 2000. In June 2000 the Council approved a density policy (copy enclosed) in response to central government advice and since then all applications for residential development on sites of 0.3 hectare or more have been considered against this policy. The policy regarding housing mix was introduced before this date.

Copies of decision notices are available for inspection at these offices, but unfortunately due to the lack of resources I am unable to produce a definitive list of applications refused on these grounds.

The proposal has now been revised increasing the density of development and number of smaller units. The Officer recommendation for application F/2001/2908 is now for approval and the application is due to be considered by the Development Control Committee on 21 March 2001.

I hope that this clarifies the matter.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

Enclosure: Copy of density policy.

By hand 7/3/01 (chaser letter)

PLANNING SERVICES	HP
POL	TLS 40912
DC BP	ENF
APP	
CS	
08 MAR 2001	
COPIES TO:	ACK:
	FILE:

300 Barkham Road
Wokingham
Berks
RG41 4DA

Tel: 0118 978 3395

2 January 2001

John Mitchell
Development Control Manager
Wokingham District Council
Shute End
Wokingham
Berks

Dear Mr Mitchell

F/2000/2907 and F/2000/2908: 269 - 273 Barkham Road, Wokingham

I am writing to you in connection with the above application.

These applications follow on from Nos F/2000/1074 and F/2000/1075 which were both refused.

I should be grateful if you could advise me whether or not F/2000/1074 and F/2000/1075 were the first applications refused for not having enough houses or the required mix for the site, as detailed in PPG3.

I should be grateful if you would also provide information on additional sites which have been impacted by PPG3.

Thank you for your assistance in this matter.

Yours sincerely

Kaye Dix

Kaye Dix

PLANNING SERVICES	HPT 38211
POL	TLS
DC	ENF
APP	
CS	BCP
02 JAN 2001	
COPIES TO:	ACK: FILE:

Reply Required

300 Barkham Road
Wokingham
Berks
RG41 4DA

Tel: 0118 978 3395

2 January 2001

John Mitchell
Development Control Manager
Wokingham District Council
Shute End
Wokingham
Berks

Dear Mr Mitchell

F/2000/~~2007~~907 and F/2000/~~2008~~908: 269 - 273 Barkham Road, Wokingham

I am writing to you in connection with the above application.

These applications follow on from Nos F/2000/1074 and F/2000/1075 which were both refused.

I should be grateful if you could advise me whether or not F/2000/1074 and F/2000/1075 were the first applications refused for not having enough houses or the required mix for the site, as detailed in PPG3.

I should be grateful if you would also provide information on additional sites which have been impacted by PPG3.

Thank you for your assistance in this matter.

Yours sincerely

Kaye Dix

Kaye Dix

(RING ONE)

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

App No. F/2000/2907 (Planaps) / (Ludhouse) Date Rec. 11/5 20/2/02

Location: 269 - 273 Barkham Road

Parish Wokingham

Applicant: Bewley Homes

Description of attached plans Lab level details & comply with condition 3 & surface water drainage details & comply with condition 10 2465 /- 01 E & 02 C - 02 G.

Drawing No's:

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: Thames Water

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

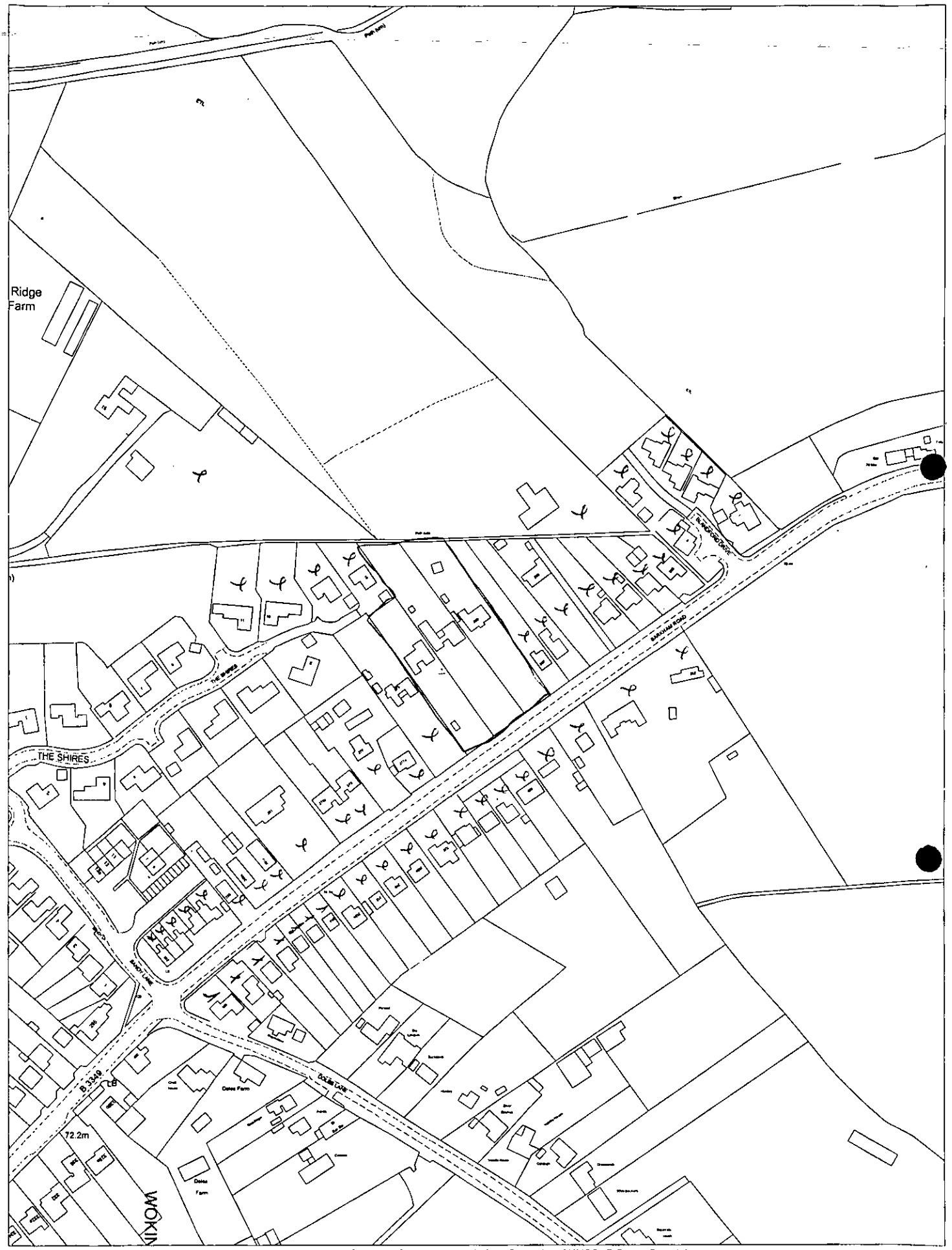
New Site Notice Y / N

New Description

CASE OFFICER E.K.L

Consultations Sent by Admin. on 14.05 PS.

Yellow - Part One Copy
Green - Officer's Copy



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Central Support Section, Environmental Services, Wokingham District Council.

5 April 2000 Scale: 1 : 2500

N
W E
S

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date June 19, 2002
My ref. BP/F/2000/2907
Your ref. Barkham Road/138/BB

Mr B Bradshaw
Bewley Homes plc
Inhurst House
Brimpton Road
Baughurst
Hampshire RG26 5JJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Bradshaw

RE: RESIDENTIAL DEVELOPMENT AT 269-273 BARKHAM ROAD, WOKINGHAM

Further to your letter dated 10th December 2001, but not received until 21st May 2002, I confirm that the revised materials schedule and the following roof tiles in lieu of Marley Acorn Brown and Marlden Burnt Brown Sandfaced are considered acceptable:

Roof Tiles: Marley Plain Heritage Burnt Red Sandfaced and Heritage Natural Red.

Condition 3: Slab levels as shown on plan 2468 C-02 G are considered acceptable.

Condition 10: Surface water drainage details as shown on plan number 2468 C-01 E are considered acceptable.

I hope this is of assistance.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

for plans see Officer file.

PLANNING SERVICES	HPT
POL	TTS
DC	ENF
LLP	
CS	

24 MAY 2002

COPIES TO	ACK
	FILE

Date: 14 May 2002

To: Drainage

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2000/2907

Location: 269 - 271, Barkham Road, Wokingham.

Proposal: Proposed erection of 15 dwellings and demolition of existing 3 dwellings. (Duplicate Application).

Applicant: Bewley Homes C/O Roman Professional Services.

Case Officer: Mrs B Polnik

The new plans show the following: Slab level details to comply with condition 03 and surface water drainage details to comply with condition 10. Drawing nos: 2468 C-01 E, 2468 C-02G.

Comments are required by 24/05/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450. Discussed with Roger 19/6. - OK.

I did not put on this condition HDIDr but I would have put on:- Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the District Planning Authority prior to commencement on site RJ 24/5/02

FILE REF Dr. Wok.	REFER TO PARKMAN Y/N
CUSTOMER FIRST REF 20021816	
DATE RECD 15 MAY 2002	
ACK	
ANCD	
FILED	LTO

BEWLEY
HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

...NING SERVICES | HPT 566609
L | FLS
BWP | ENF
D |
CS |
21 MAY 2002
COPIES TO | ACK
FILE

Our ref. Barkham Road/138/BB
Your ref. F/2000/2907 (Appeal No. APP/X0360/A/01/1059944)

10th December 2001

Ms Basia Polnik
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Ms Polnik

Re: 269-273 Barkham Road, Wokingham.

I refer to your letter approving materials dated 20th December 2001.

Due to a manufacturing problem with the roof tiles, I would be grateful if you would accept a minor amendment to the material specification, see attached.

We propose the Marley Plain Heritage Burnt Red Sandfaced and Heritage Natural Red tiles in lieu of Marley Acorn Brown and Marlden Burnt Brown sandfaced tiles. Therefore, the roof tiles we propose are as follows: -

Roof Tiles
Acme Plain Eternit Aylesham Mix (approved)
Acme Plain Eternit Aylesham (approved)
Marley Plain Heritage Burnt Red Sandfaced
Marley Plain Heritage Natural Red
Marley Plain Old English Dark Red (approved)
Marley Plain Smooth Grey (approved)

I would be grateful if you would issue your approval at your earliest possible convenience. However, should you have any queries, please do not hesitate to contact me.

Yours sincerely

Brian Bradshaw
Technical Co-ordinator

Material

BARKHAM ROAD, WOKINGHAM

16/05/02

APPROVED

MATERIAL SCHEDULE

PLOT No	PLINTH BRICK including detached garages	MAIN BRICK including detached garages	MAIN ROOF	FEATURES
Plot 1 & 2	Broadmoor Newland Blend brickwork. Three course projecting band with central dentil.	Broadmoor Newland Blend	Marley Plain Heritage Burnt Red Sandfaced tiles to main roof and matching half round ridge with plain tiles to low level porch roof. Clay finials	Acme Eternit Aylesham clay vertical tilehanging including club tile diamond pattern and one band of club tiles (three tiles high) to each front gable and to recessed panel. Decorative gallows brackets painted gloss white.
Plot 3 & 4	Baggeridge Smoked Orange Multi Gilt Stock brickwork. Three course projecting band with central dentil.	Baggeridge Smoked Yellow Gilt Stock brickwork	Marley Plain Heritage Natural Red tiles to main roof and matching half round ridge with plain tiles to low level porch roofs. Clay finial	Acme Eternit Aylesham Mix clay vertical tilehanging including club tile diamond pattern and one band of club tiles (three tiles high) to front gable. Decorative lead feature below tilehung window. Decorative gallows brackets and stop chamfered softwood post painted gloss white.
Plot 5, 6 & 7	Baggeridge Smoked Orange Multi Gilt Stock brickwork. Three course projecting band with central dentil.	Broadmoor Newland Blend	Marley Plain Heritage Burnt Red Sandfaced tiles to main roof and matching half round ridge with plain tiles to low level porch and bay roof. Clay finials	Acme Eternit Aylesham Mix clay vertical tilehanging including club tile diamond pattern gable to plot 5, peak to plot 6 and one band of club tiles (three tiles high) to plot 7 gable. Decorative gallows brackets and stop chamfered softwood post painted gloss white.
Plot 8 & 9	Baggeridge Smoked Orange Multi Gilt Stock brickwork. Three course projecting band with central dentil.	Baggeridge Smoked Yellow Gilt Stock brickwork	Marley Plain Heritage Burnt Red Sandfaced tiles tiles to main roof and matching half round ridge with plain tiles to low level porch roof. Clay finial	Marley Plain Heritage Burnt Red Sandfaced vertical tilehanging including club tile diamond pattern and one band of club tiles (three tiles high) to front gable. Decorative lead feature below tilehung window. Decorative gallows brackets and stop chamfered softwood post painted gloss white.
Plot 10	Baggeridge Smoked Orange Multi Gilt Stock brickwork. Three course projecting band with central dentil.	Broadmoor Newland Blend	Marley Plain Natural Red tiles to main roof and matching half round ridge with plain tiles to low level porch roof. Clay finial	Acme Eternit Aylesham Mix vertical tilehanging including club tile diamond pattern to front gable and a band of club tiles (each three tiles high) above garages and to front gable. Decorative lead feature below tilehung window. Stop chamfered softwood post painted gloss white.
Plot 11	Baggeridge Smoked Orange Multi Gilt Stock brickwork. Swept soldier course to kitchen window, standard elsewhere and three course projecting band with central dentil.	Baggeridge Smoked Yellow Gilt Stock brickwork	Marley Plain Old English Dark Red tiles to main roof and matching half round ridge with plain tiles to low level porch roof. Clay finials	Marley Plain Old English Dark Red vertical tilehanging with two bands of club tiles (each three tiles high) including diamond pattern to gable and peak. Decorative lead below window within tilehung gable. Softwood gallows brackets and king post truss painted gloss white.
Plot 12	Baggeridge Smoked Orange Multi Gilt Stock brickwork. Soldier course, where shown and three course projecting band with central dentil.	Baggeridge Smoked Yellow Gilt Stock brickwork	Marley Plain Heritage Natural Red tiles to main roof and matching half round ridge with plain tiles to low level roof. Clay finial	Acme Eternit Aylesham Mix vertical tilehanging with one band of club tiles (three tiles high) a joist level of two storey bay including diamond pattern to gable. Decorative lead below windows within tilehung gable.
Plot 13	Baggeridge Smoked Orange Multi Gilt Stock brickwork. Three course projecting band with central dentil.	Broadmoor Newland Blend	Marley Plain Heritage Natural Red tiles to main roof and matching half round ridge with plain tiles to low level roof. Clay finials	Acme Eternit Aylesham Mix vertical tilehanging with one band of club tiles (three tiles high) including diamond pattern to gable and dormer. Decorative lead below windows within tilehung gable. Stop chamfered softwood post painted gloss white.
Plot 14	Baggeridge Smoked Orange Multi Gilt Stock brickwork. Three course projecting band with central dentil.	Baggeridge Smoked Orange Multi Gilt Stock	Marley Plain Heritage Burnt Red sandfaced tiles to main roof and matching half round ridge with plain tiles to low level roof. Clay finials	Marley Plain Heritage Burnt Red sandfaced vertical tilehanging with one band of club tiles (three tiles high) including diamond pattern to gable and dormer. Decorative lead below windows within tilehung gable. Stop chamfered softwood post painted gloss white.
Plot 15	Broadmoor Newland Blend Stock brickwork.	Broadmoor Newland Blend	Marley Plain Old English Dark Red tiles to main roof and matching half round ridge with plain tiles to low level roof. Clay finial	Marley Plain Smooth Grey vertical tilehanging with one band of club tiles (three tiles high) to walls forming bedroom 1, above garage and at joist level of two storey bay including diamond pattern to gable.

Note: IG steel woodgrain (IGSWG6) door with Caerphilly Minster glass panel
All windows, fascia & bargeboards to be white PVCu.
Porch soffits and vertical ends to be white TGV moulded PVCu.
Front Entrance doors IG steel woodgrain, Mahogany pre-finished as follows:
Plots 1, 2, 8, 9, 11, 13 - Shaftsbury style (IGSWG6) door : Plots 3, 4, 10, 12, 15 - Rothbury style (IGSWG5) door: Plots 5, 6, 7, 14 - Lanseer style (IGSWG4) door.
Utility/Garage Personnel doors white - Chedworth style (IGSWG6) door - all plots
Vehicular Garage door ("Wessex" GRP Wood Grain - Mahogany) - Plots 1, 2, 11, 14 - Avonbrook: Plots 12, 15 - Pembroke: Plots 5, 8, 9, 10, 13 - Canterbury.
New highway cross-over to be black tarmac
Adoptable road, up to speed table, to be black tarmac finish with figure 7 kerbs and 50 x 150 path edgings.
Adoptable road, beyond speed table, to be Greenhams Brindle block paving with 50 x 150 path edgings.
Shared access road serving plots 1 to 4 will be block paved with random half block shingle infil to allow for surface water percolation
Private driveways to be black tarmac with 50 x 150 edgings.
Patio finish to be Buff riven slabs to areas as detailed on landscape layout.
Landscaping - Front Gardens - as landscaped layout
Landscaping - Rear Gardens - to be graded and cleared
Fencing - 1.8m high timber closeboard fencing between properties, where seen from the access road, with timber access gate. Between the property and a detached garage or to the boundary with a parking space
Fencing - 1.8m high timber panel fencing between rear gardens
Fencing - 1.8m high close board to perimeter of site (unless otherwise specified)

PLANNING SERVICES	HPT
PGL	TLS
DC	ENF
APP	
CS	

21 MAY 2002

COPIES TO

Date: 14 May 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2000/2907

Location: 269 - 271, Barkham Road, Wokingham.

Proposal: Proposed erection of 15 dwellings and demolition of existing 3 dwellings. (Duplicate Application).

Applicant: Bewley Homes C/O Roman Professional Services.

Case Officer: Mrs B Polnik

The new plans show the following: Slab level details to comply with condition 03 and surface water drainage details to comply with condition 10. Drawing nos: 2468 C-01 E, 2468 C-02G.

Comments are required by 24/05/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

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

App No. F/2000/2907 (Planaps) / (Ludhouse) Date Rec. 20/2/02

Location: 269 - 273 Barkham Road

Parish Wokingham

Applicant: Bewley Homes

Description of attached plans slab levels details & comply with condition 3 & surface water drainage details & comply with condition 10

Drawing No's: 2468 C-01 E & C-02 G

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: Drainage

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 EXC

Consultations Sent by Admin. on 14.05.P5.

Yellow - Part One Copy
Green - Officer's Copy

CARTER·CLACK

Planning Department
Wokingham District Council
P O Box 153
Shute End
Wokingham
Berkshire
RG40 1WL

PLANNING SERVICES | HPT 53347
POL | CS
DC GC | CMF
APP |
CS |
20 FEB 2002
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Our ref: 01:2468L024.jf
19 February 2002

P/2000/1074
P/2000/1075

P/2000/2907 — with Dan.
P/2000/2908

PLANS TO MEET CONDITIONS

Dear Sirs,

269-273 Barkham Road, APP/XO360/A/01/1059944

2907

Please find enclosed a copy of our drawings layout, 2468/c01rev E and site plan showing levels 2468/c02 rev G.

These drawings provided the information for condition 3 and 10 of the planning conditions to be discharged.

Yours Faithfully,

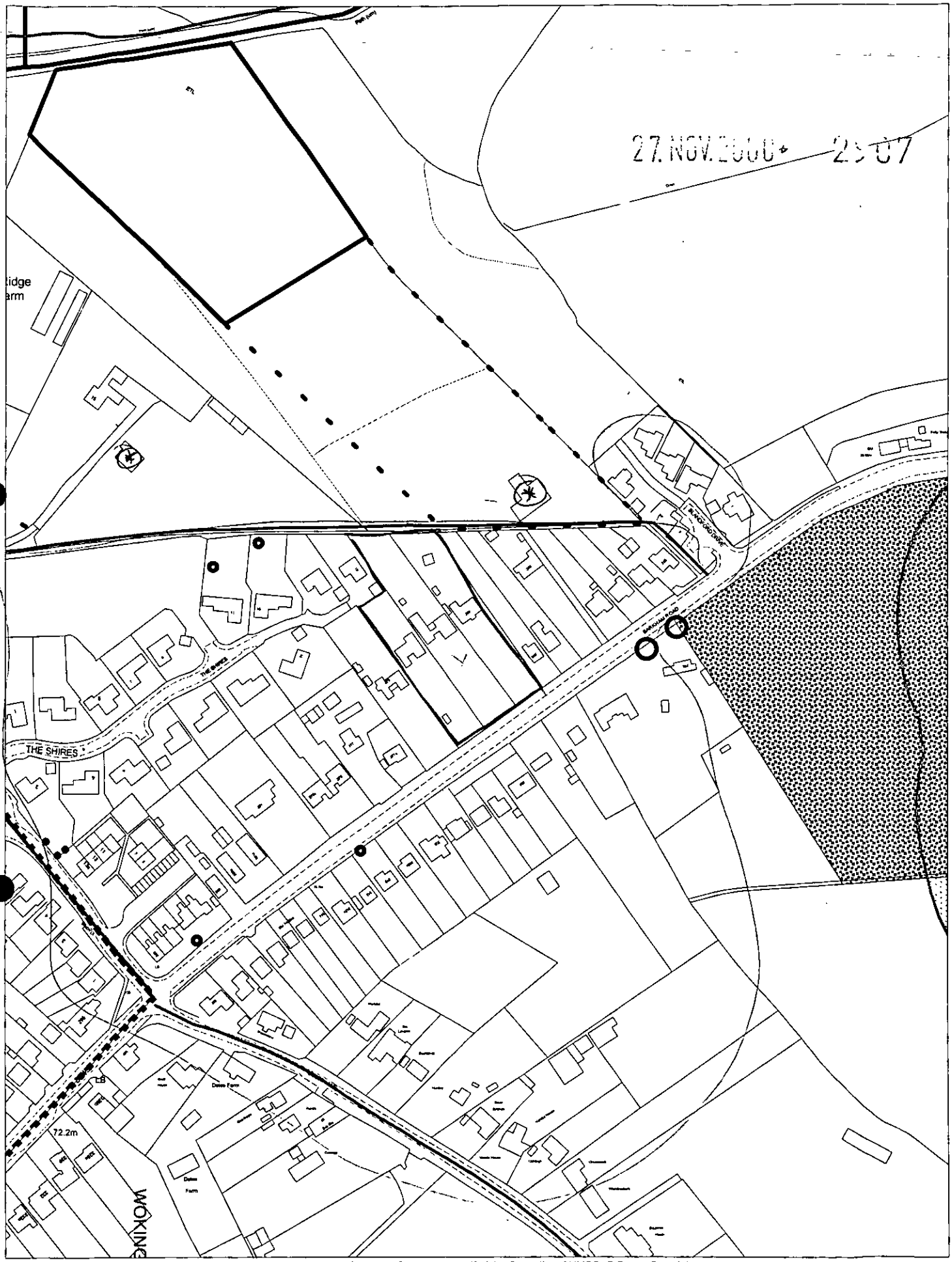
J.F.French

J F French
Director
for Carter Clack Partnership Ltd

CC: Gary Fish - Bewley Homes
Romans

CONSULTING ENGINEERS

49 Romney Street Westminster London SW1P 3RF
Telephone 0207 233 0303 Fax 0207 233 0714



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Development Control Section, Environmental Services, Wokingham District Council.

5 December 2000 Scale: 1 : 2500

N
W E
S

Date: 01 March 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2908

Location: 269 - 273, Barkham Road, Wokingham.

Proposal: Proposed erection of 15 dwellings and demolition of existing 3 dwellings. (Duplicate Application).

Applicant: Bewley Homes C/O Romans Professional Services.

Case Officer: Mrs B Polnik

The new plans show the following: Revisions to layout and design of Plots 1-9 inclusive. Drawing nos AOO/106/P01A, /P03A, /P11, /P12 and P04.

Comments are required by 15/03/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

27.NOV.2006* 2507
27.NOV.2006* 2507

1.	APPLICANT'S NAME	BEWLEY HOMES PLC
	ADDRESS	INHURST HOUSE, BRIMPTON ROAD BAUGHURST, HAMPSHIRE RG26 5JJ
	POST CODE	RG26 5JJ PHONE 0118 - 970 8200
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ROMANS PROFESSIONAL SERVICES
	ADDRESS	4 KING STREET LANE, WINNERSH BERKSHIRE
	POST CODE	RG41 5AS PHONE 0118 - 936 6699
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	269 - 273 BARKHAM ROAD WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF THREE RESIDENCES AND ERECTION OF ~~NINE~~ 2,3,4 & 5 BEDROOM HOUSES IS
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.5612
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	A00/106 - P/01 → P/09 TREE SURVEY DWG AF-1 LOCATION PLAN 1:1250

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☑
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

ALL TO BE AGREED

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

CLOSE BOARD FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SEWER / SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

5.5M WIDE ACCESS WITH 7.5M RADII LEADING TO 4.8M ROAD - SHARED SURFACE.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	15 / 62 *	NONE / NONE *	3 / NOT KNOWN *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£1140

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF BEWLEY HOMES PLC DATE 24 - 11 - 00

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See 'NOTES TO HELP APPLICANTS'

Our ref: SP\2000\002855\001
Your ref: F/2000/2908 + 2907

ENVIRONMENT AGENCY

Date: 20th December 2000

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

38152

DC
APP
CC
COPIES TO:
FILE:

For the attention of: Mrs B Polnik

Dear Sir/Madam

15 DWELLINGS & DEMOLITION EXISTING 3 DWELLINGS
269 - 273 BARKHAM ROAD, WOKINGHAM

Thank you for your letter dated 6 December 2000 which was received on 11 December 2000. You are asked to quote the following reference in any correspondence: SU76NE/15/8. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVE

The following planning informative should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

is permitted under the present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

ADVICE TO PLANNING AUTHORITY

Development Control; Contact Amanda Reed on 01276 45 4331

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

ADVICE TO APPLICANT

Environment Protection; Contact Nick Weddell on 01276 454405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries

Cont/d..

please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

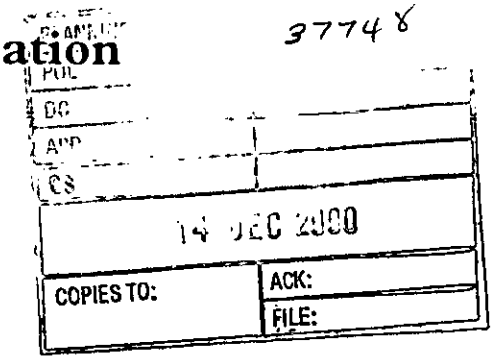
Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Romans Professional Services, 4 King Street Lane, Winnersh, Berks RG41 5AS

The Ramblers' Association
Working for walkers

37748





Berkshire Area
Groups: East Berks
Great Park • Loddon Valley
Mid-Berks • Pang Valley
South East Berks • West Berks

12 December 2000

Your ref: Mrs B Polnic

Mr J Mitchell
Development Control Manager
WOKINGHAM DISTRICT COUNCIL

70 Broad Hinton
TWYFORD
Berks RG10 OLP

Tel/Fax: 0118 9320285

Dear Sir

Application Nos. F/2000/2908

Site: 269 0 273 Barkham Road, Wokingham

In response to your letter of 6 December, can you please tell me whether a public right of way will, or could be provided, permitting walkers from Barkham Road to access Footpath Wokingham 2 which adjoins the northern boundary of the site?

Yours faithfully
D W BOUNDS
Footpath Secretary
Ramblers' Association - Loddon Group

Registered charity number 1066890

THAMES VALLEY
POLICE

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax. 01635 295126

38165
CS BCP
27 DEC 2000
COPIES TO: ACK:
FILE:

Date 20th December 2000

For 'Secured by Design' standards and application forms
Visit the 'SBD' website at :-
www.securedbydesign.com

Mrs. B. Polnik
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 2907

Dear Mrs. Polnik

269 - 273, Barkham Road, Wokingham.

Thank you for the details of this application.

The layout of the houses on this proposal creates good natural surveillance over the access road and parking.

Rear gardens are secure, and provided that the footpath along the top of the site is well fenced, the proposal addresses the crime risk as well as could be expected.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the crime risks that this proposal faces include burglary and car crime.

The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments into account when arriving at its decision.

I trust this will be of assistance and thank you for your consultation.

Yours sincerely.

P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

From:	**Graham Barnwell, Public Rights of Way Officer**
To:	**Mrs. B. Polnik, Planning**
Date:	**12th December 2000.**
Application No.	**F/2000/2907**
Proposal:	**Proposed erection of 15 dwellings and demolition of existing 3 dwellings**
Site Address:	**269/273 Barkham Road, Wokingham.**
Applicant:	**Bewley Homes.**

PLANNING SERVICES | HPT
DC | FNF
APP
COPIES TO:

Observations:

No objection to this application.

GRAHAM BARNWELL

PLANNING REF: 37662
POL
DC
ADP
12 DEC 2000
COPIES TO:
ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Mrs B Polnik
Planning

Your Ref: F/2000/2907

Date. December 11, 2000

PROPOSED: PROPOSED ERECTION OF 15 DWELLINGS AND THE DEM,OLITION OF 3 EXISTING DWELLINGS.

LOCATION: 269-273 BARKHAM ROAD, WOKINGHAM

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following conditions be imposed should planning consent be granted :

Standard Planning Condition C070 regarding construction noise.

John Mullaney

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 21st December 2000

Location: 269 – 273 Barkham Road, Wokingham.

Proposal: Proposed erection of 15 dwellings and demolition of existing 3 dwellings (duplicate application).

Application Number: F/2000/2907

In response to your consultation dated 7th December 2000 for the above application, the arboricultural comments are as follows:

The principle of development in relation to trees was agreed on the previous applications which were dismissed on appeal (but not on tree grounds). This application is very similar in relation to trees and I have no objection to planning permission being granted.

Should planning permission be granted I would recommend that the attached conditions be imposed. I would also recommend that an additional condition be imposed requiring that details of the construction of the foundations and floor slab to the garages on plots 1 to 5 be submitted and approved prior to any demolition and construction commencing.

Neil Etherington
Senior Arboriculturist

WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Condition 01	Attached to Detailed Planning Consent

(a) No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

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

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

(d) The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the LPA has first been sought and obtained.

REASON

To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

Condition 02	Attached to Detailed Planning Consent

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the LPA; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the LPA gives written consent to any variation.

REASON

To secure the protection throughout the time that the development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

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WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Landscape Condition 01 - Attached to Detailed Planning Consent

No development of the site shall take place without the prior written approval of the LPA of the reserved matters, that is details of:

The landscaping of the site (including any proposed changes to existing ground levels, means of enclosure and boundary treatments, hard surfaced areas and materials, planting plans, specifications and schedules, existing plants to be retained and showing how account has been taken of any underground services.

Completion of the above works to have been carried out no later than 12 months from the time of project completion.

REASON

To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

Landscape Condition 02 - Attached to Detailed Planning Consent

No development shall take place until a schedule of landscape maintenance for a minimum of 5 years has been submitted and approved in writing by the LPA. The schedule shall include details of the arrangements for its implementation.

Any plants dying within 5 years of being planted shall be replaced with a suitable replacement specimen.

REASON

To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

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Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/2908 and 2907 (duplicate applications)

Proposal:
Proposed erection of 15 dwellings and demolition of existing 3 dwellings. (Duplicate Application).

Location:
269 - 273 Barkham Road Wokingham

This application is being advertised in the Wokingham Times newspaper on the 13/12/2000 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

The application can be inspected at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **03/01/2001**. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 13/12/2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	27 NOV 2000
Officer: BP	Application No. F/2000/2907

Map No. 82 Site ..0.54....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF 15 DWELLINGS AND DEMOLITION OF 3 DWELLINGS
(DUPLICATE APPLICATION)

Location: 269 - 273 BARKHAM ROAD

Parish: WOKINGHAM Ward: Evendons
6.12.2000 TB

Applicant: BEWLEY HOMES
2000/1074 - ~~refused~~ ~~still live~~ ?

Fee Received 1140-00 Required ..... Additional ..... Refund .....

Enforcement Section (3) to be notified ☐ tick if required

(fee based on extra 6 houses.)

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			
3	Forms unsigned	letter says 15 - 9 = 15 dwellings form says 7		
4	Correct S 66 certificate			
5	Elevation plans	see comments for duplicate app.		
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 Major development

Date Site Notice Sent : 12.12.2000 - B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape ✓ .....
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 ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco ✓ : .....
Environment Agency New access road .....

Rail Track .....
Police Arch. Liaison Officer ✓ .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS: No pre-apps

.....

.....

- Ramblers Association

NEIGHBOURS:

2 x S/N — Barkham Road + footpath to rear of site
1 – 6 Blandford Drive ✓
15 Sandy Lane
227, 255 – 293 (odds) Barkham Rd
292 – 326 (evens) Barkham Rd
11 – 19 (all) The Shires
† properties marked ⊛ on map (no address on GIS)

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

27.NOV.2000 2307

Private & Confidential
The District Planning Officer
Wokingham District Council
Planning Department
PO Box No. 157, Council Offices
Shute End, Wokingham
Berkshire
RG40 1WR

Our Ref: A00/106
24 November 2000

Dear Sir or Madam:

Re: **Proposed Development at 269-273 Barkham Road, Wokingham for 15 New Houses.**

Please find enclosed the following documentation in support of a detailed planning application for the above.

1. Six copies of completed planning application forms
2. Six copies of drawing numbers A00/106/P/01, 02,03,04,05,06,07,09 & 10.
3. Location planning at a scale of 1 :1250 with the site outlined in red.
4. One copy of completed certificate of ownership.
5. A cheque for the sum of £1140.00 (6 x £190.00) for the application fee. Please note, this is a resubmission of Application No: F2000/1074 originally for 9 dwellings.
6. Six copies of a tree survey and plan (AF-1)

I trust the enclosed information is satisfactory for you to register this application and look forward to receiving an acknowledgement for this. Should you require any further information please do not hesitate to contact me.

Yours faithfully,

Warren Joseph

Warren Joseph

Architectural Department Manager
Direct Line: 0118 936 6613
E-MAIL: wjoseph@romans.co.uk

cc Andy Brooks – Bewley Homes

Head Office

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Tel
0118 936 6699

Fax
0118 936 6623

Roman House
118 Broadway
Bracknell
Berkshire
RG12 1AR

Tel
01344 404 725

Fax
01344 304 433

112-114 London Road
North End
Portsmouth
Hampshire
PO2 0LZ

Tel
01705 668 499

Fax
01705 655 009

www.romans.co.uk

Registered Address: 4 King Street Lane, Winnersh, Berkshire RG41 5AS
Registered in England 2161874
VAT 479569766

ROMANS

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

27 NOV 2000 2907

Private & Confidential
The District Planning Officer
Wokingham District Council
Planning Department
PO Box No. 157, Council Offices
Shute End, Wokingham
Berkshire
RG40 1WR

Our Ref: A00/106
24 November 2000

Dear Sir or Madam:

Re: **Proposed Development at 269-273 Barkham Road, Wokingham for 15 New Houses.**

Please find enclosed the following documentation in support of a detailed planning application for the above.

1. Six copies of completed planning application forms
2. Six copies of drawing numbers A00/106/P/01, 02,03,04,05,06;07,09
3. Location planning at a scale of 1 to 1250 with the site outlined in red.
4. One copy of completed certificate of ownership.
5. A cheque for the sum of £1140.00 (6 x £190.00) for the application fee. Please note, this is a resubmission of Application No: F2000/1074 originally for 9 dwellings.
6. Six copies of a tree survey and plan (AFI)

I trust the enclosed information is satisfactory for you to register this application and look forward to receiving an acknowledgement for this. Should you require any further information please do not hesitate to contact me.

Yours faithfully,

Warren Joseph

Architectural Department Manager
Direct Line: 0118 936 6613
E-MAIL: wjoseph@romans.co.uk

cc Andy Brooks – Bewley Homes

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Fax
01344 304 433

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North End
Portsmouth
Hampshire
PO2 0LZ

Tel
01705 668 499

Fax
01705 655 009

www.romans.co.uk

Registered Address: 4 King Street Lane, Winnersh, Berkshire RG41 5AS
Registered in England 2161874
VAT 479569766

ROMANS

1789/a

SECTION 66 CERTIFICATE

Application No. 27.NOV.2000 2907

27.NOV.2000 2907

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the ~~period~~ of 21 days ending with the date of the accompanying ~~application~~, nobody, except the applicant, was the owner of (a) of ~~any part~~ of the land to which the application relates.

CERTIFICATE B

I certify that:

~~I have~~/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
MR & MRS WAREHAM	269 BARKHAM ROAD	24-11-00
MR & MRS DUNN	271 BARKHAM ROAD	
MR & MRS HILL	273 BARKHAM ROAD	

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) . . . . . .

  . . . . . .

- Notice of the application as attached to this Certificate, has been published in

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) Insert description of steps taken

(b) .....

.....

(c) Insert name of local newspaper circulating in the area where the land is situated.

● Notice of the application as attached to this Certificate, has been published in the (c) .....

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

on (d) .....

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed .....

On behalf of ..... BEWLEY HOMES PLC .....

Date ..... 24-11-00 .....

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1933

(2)

ADDRESS 273 Barkham Road PARISH Woringham.

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/1074	Bewley Homes	Erect 9dwell 3,4,5 Bedrooms		Appeal Lodged
F/2000/1075	HUW EDWARDS	PROP. ERECTION 9DW. + DEM. 3 DW.		
	CHARLES PLANNING	DUPLICATE APPLICATION	11.09.00	REF.

MINISTRY DECISION Appeal Dismissed (1074) 17.10.00

SPECIAL ORDERS

ADDRESS 269 BARKHAM ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU. 7967 82

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
6479	J.R. WILLIAMS	CHANGE OF USE	15.4.66	APP.
7214	"	"	20.5.65	APP.
6225	R.P. WARKMAN	S/St. EXTENSION	6.10.86	CA
000/1074	Bewley Homes	Erect 9 dwell 3,4&5 bedroom		Appeal Non-det
2000/1075	HOWARD EDWARDS CHARLES PLANNING SERV	(DUPLICATE APP.) PROP. ER. 9 DW. + DEM. 03	11.09.00	REF.

DATE OF COMPLETION

MINISTRY DECISION Appeal Dismissed (1074) 17.10.00

SPECIAL ORDERS

DRAINAGE

091074

AMD ADJ.

ADDRESS 269 BARKHAM ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU. 7967 82

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
2029	J.D. PENCH	OVERLINK AT REAR	13.10.55	REF.
176/60	MR A SIZER-S	"	9.2.60	REF.
45/65	MR R. WILLIAMS	MODIFICATION AT REAR	24.6.65	REF.
125/67	" "	" "	2.6.67	REF.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 271 BARKHAM ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU 7967 S2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
[illegible]	SMITH	C/APP DWELLING HOUSE	9.2.56	C/A
/23/60	MR. [illegible]	EXT. ALTERATIONS & GARAGE	14.7.60	C/A
03993	Mr & Mrs Leslie	Double garage & low ex. garage to remain	20 2 76	C/A
9/70648	Mr I Dunn	S/st rear + S/st front extns 3, 4, 5 bedroom	22-12-99	C/A
/2000/1074	Bewley Homes	Erect 9 dwell DUPLICATE MAP.		Appeal Non Det
/2000/1075	HUWEDWARDS CHARLES PLANNING	PR. ERECT. 9 DW. + DEM. 3 DW	11.09.00	REF.

DATE OF COMPLETION

MINISTRY DECISION Appeal Dismissed (1074) 17.10.00

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 273 BARKHAM ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. 7967 S2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
4029	MASSE UNDERHAY	GARAGE	31.5.56	APP. —
[illegible]	"	" GARAGES	12.7.56	— C/A
/74/67 7622	MR. C GEORGE	KITCHEN EXTENSION	5.6.67	APP. C/A
5/5 11	"	EXTENSION OF HOUSE	22.1.74	APP.
10004	"	EXTENSION	14.2.74	— C/A
E 3328	"	PAYMENT	28.8.75	APP. N/A
3342	"	PAYMENT	2.10.75	N/A C/A
13359	MR. A. MADILL	S/S STOREY EXTENSION	5.6.80	N/A C/A
2/5311	"	EXTENSION	2.9.80 5.8.80	REF. APP N/A
31617 (STAMP Land DCV.)	MR. MRS T. WILLIAMS	DET. H. & G. R/O	29.9.88	C/A
5356	Mr. R. Hill	S/S H/R - Break. Rm - S/S C/F - Hall & Porch	2.4.90	C/A
RA 8605	MR. R. HILL	BREAKFAST ROOM / HALL / PORCH	14.3.90	APP

DATE OF COMPLETION* BR 11 - cancelled by WDC 9.3.77.

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984
'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY
27.NOV.2000 2.57

1.	APPLICANT'S NAME	BEWLEY HOMES PLC
	ADDRESS	INHURST HOUSE, BRIMPTON ROAD
		BAUGHURST, HAMPSHIRE RG26 5JJ
	POST CODE	RG26 5JJ PHONE 0118-970 8200
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ROMANS PROFESSIONAL SERVICES
	ADDRESS	4 KING STREET LANE, WINNERSH
		BERKSHIRE
	POST CODE	RG41 5AS PHONE 0118-936 6699
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	269-273 BARKHAM ROAD
		WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF THREE RESIDENCES AND ERECTION OF ~~NINE~~ 15 2,3,4 & 5 BEDROOM HOUSES
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.5612
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	A00/106 - P/01 → P/09 TREE SURVEY DWG AF-1 LOCATION PLAN 1:1250

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☑
ERECTION OF NEW BUILDING	☑		ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

ALL TO BE AGREED

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

CLOSE BOARD FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SEWER / SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

5.5M WIDE ACCESS WITH 7.5M RADII LEADING TO 4.8M ROAD - SHARED SURFACE.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	*	TO BE RETAINED	*	TO BE LOST	*
HOUSE	15 / 62	*	NONE / NONE	*	3 / NOT KNOWN	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£ 1140

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF BEWLEY HOMES PLC DATE 24-11-00

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

X SYSTEMS LTD
SOUTHPORT UK
LONDON OFFICE

F/2000/2907

FILE 2

269 - 275 BARKHAM RD

Details pursuant to conditions and minor amendments

Appeal Decision

Hearing held on 26 September 2000

by David Vickery DipT&CP MRTPI

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

PLANNING SERVICES
REC
POL
ILS
DC
ENF
APP
CS
COPIES TO:
ACK:
FILE:
Date
17 OCT 2000

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Appeal Ref: APP/X0360/A/00/1044914
269-273 Barkham Road, Wokingham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Bewley Homes PLC against Wokingham District Council.
- The application (ref: F/2000/1074) is dated 16 February 2000.
- The development proposed is the demolition of three residences and the erection of nine 3, 4 and 5 bedroom houses.

Summary of Decision: The appeal is dismissed and planning permission refused.

Procedural Matters

1. The appellant asked that three additional plans should be considered as part of the proposal. These were the site plan (Drawing No. 99.73.021B) and a plan of the house on plot 3 (Drawing No. 99.73.023A), which were amendments to previously submitted plans, together with a new front street scene (Drawing No. 99.73.031A). The amended plans show a small change in the position of the house on plot 9; new trees on plots 1, 5 and 9; and two additional trees felled in the rear garden of plot 5. The house on plot 3 is now shown as having 3 bedrooms rather than 4 bedrooms.

2. Neither the Council nor local people present at the hearing had any objections to the appellant's request as the amended plans had been previously seen and considered as part of a duplicate planning application (Council ref. F/2000/1075). In these circumstances, I consider that my accepting the amended plans and dealing with them as part of this proposal would not prejudice the case of any party.

3. At the hearing the appellant submitted a Unilateral Undertaking dated 26 September 2000 under section 106 of the Act. This provides for a payment of £50,000 to the Council for local pedestrian and cycle route improvements and road safety schemes within Wokingham District. I deal with this matter later.

Main Issues

4. I consider that there are two main issues in this case:

   i. Whether the proposed density and mix of dwellings would satisfy the provisions of the existing and emerging development plan and government guidance in Planning Policy Guidance Note 3: *Housing* (PPG3).

   ii. The effect of the proposed houses on plots 1 and 2 on the character and appearance of the street scene.

Planning Policy

5. Policy H9 of the Berkshire Structure Plan 1995 says that favourable consideration will

generally be given to residential development proposals which add to the range of densities, dwelling types and sizes, with specific emphasis being given to the provision of, amongst other categories, smaller dwellings.

6. The South East Area Local Plan 1994 is time expired, but the Council considers that it contains the most up-to-date adopted policies, except in relation to housing provision, and so has resolved that it will continue to carry weight. This is not entirely correct due to the publication in March 2000 of the revised PPG3. I consider later the weight to be attached to the Local Plan policies in this context.

7. Policy SH8 says that on sites over 0.4 hectares (which includes this site) the development should incorporate a reasonable mix and balance of house types and sizes to cater for a range of housing needs. The policy goes on to say that particular consideration will be given to the need to achieve a range of housing densities and dwelling sizes for lower cost and smaller (one and two bedroomed) dwellings.

8. Policies SBE1 and SBE2 of the Local Plan set out various criteria for the design of new development. The criteria in policy SBE1 include being appropriate to the character of the area, making a positive contribution, and retaining important natural or landscape features of the site. Policy SBE2 does not normally permit development which would adversely affect the character of the area because of, for instance, its siting, scale, form or massing.

9. The deposit draft Wokingham District Local Plan 1999 (WDLP) is at a reasonably advanced stage as it has nearly completed a public inquiry into objections raised to it. All of the relevant polices in the WDLP have been the subject of objections. Therefore, bearing in mind the advice in paragraph 48 of Planning Policy Guidance Note 1: *General Policy and Principles* (PPG1), I can give only limited weight to the WDLP.

10. The Council has introduced a density policy into the WDLP which states that on sites over 0.3 hectares, no residential development shall be permitted at a net density of less than 30 dwellings per hectare (dph), subject to such density not compromising the quality of the environment. Policies WOS3 and WBE1 in the WDLP are similar in their intent to policies SBE1 and 2 in the Local Plan. Policy WH6 expects a mix and balance of densities, dwelling types and sizes, with particular emphasis on small (1, 2 and small 3 bedroomed) dwellings.

11. PPG3 deals with designing for quality at paragraphs 54 to 56, and says that there should be designs and layouts which make more efficient use of land without compromising the quality of the environment. New housing development must be informed by the wider context of buildings, townscape and landscape. PPG3 also says that the inefficient use of land should be avoided, that is developments of less than 30 dph net. Housing development should be encouraged at between 30 to 50 dph net (paragraph 57).

12. PPG3 says that a community's need for a mix of housing types is a material planning consideration (paragraph 14). Assessments of local housing need should be taken into account in determining the type and size of additional housing (paragraph 11 of PPG3).

13. Paragraph 38 indicates that the policy in PPG3 may supersede policies in development plans which have not yet been reviewed when considering planning applications. Bearing in mind the advice in paragraph 54 of PPG1, I consider that the development plan is not fully up-to-date in reflecting government advice, and that more weight should therefore be given to PPG3 policy.

14. The site lies within the settlement boundary of Barkham Hill in both the Local Plan (policy

STV1) and the WDLP (policy WOS2) where development will normally be allowed. The site is previously developed land as three detached bungalows (No. 271 is split level) presently occupy it.

Reasons

The First Issue – Density and Mix of Dwellings

15. On density, the uncontested figures were that the existing dwellings on the site were at approximately 5 dph, and the proposal would result in around 16 dph. Both main parties agreed that the full application of the draft policy in the WDLP and the relevant advice in PPG3 would produce about 17 dwellings on the site.

16. The appellant's concerns about increasing the density and introducing smaller dwellings on the site related to possible detrimental effects on the local environment. In particular, that a greater land take would result in buildings being forward of the existing dwellings on either side along Barkham Road, an adverse effect on the many trees on the site, and a loss of amenity (privacy and visual dominance) to the occupiers of adjacent houses and gardens. Both parties accepted at the hearing that the proposed shared surface access road would be capable of serving up to 25 dwellings.

17. The site lies within a defined settlement on previously developed land where government policy as expressed in PPG3 is to avoid its inefficient use. The proposed houses would be large dwellings with substantial plots, particularly those to the rear part of the site (plots 3 to 6). Although existing densities are low, this is because most of houses are frontage plots with very long gardens. This proposal would, by amalgamating a number of these existing plots, create its own sense of place, which would be satisfactorily accommodated within the surrounding area. I saw that the area consists of a mixture of dwelling sizes and designs, and that smaller dwellings would not, in principle, be out of place on this site.

18. I consider the proposed density would represent a very high level of land take which, as PPG3 says, can no longer be sustained. On the other hand, I accept that the environmental concerns mentioned by the appellant are genuine ones, which would temper the advice in PPG3 (as accepted in the WDLP policy) of encouraging densities of around 30 dph. It is, as both main parties acknowledged, a matter of judgement and balance. However, I have no doubt that the proposed development density on this site would be too low, bearing in mind PPG3 advice, and even allowing for the specific environmental concerns. It would be possible to increase the density on the site by the introduction of smaller dwellings with an attractive layout and design of high quality.

19. Turning to the matter of dwelling mix, the Council's Housing Needs Survey in 1997 showed that the proportions of dwelling types required are 45% 1 and 2 bedrooms, 25% 3 bedrooms and 30% 4+ bedrooms. As at March 1999, only 25% of completions had 1 or 2 bedrooms and 47% had 4+ bedrooms. This proposal would result in 34% being 3 bedroomed houses and 66% being 4+ bedroomed houses.

20. On a site of this area (about 0.56 hectares), the existing and emerging development plan policies expect and/or require a mix of house sizes and types, with an bias towards smaller dwellings. I have already concluded that there is no reason in principle why the site could not accommodate smaller dwellings. PPG3 seeks to provide a mix of dwelling sizes, and it is this policy that I shall apply in this case, for the reasons I have previously set out. As before, it is matter of judgement and balance in applying this PPG3 policy.

21. The proposal would be weighted towards larger dwellings with, for instance, four of the

proposed houses having 5 bedrooms. This would represent an extreme bias towards larger sized dwellings which would ignore the Housing Needs Survey assessment of a local requirement for more small to medium sized dwellings. The proposal would create a significant area of housing of similar characteristics. I consider that policy considerations indicate that some smaller sizes of dwellings should be introduced on the site, which would also have the effect of increasing the density.

22. On this issue, therefore, I conclude that the proposal would not satisfy the provisions in PPG3 for the more efficient use of land, or for a mix of dwelling sizes and types. The proposal would also be contrary to similar policies in the existing and emerging development plan.

The Second Issue – Effect on Character and Appearance

23. The houses on plots 1 and 2 would be three stories in height, taking advantage of the rise in ground levels from the front of the site towards the rear so that its ridge height would be similar to that of the adjacent No. 275. The proposed houses would be set well back from the road, just in front of No. 275. The bottom storey would contain the entrances and garages, and would be screened from Barkham Road by an earth mound, the existing trees and new tree planting near to the corner of the proposed access road.

24. There are no three storey dwellings along this part of Barkham Road, most dwellings being single storey bungalows or two storey houses in a variety of designs. I saw that the existing trees on the frontage have high canopies, so that views of these two proposed houses would be seen underneath them, particularly in winter when there would be less leaves on the trees. The proposed access would remove part of an existing, high frontage hedge so that the proposed houses would be seen at an angle along the proposed access and joint driveway to the properties. The proposed mounding would screen some of these views, but it would be restricted in length and height due to the existing trees and the proposed joint driveway. The proposed tree planting would take time to mature, even if semi-mature trees were used, and it would not fully screen the angled views from the proposed access road.

25. Despite some mitigating factors, I consider that the proposed houses would be clearly seen from the entrance to the proposed access road and, to a lesser extent, from Barkham Road itself. The unusual three storied height of the proposed houses would give them a tall and dominating appearance in these views. The excessive height would result in a visual impression of a large building mass, especially when compared to the more modest surrounding buildings. They would not fit into the context of the building pattern along Barkham Road, and so would appear alien and out of place.

26. I conclude on this issue that the proposed houses on plots 1 and 2 would seriously harm the character and appearance of the street scene, and that the proposal would therefore be contrary to policies SBE1 and SBE2 of the Local Plan, WOS3 and WBE1 in the emerging WDLP and to government guidance in PPG3.

Other Considerations

27. There are a large number of trees on the site, although none of them are protected by a Tree Preservation Order. The appellant and the Council have undertaken tree survey work with the result that the proposal has been designed so that it would retain most trees commonly held to be of value. Three trees of value are proposed to be felled, but additional planting is proposed along the road frontage. For these reasons, I am satisfied that the proposal would not adversely affect the visual value of the trees to the surrounding area.

28. The most affected existing occupiers in terms of possible loss of privacy would be those in No. 275, which has no side windows in its elevation facing the site, although there are some front bay windows. I saw that there was a reasonable fence, tree and shrub screening along the joint rear boundary so that there would be no overlooking from any proposed ground floor windows. There are no side windows at first floor level in the proposed house on plot 2. The windows at first floor level in the proposed houses on plots 3 and 4 would be located at a sufficient distance from the joint boundary to prevent serious overlooking. Although the house on plot 2 would be further forward than No. 275, I do not consider that any overshadowing would be such as to justify a refusal of permission on that point alone.

29. Concerns were expressed about traffic generation and possible adverse effects on highway safety. However, no traffic figures of any kind (either existing or from the proposal) or accident statistics were put forward at the hearing. The Council as highway authority had no objections to the proposal. From the information available, I consider that the limited amount of extra traffic generated by another six dwellings would not adversely affect highway safety.

30. At the hearing a local resident indicated that some of the existing ponds on the site might contain the Greater Crested Newt and other protected species. However, no owner of these ponds had seen such fauna, nor did the Council's records indicate that, in particular, the Greater Crested Newt was present in the area. It is unlikely, therefore, that nature conservation interests would be harmed.

31. The Council was unable to say at the hearing exactly which local pedestrian and cycle route improvements or road safety schemes the payment in the Unilateral Undertaking would be used for. There are no relevant policies in the development plan which require a payment for these purposes. The Council were unable to say whether the proposal would have been refused permission on highway grounds had the Unilateral Undertaking not been completed. I conclude, therefore, that the Unilateral Undertaking's provisions are not necessary, are not directly related to the proposed development and are not reasonable. It would not comply with the tests set out in Circular 1/97 *Planning Obligations*, and so has no weight in the assessment of this proposal.

Conclusion

32. I have taken account of all other matters before me, but none is as important as those which have led to my decision. For the reasons given above, I conclude that the appeal should be dismissed.

Formal Decision

33. In exercise of the powers transferred to me, I dismiss the appeal and refuse planning permission for the demolition of three residences and the erection of nine 3, 4 and 5 bedroom houses.

Information

34. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

David Vickery

INSPECTOR

(1) The appln. is a resubmission following on appeal which was dismissed on the grounds of inappropriate housing mix, inadequate density and design of 2 plots

DEVELOPMENT CONTROL COMMITTEE 21.3.2001

(2) Photos

MEMBERS UPDATE

269-267 BARKHAM ROAD, WOKINGHAM
Application No. F/2001/2907 & 2908- Pages 2776-2800

Draw Members attention to yellow sheet which corrects

(3) Error in report: Paragraph C of the appraisal "269 Barkham Road" should read "267 Barkham Road".

and refers to 5 the letters of objection which have been received since writing of the report

(4) ***Letters of representation***: 5 further letters of representation have been received and the objections can be summarised as follows:

- Development out of character with area and proposal would result in an over development of the site
- density of development considered too high
- increase in traffic and congestion particularly at peak times
- increase in traffic noise
- problems of traffic and parking of vehicles during construction of development
- impact on highway safety
- brick left unspecified
- loss of privacy and increased overlooking
- inadequate on-site parking
- impact on infrastructure
- building line forward of adjoining properties

Officer comment: Conditions are proposed in relation to the approval of external materials which would include bricks (condition 2) and submission of details relating to parking of vehicles during construction (condition 16). On-site parking would be provided in accordance with adopted standards. All the other issues have already been raised and are dealt with in the main body of the report.

LAND ADJOINING PYKE CLOSE, WOKINGHAM
Application No. F/2001/3203 - Pages 2871-2880

Letter of representation: One additional letter of representation has been received objecting to the proposed kissing gates on the grounds that they would prohibit access for bicycles and prams and therefore preventing access to the rear of properties in Elizabeth Road.

Officer comment: The purpose of the kissing gates is to deter motorcyclists using the public footpath and cyclists speeding from one end to the other without due consideration for other pedestrians. It would not prohibit use by cyclists and people with pushchairs. The Public Right of Way Officer has no objection and it is considered that the these gates would improve pedestrian safety.

Members concerns
- density
- impact on edge of settlement boundary
- Plot 15

The development by virtue of the number of dwellings proposed would have an adverse affect on the character to the detriment of amenity of the area.

A/F TECHNICAL SERVICES
Arboricultural Consultancy Service

A/F Technical Services
21 Burpham Lane
Guildford
Surrey GU4 7LN

Telephone: 01483 532786 • Mobile: 0860 742359 • Fax: 01483 534836 • E-mail: AFTS@msn.com

Mr A Brooks
Bewley Homes plc
Field House Barn
Chineham Lane
Sherbourne St John
Basingstoke
Hants RG24 9LR

REFUSED

RECEIVED

Our Ref: 99056L1.RDG
28March 2000

Dear Mr Brooks

Trees – 269/273 Barkham Road, Wokingham

Further to your instructions and our site meeting I surveyed trees at the above site on 14 & 24 March 2000. Enclosed is my tree survey schedule and plan which has been colour-coded to indicate the condition of individual trees.

There are no trees in the high category (A – green). The moderate category trees (B - blue) are therefore the best trees on this site and can be retained as individuals or part of a group. Trees in the low category (C - brown) should not be retained as individual specimens but only as part of a group of, preferably, better quality trees and where they are not a significant constraint on development. All trees in the fell category (D - red) must be removed in any event. Trees in this category will normally be exempt from a Tree Preservation Order.

My tree survey is based on your layout plan, which has been colour coded to show the condition of individual trees and those that would be retained and removed. To determine the trees that would be directly and indirectly affected by these proposals I have applied the criteria of Table 1 of BS5837:1991 'British Standard Guide for Trees in relation to Construction'. The trees shown to be retained comply with the recommendations of the Standard and would not be indirectly affected by these proposals.

Section 11 of the Standard advises that footpaths, drives and parking spaces may be incorporated within a tree's protected root area (Table 1). The Standard further advises that excavation should be restricted to the removal of top soil only (maximum 150mm), the sub-base should be of a no-fines aggregate and the finished surface permeable, as recommended in Section 11.6 of the Standard.

Trees to be retained should be protected by strong barrier fences to the recommendations of Section 8 of the Standard. Fencing should be erected before site works commence and maintained for the period of construction. In addition, below ground services should be routed outside each tree's protected root area. However, where this is not possible trenching should be undertaken to the recommendations of NJUG 10 'Guidelines for the planning, installation and maintenance of utility services in proximity to trees'.

In my assessment, the proposed development complies with the recommendations of BS5837:1991 and, provided the trees are properly protected for the period of development, their health and safe life expectancy would not be affected by these proposals.

If I can be of further assistance please do not hesitate to contact me.

Yours sincerely



R D D Grainger

enc. Tree survey schedule & plan

Bewley Homes plc

Tree Survey Schedule
March 2000

REFUSED

269-273 Barkham Road
Wokingham

A/F TECHNICAL SERVICES
Arboricultural Consultancy Service

A/F Technical Services • 21 Burpham Lane • Guildford • Surrey • GU4 7LN • Tel: 01483 532786 • Fax: 01483 534836

Instructions

Unless otherwise instructed this tree survey includes all significant individual and groups of trees. Fruit trees and other vegetation have not been included.

Site: 269 – 273 Barkham Road
Wokingham
Surrey

Client: Bewley Homes plc
Field House Barn
Chineham Lane
Sherbourne St John
Basingstoke
Hants RG24 9LR

Survey Date: 14 & 24 March 2000

Surveyed By: R D D Grainger Dip Arb(RFS) F Arbor A

Our Ref: 99056S.RDG

Tree Survey

This tree survey has been undertaken to the recommendations of BS 5837:1991 British Standard Guide for Trees in Relation to Construction. In making this assessment, consideration has been given to:

- the health, vigour and condition of each tree
- any structural defects in each tree, and its safe life expectancy
- the size and form of each tree and its suitability within the context of the proposed development
- the location of each tree relative to existing site features

Tree Survey Plan

The tree survey plan indicates the tree number, crown size and shape. Where requested, the plan has been colour coded to indicate the condition of individual or groups of trees. Where trees are scheduled under a Tree Preservation Order (TPO) the TPO number may be shown on the plan.

Tree Survey Codes

NO Tree number on survey plan

SPECIES Common/English name

HT Height class
S Small (<6 m)
M Medium (7<12 m)
L Large (>12 m)

RAD Crown spread radius (metres)

DBH Trunk diameter (centimetres) at breast height (1.5m)

AGE Age class

Y	Young - Less than one third life expectancy
MI	Middle age - One to two thirds life expectancy
M	Mature - More than two thirds life expectancy
OM	Overmature - Very limited life expectancy

VIG Vigour

N	Normal vigour
L	Low vigour

CODE A High category (green on plan)

Trees whose retention is most desirable:

- vigorous healthy trees, of good form, and in harmony with proposed space and structures;
- healthy young trees of good form, potentially in harmony with proposed development;
- trees for screening or softening the effect of existing structures in the near vicinity, or of particular visual importance to the locality;
- trees of particular historical, commemorative or other value, or good specimens of rare or unusual species.

Trees in this category are the best trees on the site and should be retained where possible.

CODE B Moderate category (blue on plan)

Trees whose retention is desirable:

- trees that may be included in the high category, but because of their numbers or slightly impaired condition, are downgraded in favour of the best individuals;
- immature trees, with potential to develop into the high category

CODE C Low category trees (brown on plan)

Trees which could be retained:

- trees in adequate condition, or which can be retained with minimal tree surgery, but are not worthy of inclusion in category A or B;
- immature trees, or trees of no particular merit.

Trees in this category should not be retained in isolation but only as part of a group of, preferably, better quality (code A/B) trees. They should only be retained where they are not a significant constraint on development.

CODE D Fell category (red on plan)

Trees for removal:

- dead or structurally dangerous trees;
- trees with insecure roothold;
- trees with significant fungal decay at the base or on the main bole;
- trees that will become dangerous after the removal of other trees.

Trees in this category must be felled in any event.

COMMENTS General comments on the form and condition of the tree. In some cases a more detailed inspection may be recommended to determine the tree's safety and suitability to be retained. Where trees have been included in a Tree Preservation Order the TPO number is indicated.

Tree Protection

Table 1 of BS 5837:1991 recommends a minimum protected area around each tree based on its size, age and vigour. This distance is the minimum requirement for protective fencing and excavation likely to sever roots and is measured from the centre of the trunk. In some cases, where development is on one side of the tree only, the distance can be reduced by one third provided there is a corresponding increase in undisturbed land in other directions.

The tree survey data should be used to determine the minimum protected area for individual trees – Age, trunk diameter (dbh) and vigour.

Table 1 Distances – Trees of Normal Vigour (BS5837:1991 - extract)

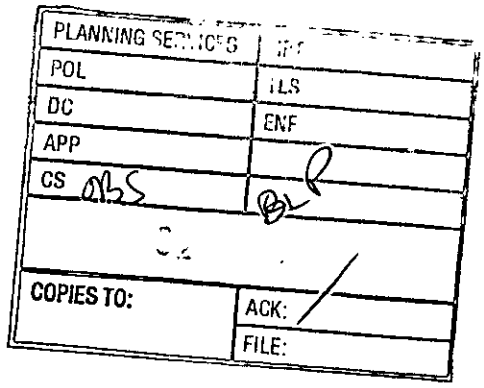
Tree Age	Trunk Diameter (cm) – dbh	Distance (m)	One Side Only (m)
Young	< 20	2.0	1.4
	20 < 40	3.0	2.0
	> 40	4.0	2.7
Middle Aged	< 25	3.0	2.0
	25 < 50	4.5	3.0
	> 50	6.0	4.0
Mature	< 35	4.0	2.7
	35 < 75	6.0	4.0
	> 75	8.0	5.4

Table 1 Distances – Trees of Low Vigour (BS5837:1991 - extract)

Tree Age	Trunk Diameter (cm) - dbh	Distance (m)	One Side Only (m)
Young	< 20cm	3.0	2.0
	20cm < 40cm	4.5	3.0
	> 40cm	6.0	4.0
Middle Aged	< 25cm	5.0	3.4
	25cm < 50cm	7.5	5.0
	> 50cm	10.0	6.7
Mature and Overmature	< 35cm	6.0	4.0
	35cm < 75cm	9.0	6.0
	> 75cm	12.0	8.0

NO	SPECIES	HT	RAD	DBH	AGE	VIG	CODE	COMMENTS
1	Silver birch	L	5	34	M	N	B	
2	Beech	L	9	92	M	N	B	Tree surgery required
3	Cherry	S	1	21	OM	L	D	Trunk decay
4	Lawson cypress	M	3	22	M	N	B	Forked trunk
5	Deodar cedar	L	4	47	MI	N	B	One-sided crown – tree surgery required
6	Sycamore	L	6	38	MI	N	B	One-sided crown – tree surgery required
7	Oak	L	6	60	M	N	B	One-sided crown – tree surgery required
8	Sycamore	M	4	19	Y	N	C	One-sided crown, suppressed
9	Oak	L	6	33	Y	N	B	Forked trunk
10	Sycamore	L	5	26	Y	N	C	Forked trunk, one-sided crown
11	Sycamore	L	5	18	Y	N	C	One-sided crown
12	Sycamore	L	5	24	Y	N	C	Leaning, one-sided crown
13	Sycamore	L		37	MI	N	C	Three stems, one-sided crown
14	Oak	M	5	52	M	N	B	Regrown pollard – tree surgery required
15	Oak	L	9	54	M	N	B	One-sided crown – tree surgery required
16	Oak	L	7	47	M	N	B	Regrown pollard – tree surgery required
17	Oak	L	7	36	MI	N	C	Leaning, one-sided crown
18	Sycamore	L	5	15	Y	N	C	Multi-stemmed, suppressed
19	Sycamore	L	6	22	Y	N	D	Basal damage and decay
20	Oak	L	6	32	Y	N	B	One-sided crown
21	Oak	M	7	24	Y	N	C	Leaning, one-sided crown
22	Douglas fir	L	5	46	M	N	B	
23	Scots pine	L	3	30	M	N	B	
24	Scots pine	L	4	47	M	N	B	Tree surgery required
25	Douglas fir	L	4	30	M	N	B	One-sided crown
26	Douglas fir	L	3	28	M	N	C	Suppressed, one-sided crown
27	Sycamore	M	5	33	MI	N	B	
28	Scots pine	L	4	46	M	N	B	Tree surgery required
29	Scots pine	M	4	32	M	N	B	Suppressed crown
30	Douglas fir	M	3	28	M	N	C	Suppressed crown
31	Douglas fir	M	4	24	M	N	C	Suppressed crown
32	Douglas fir	L	5	60	M	N	B	Tree surgery required
33	Douglas fir	M	4	34	M	N	C	One-sided crown
34	Silver birch	M	4	37	M	L	D	Crown die-back
35	Purple plum	S	3	16	MI	N	C	One-sided crown
36	Silver birch	L	7	39	M	N	B	Tree surgery required
37	Silver birch	L	1	23	M	L	D	Suppressed one-sided crown, decayed trunk
38	Sycamore	L	7	42	M	N	B	Tree surgery required
39	Sycamore	M	3	16	Y	N	C	Suppressed, leaning one-sided crown
40	Rowan	S	2	10	Y	N	B	

NO	SPECIES	HT	RAD	DBH	AGE	VIG	CODE	COMMENTS
41	Sawara cypress	M	2.5	26	M	N	B	Two stems
42	Silver birch	L	5	33	M	N	B	One-sided crown
43	Silver birch	L	4	23	M	N	B	One-sided crown
44	Silver birch	M	2	14	MI	N	C	Leaning, suppressed, two stems
45	Silver birch	L	3	20	M	L	D	Trunk decay
46	Silver birch	M	4	21	M	L	D	Trunk decay
47	Silver birch	M	4	18	M	L	D	Trunk decay
48	Silver birch	L	2	17	M	L	D	Trunk decay
49	Oak	M	4	19	Y	N	B	Suppressed, one-sided crown – tree surgery required
50	Japanese cedar	S	2.5	20	MI	N	C	One sided crown, three stems
51	Weeping willow	S	3	18	Y	N	B	One-sided crown
52	Silver birch	M	6	47	OM	L	D	Crown decay
53	Silver birch	L	5	34	M	N	B	Leaning, one-sided crown
54	Silver birch	L	5	55	M	N	B	Possible trunk decay – detailed inspection required



300 Barkham Road
Wokingham
Berks
RG41 4DA

Tel: 0118 978 3395

2 January 2001

Mrs B Polnik
Case Study Officer
Wokingham District Council
Shute End
Wokingham
Berks

Dear Mrs Polnik

F/2000/~~2007~~ 907 and F/2000/~~2008~~ 908: 269 - 273 Barkham Road, Wokingham

I write further to your letter dated 6 December 2000 and the subsequent posting of notices concerning these applications. I have numerous concerns and objections regarding the above and detail some of them below.

I cannot help but contrast the developer's approach to the above application against the previous ones and wonder if this new proposal is designed to be as contentious as possible.

Before the previous duplicate applications were submitted, the neighbour who is spearheading this development showed site plans to some of the neighbours and Bewley Homes wrote to the immediate neighbours with copy plans, inviting them to raise any concerns with them.

For the above applications, the communication has been conspicuous by its absence. Indeed, the proposed development looks set to cause the maximum detrimental impact on the neighbourhood as possible. No 275 will suffer much more from this proposal with not only more properties bordering them but also increased numbers of people and traffic.

The garages for plots 3, 4 and 5, and once again Plot 15, are shown as forward of the established building line - a situation WDC have previously advised local residents is unacceptable. From the other side of the road, this development will have a major impact due to the topographical features of the site, resulting in all the properties and accompanying cars being visible.

If 2 x 3 storey, large detached dwellings were deemed alien to the streetscene, then surely 5 x 2 bedroom terraces and 2 garage blocks must be.

However, despite all the above I understand from your Planning Department that the developers did not seek to discuss possible compromises with you before the two applications were submitted.

continued .....

'Green Route' - Policy WBE12

I am concerned that despite recommendations from Environmental Design on 27/4/2000 and again on 31/7/2000 that Tree Preservation Orders be placed on trees threatened by the previous applications, recent enquiries suggest that these have not yet been served. This is probably a unique site in Barkham Road with the steep rise in ground levels from the street and the amount of mature trees all over the site along with mature, high hedgerow at the front of the 3 properties. This contributes greatly to the green route into Wokingham that WDC has consistently documented, over a number of years, as requiring protection at all costs. The applications detail proposals for re-planting of hedges and trees but there will be significantly less in the way of hedgerow at the front of the development than there is now and thus the development's impact on the streetscene will be exacerbated.

Documents in the case files for the previous applications indicate that Environmental Design supported the refusal of planning permission for 9 houses on the basis that it was contrary to WBE12 and was unacceptable as the plans stood in relation to the retention of the best trees on the site.

From the limited information available at this stage, I find it difficult to see how the new applications address these very real concerns.

Traffic Implications

I am extremely concerned at the impact on the streetscene, the local residents and indeed other users of Barkham Road, from the increased number of cars which will go hand in hand with 15 properties. In fact, one can only guess at the number of cars involved for new residents, let alone additional cars for their visitors. Whilst I am aware that PPG3 seeks to reduce the reliance on cars by not providing large areas for parking, unless someone is going to dictate that people buying these new properties may not do so if they have more than 1.5 cars per property - making them just about unsellable - how is this going to work in practice?

Additionally, if this development is granted on the existing basis, the lack of parking for plots 1 - 5 and the gap between the garage blocks may well result in the areas to the side of the double garage and the back of the triple garage becoming an overspill car park in the future. This road has been referred to as a 'minor road' in the case file but it has major traffic flows all through the day and particularly at peak times. Lack of adequate parking on the site may leave residents and visitors with little option but to park on the road.

This would be totally unacceptable, particularly from a safety point of view with two bus stops in very close proximity (which are additionally pick up and drop off points for locals schools). Surely, the application of PPG3 in instances such as these would be totally inappropriate and may well lead to casualties and increased congestion on this stretch of road.

I am amazed that the sight line guidelines were relaxed in the previous application in such a potentially dangerous situation and I now look for WDC to ensure this does not happen again.

continued .....

PPG3

The application of PPG3, and WDC's own density policy, to increase significantly the density of development in Barkham Road, would seem to indicate that WDC now views this area as an integral part of Wokingham Town. If this is the case, what will happen to the gaps between settlements adjacent to Limmerhill Lane which have always been sacrosanct. Perhaps WDC should use this application to communicate some of its future plans which, due to the Plan process, are difficult to see at this stage with any clarity.

Moreover, if this proposed development has larger implications for other residents in Wokingham District, particularly in the application of PPG3 and WDC's own density policy, then they should be advised and their comments sought as a matter of urgency.

271 Barkham Road

The timing of this application and its inherent deadlines have made meaningful research difficult due to the Christmas holidays. However, I am currently researching the origins of this property which I believe may have implications for this application. Whilst being unable to comply with your deadline of 3 January 2001 for comments, I do not anticipate a long delay and I trust you will still consider these additional comments.

Summary

In summary, I believe these applications should be refused on the following basis:

- The proposals represent an over development of this site, irrespective of PPG3 guidelines, which will have a detrimental effect on the locality
- The location of the site within a defined 'green route'
- The topographical layout of the site and its inability to hide any of the development, resulting in visual dominance
- The very real impact on the mature trees and hedges, both now and in the future
- The houses and garages shown forward of the established building line, which has rigorously been preserved by WDC when other residents have sought to build forward of it in the past
- The significant impact on the streetscene and local residents of the increased number of cars and inadequate parking on the site.

Yours sincerely

Kaye Dix

Kaye Dix

PLNG SERVICES	HPT
POL	TLS
DC	ENF
ALP	
CS 085	BLP
COPIES TO:	ACK
	FILE:

300 Barkham Road
Wokingham
Berks
RG41 4DA

Tel: 0118 978 3395

2 January 2001

Mrs B Polnik
Case Study Officer
Wokingham District Council
Shute End
Wokingham
Berks

Dear Mrs Polnik

F/2000/~~2007~~ 907 and F/2000/~~2008~~ 908: 269 - 273 Barkham Road, Wokingham

I write further to your letter dated 6 December 2000 and the subsequent posting of notices concerning this application. My very real objections to this scheme are:

Number of Dwellings

I am aware that the previous application on this site was refused on the basis of the number of dwellings being below the land take acceptable to PPG3. The view that the land area is capable of supporting seventeen dwellings has been expressed by both the local council and the Inspector (at the previous application appeal). However, the Inspector commented further that environmental concerns are genuine and that these would temper the advice of PPG3. As acknowledged by both parties to the appeal, Bewley Homes plc and the Council, *'it is a matter of judgement and balance.'*

Two units short of the theoretical appropriate density does not appear to introduce much judgement and balance, a development of considerably closer to the original nine properties more adequately reflecting this view.

It should also be considered that the site is constrained by access, the need for adequate distances to prevent overlooking to existing properties and the position of existing mature trees.

Mix of Dwellings

During the course of the appeal on the previous application, the Inspector acknowledged that the views on mix of dwellings require *'judgement and balance in applying this PPG3 policy.'* The Inspector made reference to the Council's Housing Needs Survey and the proportions of dwelling types required. However, it may be more appropriate to consider the Council's Planning Commitments for Housing as at 31 March 2000 which monitors planning against the Needs Survey conducted by

David Couttie Associates. In section 1.03, Meeting Housing Need, the report acknowledges that the required mix is not being achieved throughout the district stating that *'a disproportionate number of the one and two bed dwellings are concentrated in four parishes - 29% in Wokingham.'* In this context the need for a mix, and therefore a higher number of dwellings on this particular site, is unsubstantiated. Indeed, when one considers the two bedroom dwellings recently provided near the swimming pool, on the Reading Road, on the site of the old garage near the station and on the old football ground there appears to be a need to encourage a mix moving away from the current proposal. The inclusion of this proposed mix can only exacerbate the imbalance currently being created throughout the parish of Wokingham. Individual sites must be considered as an element of the district and not in splendid isolation. PPG3, para 56 states that *'new housing development of whatever scale should not be viewed in isolation. Considerations of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality.'*

Sight Lines

The recommendation for refusal of the previous application, under point E, states that the normal requirement for visibility splays in this type of situation would be 4.5m x 120m. It also makes reference to the reduction of splays to 2.5m x 120m which the Highway Authority considers to be acceptable. How this can be justified is not clear, particularly when one considers:

- The weight of traffic on this road
- The site entrance is situated, from the town, on a rising approach which will tend to distort perceptions of approaching traffic
- The increase in number of dwellings

Can we now have some comfort that these sight line requirements will be more vigorously upheld for this particular application ?

On the previous application the Inspector called into doubt the justification of the payment of a Unilateral Undertaking for unspecified highways work. It is hoped that,if a £50,000 incentive is not now an issue, then this will allow the Highways Department to apply the previously defined standards as appropriate and thus help to ensure the safety of the local residents and other road users.

Impact on Street Scene and Environment

This application is unacceptable in terms of its impact on the street scene. The block of five two bedroomed houses and associated garages, in two blocks, are every piece as objectionable as the pervious applications' three storey properties. They do not blend in with the existing frontage of detached properties and present an alien feature since they do not fit into the context of the building pattern along Barkham Road. They would result in a visual impression of a large building mass, especially compared to the surrounding buildings. The introduction of more hard landscaping will increase the risk of storm damage through water discharge. Properties on the south side of Barkham Road have suffered as a consequence of this year's storms.

Tree Loss and Impact on the Green Route

The previous application for nine properties was criticised for its impact upon the trees in this site and the subsequent impact upon the Green route that Barkham Road has been designated as for many years. Indeed, at a meeting with the developers on 4 August 2000, Mrs Polnik expressed concern over the *'resultant impact upon the character of the area ..... particularly when viewed from Barkham Road.'*

It seems inconceivable that fifteen properties can cause less damage than the previous application for nine, either as a result of the construction process, impact on established water courses or as a result of new owners' requirements.

Layout

The site layout on Plan A00/106 P/01 dated November 2000 represents an unacceptable congestion of the site, particularly when what appears to be an unadopted road serves nine properties, which is considerably more than the Council's guidelines.

Plot 15 and the garages for plots 3, 4 and 5 are in front of the building line established at 265 and 267 Barkham Road. Plots 6, 7 8, and 9 represent an unacceptable dominance and over looking to 275 Barkham Road. The layout is ill-considered with the balance of the two bedroom properties being concentrated on the left hand side of this site and thus presenting an unacceptable mass when viewed from the road.

Off Street Parking

There is a completely inadequate supply of off street parking. Notwithstanding the requirements of PPG3 more off street parking must be provided in order to ensure that no parking occurs on Barkham Road (refer also to concerns over sight lines). Whilst I appreciate that PPG3 seeks to reduce dependence on the car there are no suitable alternatives in this part of Barkham Road. I would be happy to accompany a policy maker from Mr Prescott's department on the one mile walk to the station on a cold, wet and dark morning in order to provide them with a gauge to demonstrate their understanding of the realities of travel in this area. Cars are a necessity here, not a nice to have.

In summary it would appear that this site is compromised by the requirements of PPG3, the impact on the environment and the green route, access from the road, the topography of the site and the amenity currently enjoyed by the local community. It may be more appropriate for each of these plots to be developed on an individual basis.

Yours sincerely

Stephen Dix

Stephen Dix **ARICS**

Ron Webber
19 the Shires
Barkham
Wokingham
RG41 4SZ
10 March 2001

Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR
Attn Mrs B Polnik

Dear Sirs

Planning Applications F/2000/2907 and F/2000/2908

I wish to register an interest in the above Planning Applications and wish to make the following comments about the plans:

I believe the density and mix of the proposed development is out of keeping with the surrounding properties.

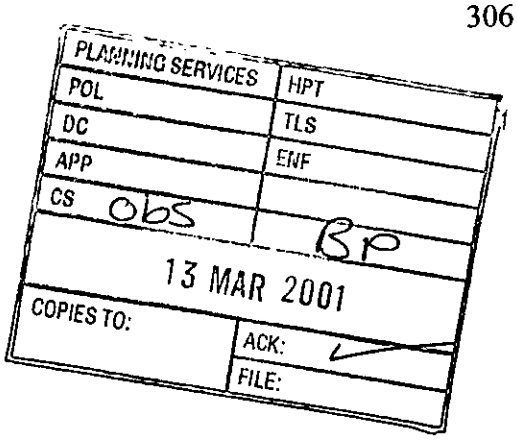
Also the development will affect the privacy that we currently enjoy in our property as the proposed development will mean that our property will be overlooked whereas the siting of the current properties on the proposed development cannot affect our privacy in any way.

Yours Sincerely

Ron Webber

PLANNING SERVICES | RPT
POL | TLS
DC | DIF
APP |
CS OBS |
14 MAR 2001
COPIES TO: | ACK: ✓
FILE:

306 Barkham Road
Wokingham
Berkshire
RG41 4DA



9 March 2001

Mrs B Polnik
Planning Officer
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Re: Application No F/2000/2908, F/2000/2907 and any other plans submitted regarding 269 – 273 Barkham Road

We have now seen the new plans for the above sight, and we have several concerns.

First of all, we feel that fifteen houses are far too many. We protested last time that nine houses were too many, so the fact that the number has been increased was a particular disappointment to us. We do appreciate that the houses have been planned to make them look as if this is a development of a small number of large houses, but even so 15 houses is far too many for the sight. It will change the whole character of the area.

Secondly, the traffic is already appalling on this stretch of Barkham Road. Our neighbours informed us that the council officials came to view the site at about two in the afternoon – hardly the time to get the feel for rush hour traffic! Sometimes it can take a full five minutes for us to get our car out of the drive. Thirty new cars (we can assume at least two per household) will only make the situation worse.

Thirdly, we were rather unhappy about the entrance to the new estate. It runs directly downhill onto the road. This seems to be asking for a child on a bicycle to rush down straight out onto the main road. The traffic invariably speeds on this section of the road so this design is an accident waiting to happen even before it is built.

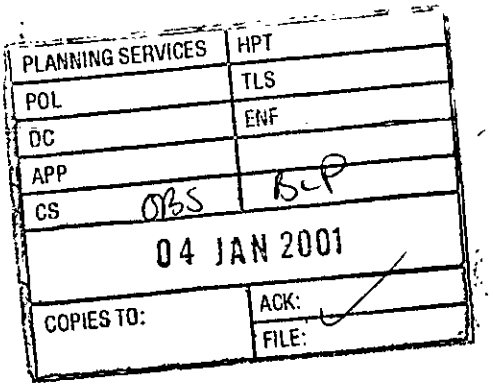
We were also very unhappy that details such as the brick were left unspecified on the plans. Bricks make an enormous difference to the look of a development. Garish, cheap brick would make this development very unsightly.

Yours sincerely

A. F. Wrobel

Allan and Alison Wrobel

4 Blandford Drive
Wokingham,
RG41 4EN
31st December 2000



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

Dear Sir/Madam,

Proposals:	Proposed erection of 15 dwellings and demolition of existing 3 dwellings (duplicate application)
Location:	269-273 Barkham Road Wokingham
References:	F/2000/2907 & F/2000/2908 Mrs B Polnik

Thank you for your recent letters regarding the above applications. Our comments are as follows:

1/ Site Layout
The proposal represents over-development of the site. The density and mix of housing is not in keeping with the immediate locality and will therefore have a detrimental effect on the Barkham Hill settlement.

We are particularly concerned that, given typical car ownership levels for the area, there will be insufficient parking spaces within the site, leading to the hazard of cars being parked on the main road or on pavements.

As Barkham Road is a designated 'green route', we believe that planning guidelines regarding housing density should be applied sympathically and with due consideration for the area.

2/ Impact on environment of Barkham Road
The proposal would change the tree-dominated appearance of the site as viewed from Barkham Road. The existing chalet-style dwellings, which are set back from the road and well screened by trees, would be replaced with higher buildings set closer to the road, in front of the existing building line for the locality.

We are also concerned that, in addition to the planned loss of a number of mature trees, there would, in time, be pressure to remove additional trees as future residents find they have an adverse impact on their properties.

3/ Accesses off a private road
The plans appear to show that 9 of the 15 dwellings will be accessed from the narrower 'shared surface'. We understand that this significantly exceeds design guidelines, adopted by Wokingham District, of five access points off a private road.

The plans also do not appear to include provision for turning/manoeuvring vehicles, such as refuse collection, on the adopted part of the road.

If this proposal is to be approved, then the entire road should be of a standard suitable for adoption.

4/ Contributions to local improvements
We understand that a sum of £50,000 was offered during a previous development application for this site, to cover unspecified improvements to the local environment. We are concerned about the general nature of such payments being made to ease the planning process without any up-front spending plans.

If this application is granted, we would like to see any such incentive payments be used for specific, agreed improvements to the environment of the Barkham Hill settlement within a year.

Yours faithfully,

Dr KM Kennedy
Mr RJ Kennedy

PL/
POL
DC
APP
CS DCP
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FILE:

OBS TO 2000/2908.

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 11 December 2000 20:44
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

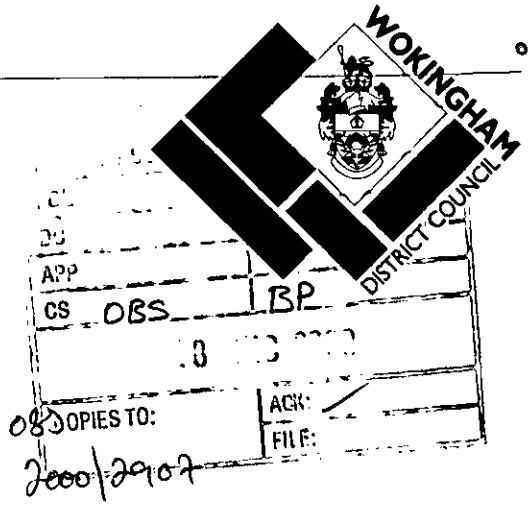
NatureofEmail: Object
ApplicationNumber: F/2000/2908
Correspondent_FullName: Mr Christopher benham
Correspondent_StreetAddress: Chestnuts
Correspondent_Address2: 14 The Shires
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 4SZ
Correspondent_Telephone: 0118 9790032
Correspondent_Email: benhams5@aol.com

Comments:

As a recent house owner in the Shires I am alarmed that within a 6 month period I find myself contesting yet another development on the same plot of land. Please find detailed below my reasons for objecting to the proposed development:
1) How are you you going to fit 15 houses into such a small area. This is nearly double the previous number of houses that was rejected in the application earlier this year. I suspect it will be a major eyesore from the road and to all of the surounding residents.
2)How will the traffic infrastructure cope?. The Barkham Road is already a heavily congested area, I believe you already have made provision for a minimum of two roundabouts located at the Bearwood Road and Barkham Bull junctions. Working on the assumption that each household has 2 cars that is another 30 cars that will be rushing in and out of that small development. Perhaps you should plan for another roundabout.
3) The Barkham Road is rapidly turning into what was once a semi rural area into an extension of Wokingham. This development is just another step towards Wokingham lossing its character as a market town.
4) With the proposed removal of established trees this development will guarantee the loss of privacy to many of the surrounding neighbours 275 and 267 Barkham Road as well as some of the houses on the shires development.
5) In relation to the additional noise that 30+ cars and probably in excess of 60+ residents bring with it I dread to think of the increased volume of noise in the vicinity.

As my opening comment states, I am gobsmacked that I find my self appealing again after 2-3 months since the last apppeal. If you read my initial letter objecting to the first proposed development I point out to you that this development is driven by the potential financial gain of three house owners (269, 271 and 273 Barkham Road). I suspect they are financial backed by the potential property developer/builder who along with the residents offer no consideration to their neighbours or the surrounding area. Their only consideration is to their pocket I therefore strongly recommend that this proposal is firmly rejected.

Ian Jordan



From: WebComments@wokingham.gov.uk
Sent: 17 December 2000 09:50
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2000/2907
Correspondent_FullName: Mrs. J. Bundred
Correspondent_StreetAddress: 298 Barkham Road
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 4DA
Correspondent_Telephone: 0118 9794439
Correspondent_Email:

Comments:

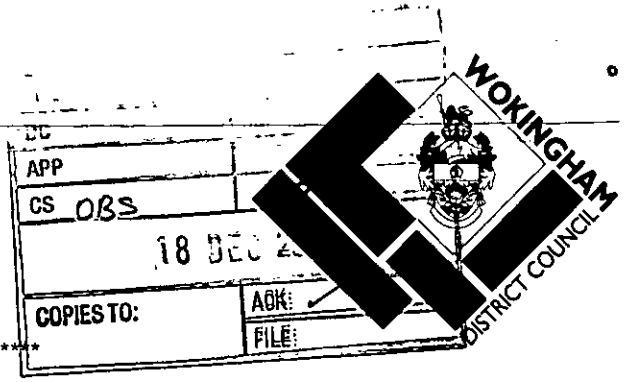
I object strongly for the following reasons:

1. Safety - we have 3 children and there are two bus stops used by school children directly outside the proposed site. Barkham Road is too busy as it is and an additional road with 15 dwelings will increase the danger of cars overtaking and pulling out.

2. We will be directly over looked by the proposed dwellings and will therefore suffer a loss of privacy. Because of the lie of the land, our top floor including bathrooms and bedrooms will be directly level with windows in the proposed dwellings.

3. This is too high a density of dwellings for a residential area, replacing 3 houses with 15 is not acceptable and will materialy alter the nature of this part of Barkham Road.

Ian Jordan



From: WebComments@wokingham.gov.uk
Sent: 17 December 2000 09:38
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2000/2907
Correspondent_FullName: Mr. M.R. Bundred
Correspondent_StreetAddress: 298 Barkham Road
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 4DA
Correspondent_Telephone: 0118 9794439
Correspondent_Email: mikeb@softweb.co.uk

OBS
2000/2907

Comments:

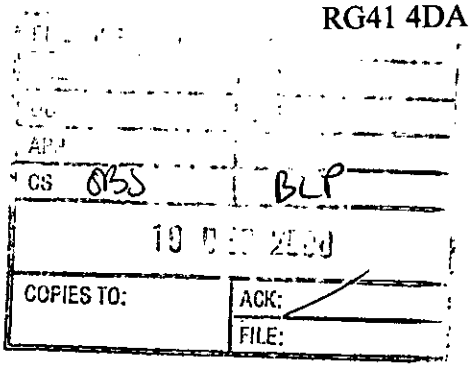
We object strongly to this planning application. This proposal is far too dense for this residential area and would increase the traffic on Barkham Road.

We live directly opposite and will be directly affected by the noise and disruption caused by the building of these proposed dwellings.

We would be prepared to accept a smaller number of residential homes but not to replace 3 dwellings with 15.

BY HAND. 18/12/2000

306 Barkham Road
Wokingham
Berkshire
RG41 4DA



17 December 2000

Mr John Mitchell
Development Control Manager
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Sir

Re: Application No. F/2000/2907 269 – 273 Barkham Road, Wokingham

We recently received your letter concerning the above application. We are very unhappy about the proposed development.

The traffic can be very fast at this stretch of the road. The access road will come down to the main road and we invisage accidents where children, on bikes, run out into oncoming traffic.

The amount of traffic, in and around Wokingham, is already far too great. We all know the situation and yet the council still allows more houses to be built. We simply cannot have more development along this road because of the heavy traffic.
We understand that no survey of road usage has been done for this particular section of road. This should be a prerequisite before permission is granted, especially as the planning officers never see the road during rush hour. We noticed that your last site visit was at 2.30 in the afternoon, which is hardly peak period.

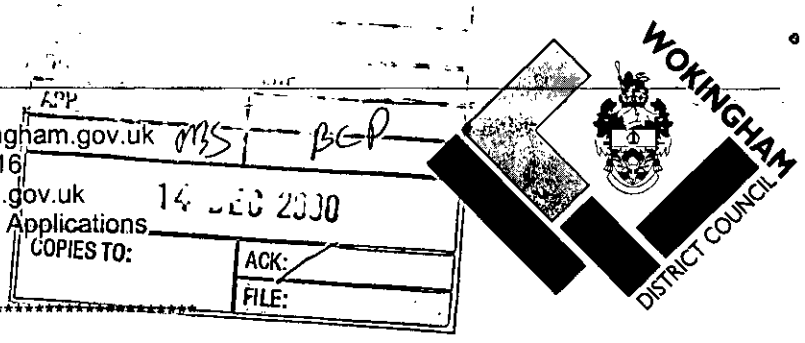
The other objections we raised on earlier plans for the same site stand. We particularly object to the large number of houses. Nine, as proposed last time, was too many, and now you want to allow fifteen. Increasing the number of proposed houses forces us to ask ourselves if you are taking any notice of objections to this scheme.

Yours sincerely

Alison Wrobel Allan Wrobel

Allan and Alison Wrobel

Ian Jordan



From: WebComments@wokingham.gov.uk
Sent: 13 December 2000 23:16
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2000/2907
Correspondent_FullName: Ron Adams
Correspondent_StreetAddress: 6 Blandford Drive,
Correspondent_Address2: Barkham Road,
Correspondent_Town: Wokingham.
Correspondent_County: Berkshire
Correspondent_PostCode: RE41 4EN
Correspondent_Telephone: 0118 979 2774
Correspondent_Email: rjadams@waitrose.com

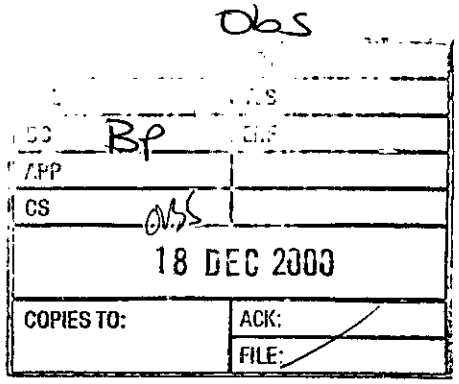
OBJ to
2000/2907
BP

Comments:

I feel that the qty of 13 houses is
too hight the previous appliclation for 9 was much better.
13 is over development and will add
probably 20 to 26 cars to Barkham
Road. this road needs considerable resurfacing work, especially to reduce noise.
Mr.Prescott is wrong in saying we need higher density building.

Tele: 0118 979 2774 44 0118 9792774
Email: rjadams@waitrose.com

6 Blandford Drive,
Barkham Road,
Wokingham,
Berkshire,
RG41 4EN



18th December 2000

Wokingham District Council,
Environmental Services Dept.,
Shute End,
Wokingham,
RG40 1WR

For the attention of John Mitchell
Development Control Manager.

Dear Mr. Mitchell,

Re: Application Number F/2000/2907

Thank you for your letter dated the 6rh December with regard to the proposed development.

I feel I must object to the high density that is now proposed. The pervious proposal, the plans that I did inspected at Shute End, were quite acceptable.

Considering the high volume of traffic which use Barkham Road, especially in the morning between 07.00 and 09.30 hrs and in the evening between 16.00 and 18.30 hrs. it is often virtually impossible to join the traffic, particularly if you want to cross the traffic, having an additional 15 dwellings will probably increase the volume by at least another 30 cars.

Apart from the traffic volume, it is not in keeping with other developments in this area considering the small size of the plot, (the development in which I now live is a good example). Allowing a development of this size, considering the small size of each property will now have to be, will in fact bring down the value of the whole area.

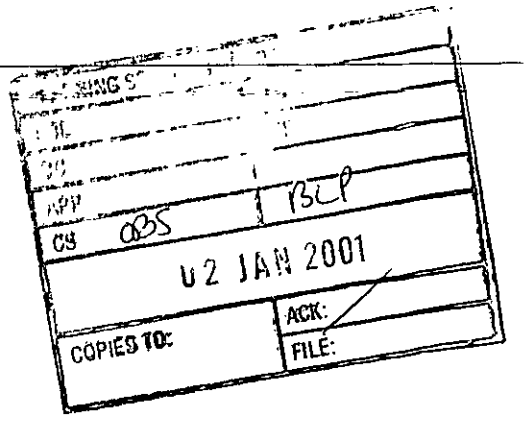
One also must consider the state of the Barkham Road, it has been hacked up so much of recent years and has poor drainage also has such a noisy surface, any additional traffic makes living on the road even more unacceptable than it already is.

I trust that you will consider these points before allowing this development.

Yours sincerely,

Ron Adams

Ian Jordan



From: WebComments@wokingham.gov.uk
Sent: 01 January 2001 18:14
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2000/2908
Correspondent_FullName: Ron Webber
Correspondent_StreetAddress: 19 the Shires
Correspondent_Address2: Barkham
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 4SZ
Correspondent_Telephone: 0118 9782470
Correspondent_Email: ron.webber@cwcom.net

Comments:

I object to the application on 2 grounds.

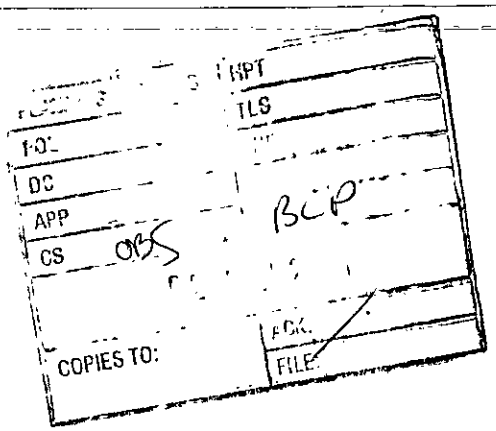
1) The density of the development is significantly out of keeping with the surrounding properties.

2) We have a picture window in the Dining Area of our kitchen which currently has very pleasant views across the gardens of the properties affected by this application. This view will be significantly affected by the planned development and will impact our privacy.

I believe this objection is technically out of date but we did not receive the letter, due to the Christmas post, in time to investigate the application before this weekend.

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 30 December 2000 21:54
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



****

NatureofEmail: Object
ApplicationNumber: F/2000/2908
Correspondent_FullName: Clive Elsmore
Correspondent_StreetAddress: 292 Barkham Road
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County:
Correspondent_PostCode: RG41 4DA
Correspondent_Telephone:
Correspondent_Email: CliveE@Bigfoot.com

Comments:

30/12/2000

Dear Sirs,
Re Planning Application F/2000/2907
269-273 Barkham Road

I am writing to object to the proposed erection of 15 dwellings on land previously occupied by 3 dwellings, for the following reasons:

The visual amenity of the area will be damaged by such excessive development.

The proposed mix and density of dwellings is out of keeping with the rest of the area.

Proposed buildings are too far forward from the existing building line.

The development does not have sufficient parking spaces for the number/type of dwellings and will inevitably lead to parking on Barkham Road particularly by visitors. You cannot force reduced car usage by simply reducing the number of parking spaces.

The number of small properties (likely to be occupied by adults only) will result in a higher number of cars than if there were fewer properties which were bigger and occupied by families.

The site line at the entrance is inadequate particularly with the large number of vehicles accessing the development and the high (40MPH) speed limit of Barkham Road.

The entrance is too close to existing bus stops.

The entrance will be yet another obstacle to any intended shared path/cycleway along Barkham Road.

The original application for seven larger/quality dwellings was more acceptable

PLANNING SERVICES | HPT
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CS |
13 FEB 2001
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FILE:

Nigel Morris,
267, Barkham Road,
Wokingham.

Telephone (0118) 978 0675.

7 / 2 / 01

Dear Mrs Polnik.

Below please find details concerning my objection to planning application ref. F/2000/2908/7.

The application is for permission to demolish three homes, and their replacement with fifteen.

Whilst not objecting to the principal of redeveloping the site, I do object to the position and size, of the house proposed for plot 15, which is the largest of the proposed new homes, and of a size that extends beyond the line of the front of my house, and also extends beyond the line of my house at the rear.

The effect of the building in this position, will be that of a substantial reduction in the amount of light admitted to my sole kitchen window, which will face a two storey brick wall with a gable adding further height at the rear side. In addition, the sole window that provides light to my stairwell, would also suffer a notable reduction in light. My safe use of both areas is likely to be reduced without the use of electric lighting, and use of the areas,during winter months inparticular, are going to rely heavily on lighting, just to achieve a cheerful level of brightness.

I understand the house on plot 15, needed to be positioned only 2 metres from my boundary, due to the placing of a tree preservation order on a pine tree at the other side of the proposed house. This situation, if correct, would suggest that a pine tree, outweighs the importance placed on my quality of life, and the benefit of light enjoyed in this house by my grandparents, parents, and now myself, in what is my lifelong family home.

I did object to the original application, but am unsure whether this will be applied to this application. I realise this appeal for your help is late in the process, but your help would be much appreciated.

Yours sincerely,

N Morris

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APP	
CS OBS	BP
29 JAN 2001	
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	FILE:

327a, Barkham Road
Wokingham
Berks
RG 41 4DJ

25th January 2001

The Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Sirs

Ref: Planning Application F/2000/2907
Barkham Road

I would like to object to the subject planning application in Barkham Road on the following grounds.

1. The density of traffic is already too high on Barkham Road and the additional cars requiring entry on to the road by infil building such as that proposed will make travel on Barkham Road more difficult and dangerous for the local residents.

2. The semi rural nature of Barkham Road will be further eroded by such development.
The three houses that are to be demolished sit well back from the road (approx 100 metres) providing an open and rural aspect to the road in front of them. The building of 15 houses on this site will require them to be built close to the road eliminating the open aspect.

I hope that you will be able to take these views into account when making your decision on this application.

Yours Faithfully

C S Barson

17, The Shires
Wokingham
Berkshire
RG41 4SZ

22nd December 2000

Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire

Your ref: Mrs. B. Polnik
F/2000/2907 & F/2000/2908

Dear Mrs. Polnik

Re: Proposed erection of 15 dwellings and demolition of existing 3 dwellings at 269 -273 Barkham Rd., Wokingham

I would like to comment on the above proposal. I understand that the basis of this application is to increase the number of dwellings to be built, and to make other modifications in response to the refusal of an earlier application made by Bewley Homes to erect 9 dwellings on this site.

I am aware that following the Local Plan Inquiry, that the original proposals to build a sizeable estate south of the M4 at Grazely has been rejected. I understand that as a result pressure has been put upon the Wokingham to increase the density of housing developed on 'brown field' sites, in order to meet government targets for new dwellings. I note that in rejecting the original application, and in the subsequent appeal that PPG3 is quoted as providing guidance in this matter - the principle being that of 'sustainable urban development'.

I did not comment on the original proposal, though in my view a development of 9 dwellings where 3 had previously stood was not in keeping with the character of the area and would be detrimental. I was, however disconcerted at the reasons for rejecting the application. I consider that the revised application is less desirable than the original and I am concerned that the interpretation being put on the guidance in PPG3 is not consistent with the spirit of the guidance and the Local Plan. I believe if this approach continues, it will be much to the detriment of Wokingham.

Although a small number of inappropriate higher density properties were erected along this section of Barkham Road in the past, the area is characterised by larger houses set back from the road. All development in recent times has been high quality, low density housing, and just beyond the site towards Barkham the countryside either side of the road opens out into fields. The proposed development is on the fringes of Wokingham town, and it is most unlikely that the residents of the new estate will be able to reach local amenities without using cars. Although there is a bus service into Wokingham, the frequency and quality of this service is poor, and there are no cycle

paths. The Barkham Road is very congested at peak times, and I believe there are several road improvement schemes under consideration - for example at the junctions of Molly Millers Lane and Bearwood Road. The problems around the level crossing adjacent to Wokingham Station result in significant difficulties for traffic approaching Wokingham from the Barkham Road - this development will potentially add another 30 cars to the existing situation.

My understanding of the intent of PPG3 was to encourage development close to existing amenities, I would not interpret the proposed site as being an 'urban development' - it is around 2 miles to the railway station, local library, shopping etc. It would also seem that the development is not in the spirit of the Local Plan - e.g. policy SBE1, which recommends development which is appropriate to the character of the area and making a positive contribution.

When moving in to this area 2 years ago, I made inquiries to find out the local planning policy, and I was pleased to find that the Council were conscious of the need to retain the character of the area. This contributed to the decision to move to Wokingham. In relation to my current address, I understood that it was the intention to retain some green land between Barkham and Woose Hill in order to preserve the different identity and character of the two areas - Woose Hill being higher density development. This proposal weakens the differentiation, and it will become progressively difficult to retain the strategy. If the planning authority encourage the philosophy of maximising the density of development irrespective of the location, the character of Wokingham and Barkham will be lost - together with its ability to attract prosperity by providing an attractive environment in close proximity to thriving business and well connected to major transport systems.

Your web site claims that the main strategy for Wokingham District Council's district plan is to slow down development and to protect the environment - this proposal seems to be at odds with this strategy.

Yours faithfully

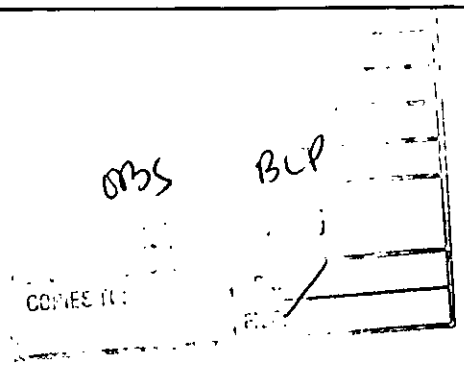
Peter Jay

letter in 22/12/00

Acorns
281a Barkham Road
Wokingham
Berkshire
RG41 4BY

B. Polnik

Planning Officer
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR



21 December 2000

Dear Sir/Madam

RE: APPLICATION NUMBER F/2000/2907

We write with reference to your letter of 6th December concerning the above application.

We are extremely concerned to note that a possible further fifteen dwellings might be built nearby, not least because of the volume of additional traffic movements which will obviously occur in this vicinity.

We are further seriously concerned about the application due to the problems we already experience with our water supply. The water company has already had to take remedial action to improve our supply and, even now, there are times when our bathroom water struggles to come out of the tap if water demand is heavy.

We feel there is insufficient water pressure to sustain more housing along the Barkham Road and would therefore request that this application is refused.

Yours faithfully

A. McCormack M McCormack

A and M McCormack

Tel. 0118 977 5330

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POL	TLS
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03 JAN 2001	
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Stewart Kearney
318 Barkham Road
Wokingham
Berks
RG41 4DA

2 January 2000

John Mitchell
Development Control Mgr
Wokingham District Council

Dear John

Ref: F/2000/2907

I am hoping that you will be able to help with regards to an objection I placed against the above planning proposal at 269-273 Barkham Road.

I placed my objection to the proposal via your web site on 22 December 2000. However I have been told that the site isn't always operating properly and that my objection may not have been received. I did try and contact the planning officer, Mrs B Polnik, over the Christmas period, but I received no confirmation that my objection had been received.

To this end, I have attached a copy of my original objection, and I look forward to hearing from you in the near future.

Yours Sincerely,

Stewart Kearney

Dear Mrs B Polnik 22 December 2000

Ref: F/2000/2907

The decision to increase the number of properties to be built on 269-273 Barkham Road, from 9 to 15 defies belief. Barkham Road has a number of unique detached and semi-detached properties set in long, although not necessarily wide plots. I object to the development on the following points:

1. CARS - the plot currently holds three detached houses. On average each home has 2 cars. The original proposal increased the development to 9 houses (18 cars), and now the proposal is for 15 houses (30 cars). This is a 500% increase on the traffic currently coming out onto this section of the road.

2. DRAINAGE - with the amount of open ground which will be replaced with bricks and concrete, there will be an increase in the amount of water running off onto Barkham Road. There is already a build up of water on the road about 500 yards from the proposed development, the loss of open ground will only worsen the situation.

3. TRAFFIC - Barkham Road is already very busy, especially at peak hours. Additional cars trying to merge into the queues will only make the situation worse.

4. APPEARANCE - Barkham Road has a number of older properties, this proposed high density development is out of keeping with the general look and appearance of other houses on this road.

It also seems bizarre to have a garage block facing onto the road - again this is not in keeping with other properties on the road.

5. LAYOUT / DESIGN - The neighbouring properties will not only overshadow the neighbouring properties, but at least one is positioned closer to the road, than its would be neighbour at 275 (?). Surely these potential buildings should not be allowed to be closer to the road.

6. PLANNING - the aim of this development appears to be for the developers to make vast amounts of money, without considering the look, feel and appearance of the surrounding area. The plans for these houses have in no way reflected the character of Barkham Road.

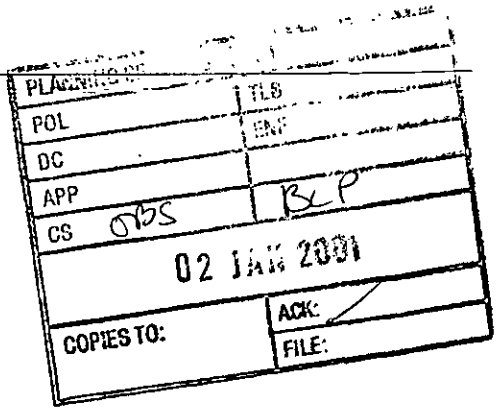
Finally, I recognise that areas in Wokingham will be redeveloped, and that Barkham Road must move with the times. Clearly a number of houses and plots have already been redeveloped, but in keeping the existing properties. However this wish to build high density housing in a location where it would not match the existing properties is clearly a mistake. If a small number of replacement detached houses does not meet current planning requirements, then I cannot see how "bunging" a small development into this plot can be the answer. The personal greed of those people owning these plots, and the money driven developers should not over-ride the destruction of one of Wokingham's oldest roads.

I look forward to hearing from you in the near future.

Regards

Stewart Kearney
T. 0118 977 5330

Ian Jordan



From: WebComments@wokingham.gov.uk
Sent: 22 December 2000 14:22
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Objection
ApplicationNumber: F/2000/2097 — Think this should be 2907
Correspondent_FullName: Stewart Kearney
Correspondent_StreetAddress: 318 Barkham Road
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berks
Correspondent_PostCode: RG41 4DA
Correspondent_Telephone: 0118 977 5330
Correspondent_Email: stewart.kearney@bt.com

Comments:

Dear Sir/Madame

Ref: F/2000/2907

The decision to increase the number of properties to be built on 269-273 Barkham Road, from 9 to 15 defies belief. Barkham Road has a number of unique detached and semi-detached properties set in long, although not necessarily wide plots. I object to the development on the following points:

1. CARS - the plot currently holds three detached houses. On average each home has 2 cars. The original proposal increased the development to 9 houses (18 cars), and now the proposal is for 15 houses (30 cars). This is a 500% increase on the traffic currently coming out onto this section of the road.

2. DRAINAGE - with the amount of open ground which will be replaced with bricks and concrete, there will be an increase in the amount of water running off onto Barkham Road. There is already a build up of water on the road about 500 yards from the proposed development, the loss of open ground will only worsen the situation.

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6. PLANNING - the aim of this development appears to be for the developers to make vast amounts of money, without considering the look, feel and appearance of the surrounding area. The plans for these houses have in no way reflected the character of Barkham Road.

Finally, I recognise that areas in Wokingham will be redeveloped, and that Barkham Road must move with the times. Clearly a number of houses and plots have already been redeveloped, but in keeping the the existing properties. However this wish to build high density housing in a location where it would not match the existing properties is clearly a mistake. If a small number of replacement detached houses does not meet current planning requirements, then I cannot see how "bunging" a small development into this plot can be the answer. The personal greed of those people owning these plots, and the money driven developers should not over-ride the destruction of one of Wokingham's oldest roads.

I look forward to hearing from you in the near future.

Regards

Stewart Kearney
T. 0118 977 5330

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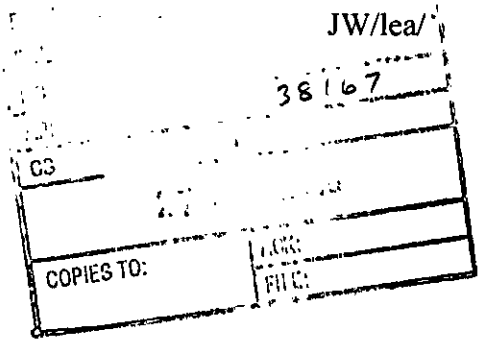
Martin & Pole Nicholas

inc. Watts & Son

Est. 1846

22 December 2000
JW/lea/



Ms B Polnik
Environmental Services Department
Planning Services
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc, FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)
G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FRICS

Dear Ms Polnik

APPL NO F/2000/2907
269-273 BARKHAM ROAD, WOKINGHAM

I have been asked by the occupier of 275 Barkham Road to consider the above planning proposal and advise on the best way to object to or comment on the proposal.

It is accepted that, given the Inspector's decision letter that the principle of residential development of the density now proposed, might be considered favourably by the Council. However the new layout, with back of houses so close to their garden boundary, is of obvious concern to our clients.

I understand that the formal 21 day consultation period expires very soon so I have sent this summary of our objection to lodge our concern. A fuller response, with suggested alternatives, will follow in due course which I hope will be acceptable. Could you confirm when you would be hoping to take this application to committee and when you would need our more considered comments in by?

Yours sincerely

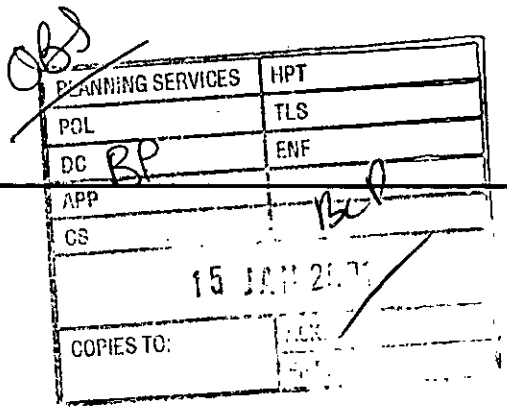
Julie Williams BSc(Hons) DipTP MRTPI
for Martin & Pole, Nicholas
Planning Department

Cc Mr and Mrs Jallard

Chartered Surveyors

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office	Earley Office	Crowthorne Office	The Auction House
(0118) 959 1231	(0118) 926 4422	(01344) 780111	(0118) 979 0460
Fax: (0118) 958 5061	*Fax: (0118) 926 3334*	*Fax: (01344) 780191*	*Fax: (0118) 977 6166*



Martin & Pole Nicholas

inc. Watts & Son

Est. 1846

12 January 2001
JW/lea/

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc, FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)
G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FRICS

Chartered Surveyors

Ms B Polnik
Environmental Services Department
Planning Services
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Ms Polnik

APPL NO F/2000/2907
269-273 BARKHAM ROAD, WOKINGHAM

Further to my letter dated 22 December I have now had the opportunity to view the plans and to compile this objection letter on behalf of the occupiers of 275 Barkham Road. I hope that you will give its contents your serious consideration.

Policy Background

The relevant policies are set out in the adopted South East Area Local Plan (SBE1 & SBE2) and the emerging district wide Local Plan (WOS3, WBE1, WH1 & WH6).

SBE1 refers to the need for good design and the contribution to the character and setting of an area. SBE2 resists proposals that would be inappropriate in terms of relationships to other properties and the density and character of the area.

Policy WOS3 combines the principles of those two policies into a criteria- based policy for defining acceptable new development. In the preamble to WOS3 reference is made to the need for new development to be;

> "appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings…In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car."

Continued/..

These principles are carried through into policy WOS3 as criteria a, c & f. The relevance of these to our objection are discussed later in this letter.

Policy WH1 encourages residential development on unidentified sites in identified settlements subject to compliance with criteria that again, amongst other matters, seeks to protect local character and prevent any adverse impact on neighbouring properties. WH6 encourages the provision of accommodation to meet identified local housing needs for smaller family housing and accommodation or singles or couples.

In addition to the above the Council has adopted a new housing density policy to encourage higher density housing on appropriate sites, in accordance with PPG3. These last two items are of particular relevance as failure to comply with these led to the previous proposal for nine 3, 4, & 5 bedroom dwellings being refused and subsequently being dismissed at appeal. The inevitable repercussions of which is the current application for more housing on the site.

Grounds for Objection

Our client accepts that this large site is suitable for redevelopment for housing and accepts the principle of seeking the more efficient use of available development sites to provide much needed housing. The objection is against the proposed layout of the proposal and the potential for overlooking to their property and between the proposed properties. A further objection is against the development's generous accommodation of the car. This is perhaps best illustrated by the siting of two large garage blocks on the frontage.

Layout & Concept

Plots 1-5 are very small two bedroom houses with tiny gardens measuring no more than 5.2 metres in length and on average measuring just 13 m². However, to serve these little houses are two garage blocks. The triple garage measures 52 m² and has a ridge height of 5.5 metres while the double garage measures 33 m² and also has a ridge height of 5.5 metres. This is in addition to 5 uncovered car parking bays. How does the use of so much space for car parking accord with the Council's stated intent to reduce reliance on the car? PPG3 seeks more efficient use of land for housing and para.s 59-62 encourages the reduction in car parking provision. Para.62 states that developments with more than 1.5 off street spaces are unlikely to reflect the Government's emphasis on securing sustainable residential environments.

The back to side distance between plots 1-5 and plot 6 is just under 6 metres and the distance from the back of plot 6 to our client's garden boundary is 5.5 metres. The back of Plot 15 is just 10.5 metres away from the back elevations of plots 13 & 14. The potential for overlooking between the houses is considerable. Plots 6-8 are three bedroom family houses but enjoy only an average sized garden of 22 m².

Continued/...

Plots 8 & 9 have gardens of 5.5 metres in length that face south-west. There is a good quality silver birch tree on the common boundary measuring c12 metres in height and with a c5 metres canopy spread (according to the applicant's own tree survey). The shadow from this tree is likely to be a nuisance for future occupiers. Plot 10 has one of the largest gardens on the scheme but it is almost totally enclosed by high (12 metres) oak trees and faces north. According to the proposed layout only a fraction of the garden will not be overhung by tree canopies. The long-term survival of these trees must therefore be in doubt.

The conclusion of the above analysis is that in order to reach a higher density and to provide a mix of housing that could still retail at a high value (hence the garages) the developer has proposed a layout that still fails to comply with your policies. It poorly relates to its neighbours, creates poor relationships within the site, fails to make a positive contribution to the character of the area and a high level of car parking (in excess of Central Government advice) is proposed. All of these make the proposed development contrary to criteria a, c & f of emerging policy WOS3 and adopted policies.

Alternatives

As stated before our client accepts that residential use of the site is the best option and that the site is probably under-developed at present. Of course the developer will be keen to keep the number of dwellings to 15 or fewer to avoid having to provide affordable housing (Policy WH7). If the Council is minded to concede that the proposed mix of 15 dwellings is acceptable then it is our view that this can still be achieved in a less harmful way. The presence of so many trees on the site would tend to lend itself towards a mix of houses and flats so communal gardens could be used in the more sensitive areas. This would be a more efficient use of the land and perhaps enable the developer to offer more spacious accommodation for the smaller dwellings than currently proposed.

It is accepted that a proposal should not be rejected simply because there is a better alternative. However, in this case the proposal fails to comply with adopted and current policies and should therefore be rejected. I hope that these comments can be taken in to consideration and that you will keep me informed of your progress in determining this application.

Yours sincerely

Julie Williams BSc(Hons) DipTP MRTPI
for Martin & Pole, Nicholas
Planning Department

Cc Mr and Mrs Jalland

304 Barkham Road
Wokingham
Berks. RG41. 4DA

15 March 2001

Dear Mrs. Polnik,

Re :- Application No. F/2000/2907
I strongly object to the above application for 15 dwellings in the Barkham Road.

Over the past few years the Barkham Road has been blessed with a number of new developments which have sprung from the demolition of one or two properties to make way for a much larger number of new dwellings. Each one of these new houses generates at least 2 extra cars entering and exiting the Barkham Road.
The Barkham Road is a nightmare already and your planning department should give far more consideration to the misery that we residents have to go through : -

a) To get onto the road at peak times, and
b) b) to get into Wokingham at any time of the day. Another 12 houses (25 cars) may not seem a lot but add these to the proposed developments in Arborfield and Blagrove Lane and you might as well turn Barkham Road into a car park as it cannot handle the existing volumes of peak time traffic let alone what it will be like in another 12 months.

Further, during the construction of these proposed new dwellings, where are the contractors going to park their vehicles. Not on the cleared site you can be sure! But abandoned up and down the Barkham Road making it even more dangerous for local residents to get in and out of their drives. Similarly with building supplies and removal of waste. Large trucks are going to be adding to the existing traffic volumes.

We know that this so called government has given you targets for new properties but we urge you to consider carefully such applications where the lives of local people are put at risk through the overloading of existing amenities.

Regards,

B.R.Millard

Wokingham District Council
Planning Services
PO Box 157
Shute End, Wokinham RG40 1WR

PLANNING SERVICE | APT
POL | TS
DC BP | ENF
APP
CS Obs
16 MAR 2001
COPIES TO: | ACK: ✓
FILE:

304 Barkham Road
Wokingham
Berks. RG41. 4DA

15 March 2001

Dear Mrs. Polnik,

Re :- Application No. F/2000/2908

I strongly object to the above application for 15 dwellings in the Barkham Road.

Over the past few years the Barkham Road has been blessed with a number of new developments which have sprung from the demolition of one or two properties to make way for a much larger number of new dwellings. Each one of these new houses generates at least 2 extra cars entering and exiting the Barkham Road. The Barkham Road is a nightmare already and your planning department should give far more consideration to the misery that we residents have to go through : -

a) To get onto the road at peak times, and
b) b) to get into Wokingham at any time of the day. Another 12 houses (25 cars) may not seem a lot but add these to the proposed developments in Arborfield and Blagrove Lane and you might as well turn Barkham Road into a car park as it cannot handle the existing volumes of peak time traffic let alone what it will be like in another 12 months.

Further, during the construction of these proposed new dwellings, where are the contractors going to park their vehicles. Not on the cleared site you can be sure! But abandoned up and down the Barkham Road making it even more dangerous for local residents to get in and out of their drives. Similarly with building supplies and removal of waste. Large trucks are going to be adding to the existing traffic volumes.

We know that this so called government has given you targets for new properties but we urge you to consider carefully such applications where the lives of local people are put at risk through the overloading of existing amenities.

Regards,

B.R.Millard

Wokingham District Council
Planning Services
PO Box 157
Shute End, Wokinham RG40 1WR

Education and Cultural Services Memorandum

To:	Basia Polnik	**From:**	Lisa Jarvis
Re:	F/2000/2907 & 2908 269 – 273 Barkham Road, Wokingham	**Date:**	25th January 2001

Further to your memo regarding the above site, please note our observations below.

The proposed development is for 15 residential dwellings, this provides a net increase of 12 dwellings. A development of this size requires the District Councils adopted standards to be considered.

Applying these standards to a development of this size means that 0.13 ha of public open space should be provided on site along with a small amount of play equipment. (LAP).

I understand that no real open space provision has been included within the design of the development. Therefore we would request that a contribution to enhance off site facilities be made. This funding would be used at the nearby The Junipers play area to upgrade the existing facility. A sum of £5,000 would be requested.

At the SAI meeting enhancements to Barkham Recreation Ground were suggested, as a location for the offsite contribution. However, it is felt that The Junipers play area is more directly related in location and scale to the proposed development.

Please keep me updated on the progress of this application.

Lisa

01189708271

BEWLEY
HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire. RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

BY FAX & POST
0118 974 6313

AJB/rht/Barkham/2010
13th March 2001

Mr T Callaghan
Highways Development Control
Wokingham District Council
PO Box 153
Shute End
WOKINGHAM
Berkshire RG40 1WL

Dear Tom

RE : PLANNING APPLICATIONS F/2000/2907 & F/2000/2908
PROPOSED DEVELOPMENT AT 269-273 BARKHAM ROAD, WOKINGHAM

Further to your conversation today with Mr Andrew Morris I can confirm that with reference to the above applications we propose a contribution of £15,000 towards transport provisions along the Barkham Road.

I trust this will meet with your approval and that we will receive a positive recommendation from the Planning Committee Meeting.

I look forward to speaking to you soon.

Yours sincerely

requested again 20/3.
Agent to confirm contribution
£5,000 Rec.
£18,011 education

ANDREW BROOKS
LAND MANAGER

CONFIDENTIAL

SAI PANEL BRIEFING NOTE

APPLICATION NO: F/2000/2907 & 2908 **CASE OFFICER**: BASIA POLNIK

APPLICANT: BEWLEY HOMES
LOCATION: 269-273 BARKHAM RD, WOKINGHAM
PROPOSAL: ERECTION OF 15 DWELLINGS AND DEMOLITION OF 3 DWELLINGS

Proposal relates to a 0.56ha site located on the north western side of Barkham Rd within the settlement boundary of Barkham Hill. The previous application F/2000/1075 was refused in September 2000 for 9 dwellings on the following grounds:

1. density too low
2. inappropriate mix of dwellings
3. detrimental impact of plots 1 & 2 on streetscene

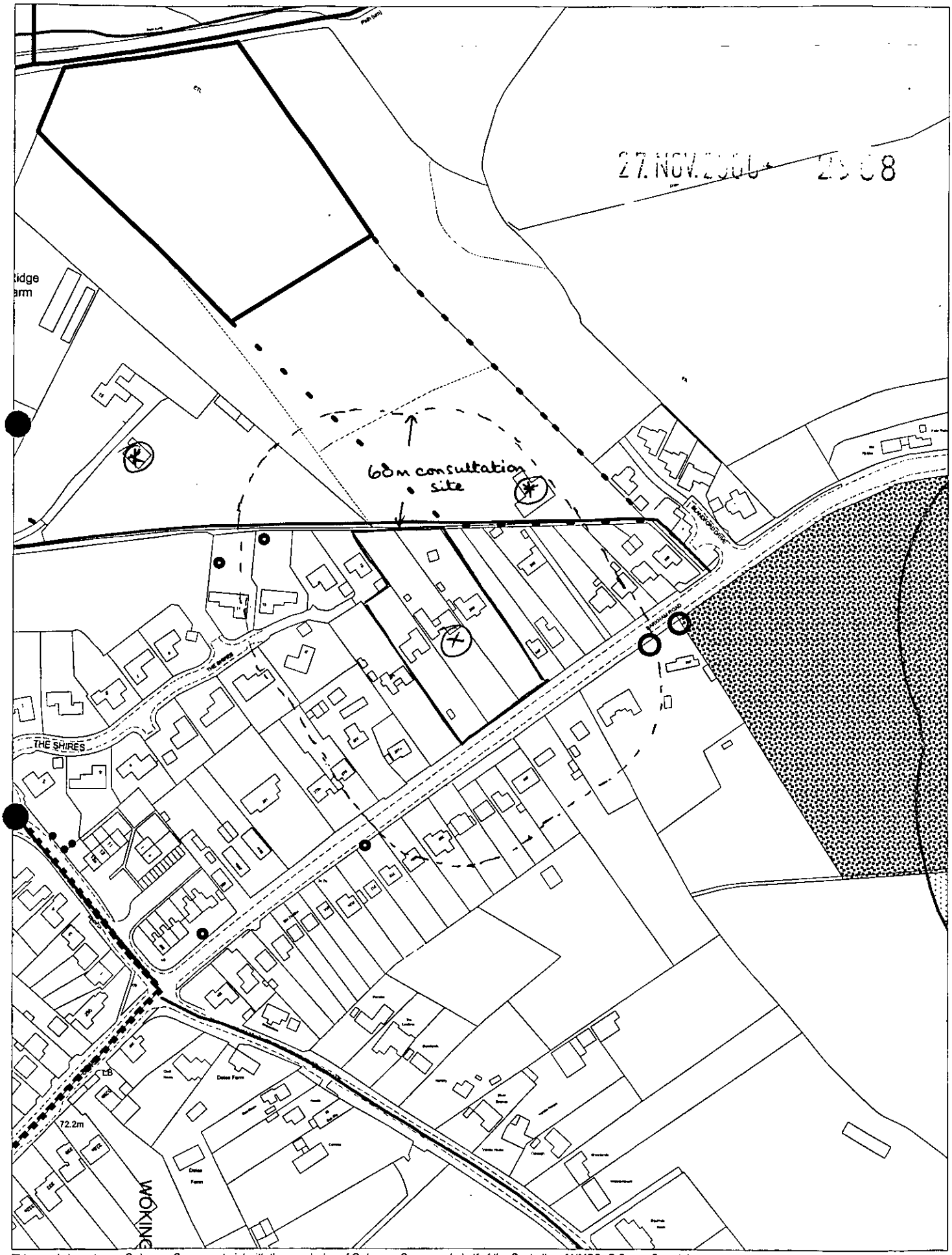
A duplicate application was dismissed at appeal on the above grounds although the Inspector concluded that the unilateral undertaking for £50K towards highway improvements were not necessary, not directly related to the proposed development and not reasonable.

The current application, submitted in duplicate, is for 15 dwellings (a net increase of 12 dwellings) comprising of the following mix:

7 x 2 bedroomed houses (47%)
4 x 3 bedroomed houses (27%)
3 x 4 bedroomed houses (20%)
1 x 5 bedroomed house (6%)

Primary considerations for SAI panel:

- **Highway requirements**: contributions/ improvements if these can be justified
- **Public Open Space**: whether would be adequate on-site provision and/or possible contributions for off site provision
- **Education/Community Facilities/Libraries**: possible contributions
- **Social Housing**: no requirement as proposal is for less than 25 dwellings



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Development Control Section, Environmental Services, Wokingham District Council.
5 December 2000 Scale: 1 : 2500

N
W E
S

REFUSED

269/271 Barkham Road
Wokingham
RG41 4BY



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(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

ROMANS LAND AND PLANNING
(0118) 936 6677

Ordnance Survey
Value Added Reseller

27 NOV 2008

5, The Shires
Wokingham
Berks
RG41 4SZ

4 th March 2001

Application Nos. F/2000/2907 and F/2000/2908

Dear Mrs Polnik,

I am writing to object to the above Planning Applications relating to 269-273 Barkham Road, Wokingham.

Barkham Road is already an extremely busy road and during peak hours is often effectively gridlocked. My son takes a council provided coach from the end of Sandy Lane, down Barkham Road to the Forest School. Since starting last September he has regularly been late for school as a result of the bus being unable to get through the traffic and on one occasion last year the bus was involved in an accident. There are also numerous accidents and near misses involving cars in Barkham Road as a consequence of the very high levels of traffic for which the road was simply not designed.It is my opinion that any additional development which will result in yet further traffic on Barkham Road should be resisted

On a seperate point I also object to the fact that the development would involve the removal of a number of large and established trees.

Yours sincerely

N. Weeks

Nigel Weeks

065-BLP

PLANNING SERVICES	...PT
POL	TLS
DC	ENF
APP	
...G	

07 MAR 2001

COPIES TO:	ADM: ✓
	FILE:

Your refs. Mrs B Brinitz
F2000/2907/2908

OSS-BKP

	HPT
FL	TLS
	ENF
APP	
CS	
08 MAR 2001	
COPIES TO:	ACK: ✓
	FILE:

294 Barkham Rd
Wokingham
Berks RG41 4DA
5 March 01

Dear Madam

In reply to your circular dated 1 March regarding the proposed erection of 15 dwellings on the site of 269–273 Barkham Rd.

The District Council has already permitted the erection of a small number of houses on a site formerly occupied by one bungalow approximately 100 yards towards Wokingham on the same side of the road so there is no reason to suppose that the proposed development above referred to will not be permitted likewise

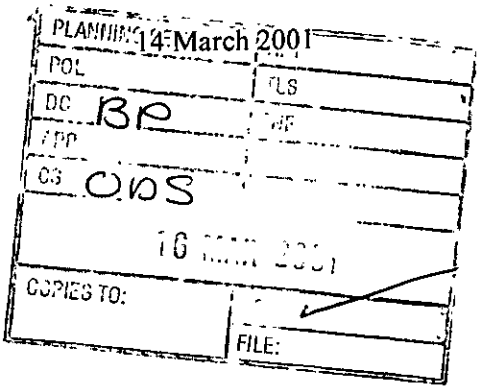
There are two matters I would like to be considered in this connection

A. The site slopes steeply down to the Barkham Rd, I hope that adequate provision will be made to deal with storm water which might otherwise flood on to the Barkham Road and possibly houses & gardens opposite which are below the road level

B. When the proposed dwellings are occupied there will be probably over 15 cars accessing to Barkham Rd This road is already very congested especially at peak times making the road both difficult and dangerous to cross. the problem continues at off peak times due to much increased speeds. A reduction of speed limit in this area would be helpful

Yours etc

275 Barkham Road
Wokingham
Berkshire
RG41 4BY



Mrs B Polnik
Case Study Officer
Wokingham District Council
Shute End
Wokingham
Berks

Dear Mrs Polnik

F/2000/2907 & F/2000/2908: 269 – 273 Barkham Road, Wokingham

We have recently taken up residence of 275 Barkham Road and would like to submit the following initial objections to the above planning proposal.

- The proposal represents an overdevelopment of the site and we believe will have a detrimental effect on the locality.
- The proposal would adversely affect the appearance of the Barkham Road which we understand to be a defined green route.
- Traffic at peak times on the Barkham Road is horrendous and dangerous, to consider accommodating cars for an additional 15 properties is completely unacceptable.
- The proposed development abuts our property and totally destroys the seclusion of our garden. We would have 6 gardens running alongside of ours and be directly overlooked by 5 houses.
- Parking is also a worry as it appears to be totally inadequate for the amount of houses proposed, cars will end up parked on the pavement on the Barkham Road making it even more dangerous.
- We are experiencing severe disruption to our water supply at peak usage times and this will only be made worse by another 15 homes. The water pressure is inadequate and cannot cope with vast amounts of new houses.
- The building line is being infringed at the front.

When we first moved here we new that the site was to be redeveloped and accepted what we thought were going to be 9 new detached properties with only 2 directly affecting us, to our dismay this is now not the case. We can now only hope that the planning committee see sense and realise that this kind of aggressive building will be detrimental to the local area and residents. We moved here for a little seclusion and privacy, to get away from noisy neighbours and being overlooked, surely our needs should be taken into consideration when this development will totally destroy the very reason we wanted to live here in the first place.

Yours truly

Lyn Andrews.

(Mrs L Andrews).

Tele: 0118 979 2774
Email: rjadams@waitrose.com

6 Blandford Drive,
Barkham Road,
Wokingham,
Berkshire,
RG41 4EN

10th March 2001

Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
RG40 1WR.

For the attention of Mrs.B Polnik

Dear Mrs Polnik,

Application number F2000/2907 & 8.

Site address: 269 – 273 Barkham Road, Wokingham

Proposal: Demolition of 3 dwellings and erection of 15 dwellings.

Where I have no objection in of the original plan to erect I believe 9 dwellings, the proposal to erect 15 dwellings is over development of the site. (See my letter addressed to Mr. Mitchell dated 18th December 2000.)

If you allow such a high density of dwellings on this site it will be a sop to this Government, with no attention being paid to the best development for the site, the impact on Barkham Road as at least 30 vehicles will come from the site, and what is right for the area.

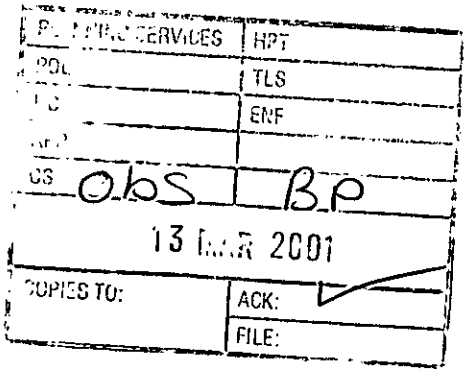
I find it quite incredible that you would even consider such a high density for such a small site, especially considering what has been allowed in the past.

Perhaps if you allow this development, as I suspect no matter what objections are raised you will still go ahead, you might consider making it a condition of the development that the road from Doles Hill stores to the Old Leathern Bottle, is relayed with tarmac able to reduce the noise made by this additional traffic.

I would appreciate your comments.

Yours sincerely,

Ron Adams



PLANNING SERVICES | HPT 3654/
TLS
DC BP | ENF
AP
CS
15 NOV 2000
CC ES TO: | ACK:
FILE:

BEWLEY HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

AB/cfb/1193
14 November 2000

Mrs Polnic
Wokingham District Council
Planning Dept
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Mrs Polnic

RE: 269, 271 273 BARKHAM ROAD, WOKINGHAM F/2000/1074

Further to our dismissal of appeal, we have taken this opportunity to prepare a new plan with a higher housing density, along with a mix of dwellings that is more in keeping with your desires. Therefore, I enclose a copy of our scheme for 15 houses which with the restriction on development area due to tree, we feel it is the highest density we can achieve along with the housing mix required by Wokingham District Council.

I would appreciate it if you could come back to me with your views in order that I can prepare and submit our new application.

I look forward to speaking to you soon.

Yours sincerely

ANDREW BROOKS
Land Manager

Please can I have your comments on the attached by 20.11.00

Enc cc. N. Etherington
T. Colloghan

NFA F/2000/2908 apps rec'd. and 2907

PLOT	CLASS	AREA
1-5	2 BED	700
6	3 BED	1250
7-8	2 BED	756
9	3 BED	1200
10	4 BED	1300
11	4 BED	1100
12	4 BED	1600
13-14	3 BED	1100
15	5 BED	2000

TOTAL 15 UNITS
SITE AREA 0.5 HA
DENSITY 30 PER H.A.

MIX
47 % 2 BED
27 % 3 BED
20 % 4 BED
6 % 5 BED

SCHEME FOR BEWLEY HOMES
BARKHAM ROAD, WOKINGHAM
SCALE 1:500 DATE NOVEMBER 2000
SCHEME NO 2.

BARKHAM ROAD

Tel: 0118 974 6450

Date:

My ref: F/2000/2907

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

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

Dear Councillor

Application Number: F/2000/2907
269 - 273, Barkham Road, , Wokingham.
Proposed erection of 15 dwellings and demolition of existing 3 dwellings. (Duplicate Application).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/2907**
269 - 273, Barkham Road, , Wokingham.
Proposed erection of 15 dwellings and demolition of existing 3 dwellings. (Duplicate Application).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Marinos

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: 0118 974 6450

Date:

My ref: F/2000/2907

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2000/2907
269 - 273, Barkham Road, , Wokingham.
Proposed erection of 15 dwellings and demolition of existing 3 dwellings. (Duplicate Application).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/2907**
269 - 273, Barkham Road, , Wokingham.
Proposed erection of 15 dwellings and demolition of existing 3 dwellings. (Duplicate Application).

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor D Morgan

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: 0118 974 6450

Date:

My ref: F/2000/2907

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

CONFIDENTIAL

Councillor C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Dear Councillor

Application Number: F/2000/2907
269 - 273, Barkham Road, , Wokingham.
Proposed erection of 15 dwellings and demolition of existing 3 dwellings. (Duplicate Application).

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/2907**
269 - 273, Barkham Road, , Wokingham.
Proposed erection of 15 dwellings and demolition of existing 3 dwellings. (Duplicate Application).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Hudson

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/2907

Applicant : Bewley Homes C/O Roman Professional Services.

Location : 269 - 273, Barkham Road, , Wokingham.
Proposal : Proposed erection of 15 dwellings and demolition of existing 3 dwellings. (Duplicate Application).

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 27/11/2000

Earliest Date for Decision : 30/12/2000

Latest Consultation Date/Site Notice Expiry Date : 30/12/2000

This application will have expired on: 22/01/2001. 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 :

Planning Issues :

Application Number: F/2000/2907

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2000/2907
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 269 - 273 Barkham Road Wokingham.

APPLICATION NUMBER: F/2000/2907

OFFICER: Mrs B Polnik

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Received by Wokingham District Council

Application No: F/2000/2907

Proposal:
Proposed erection of 15 dwellings and demolition of existing 3 dwellings. (Duplicate Application).

Location:
269 - 273, Barkham Road, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/12/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

06 December 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2907
CASE OFFICER: Mrs B Polnik

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

CONFIDENTIAL

SAI PANEL BRIEFING NOTE

APPLICATION NO: F/2000/2907 & 2908 **CASE OFFICER**: BASIA POLNIK

APPLICANT: BEWLEY HOMES
LOCATION: 269-273 BARKHAM RD, WOKINGHAM
PROPOSAL: ERECTION OF 15 DWELLINGS AND DEMOLITION OF 3 DWELLINGS

Proposal relates to a 0.56ha site located on the north western side of Barkham Rd within the settlement boundary of Barkham Hill. The previous application F/2000/1075 was refused in September 2000 for 9 dwellings on the following grounds:

1. density too low
2. inappropriate mix of dwellings
3. detrimental impact of plots 1 & 2 on streetscene

A duplicate application was dismissed at appeal on the above grounds although the Inspector concluded that the unilateral undertaking for £50K towards highway improvements were not necessary, not directly related to the proposed development and not reasonable.

The current application, submitted in duplicate, is for 15 dwellings (a net increase of 12 dwellings) comprising of the following mix:

7 x 2 bedroomed houses (47%)
4 x 3 bedroomed houses (27%)
3 x 4 bedroomed houses (20%)
1 x 5 bedroomed house (6%)

Primary considerations for SAI panel:

- **Highway requirements**: contributions/ improvements if these can be justified
- **Public Open Space**: whether would be adequate on-site provision and/or possible contributions for off site provision
- **Education/Community Facilities/Libraries**: possible contributions
- **Social Housing**: no requirement as proposal is for less than 25 dwellings

269/271 Barkham Road
Wokingham
RG41 4BY



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(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

ROMANS LAND AND PLANNING
(0118) 936 6677

269/271 Barkham Road
Wokingham
RG41 4BY

27 NOV 2006



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ROMANS LAND AND PLANNING
(0118) 936 6677

Basia Polnik

From: Neil Etherington
Sent: 11 January 2001 11:24
To: Basia Polnik
Subject: 269 - 273 Barkham Road, wokingham

Basia

Kay Dix (978 3395) a Barkham Road resident rang me at the end of last week about the above site.

She was concerned that the plans for the above application do not show the frontage hedge on plot 15. I assume this is an oversight by the applicants as there is no need or benefit in removing it. Do we need to get a revised plan to show it, or alternatively should we require it to be shown as part of a landscape scheme for the site, should planning permission be granted?

Thanks

Neil

by condition

CONFIDENTIAL

SAI PANEL BRIEFING NOTE

APPLICATION NO: F/2000/2907 & 2908 **CASE OFFICER**: BASIA POLNIK

APPLICANT: BEWLEY HOMES
LOCATION: 269-273 BARKHAM RD, WOKINGHAM
PROPOSAL: ERECTION OF 15 DWELLINGS AND DEMOLITION OF 3 DWELLINGS

Proposal relates to a 0.56ha site located on the north western side of Barkham Rd within the settlement boundary of Barkham Hill. The previous application F/2000/1075 was refused in September 2000 for 9 dwellings on the following grounds:

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- **Public Open Space**: whether would be adequate on-site provision and/or possible contributions for off site provision
- **Education/Community Facilities/Libraries**: possible contributions
- **Social Housing**: no requirement as proposal is for less than 25 dwellings

- Offer of £20-30K for highway improvements
- Off site contributions for pavilion at Barkham Rec. (Lisa Jarvis)
- Education for (Helen Rowley)
-

Basia Polnik

From: Basia Polnik
Sent: 17 January 2001 21:24
To: Lisa Jarvis; Helen Rowlay
Subject: 269-273 Barkham Rd & 136 Reading Rd/173 Old Woosehill Lane, Wokingham

Further to the SAI Panel meeting on 10th January I would appreciate your comments on the following applications, by 24th January, so that I can negotiate with the agent.

F/2000/2907& 2908 269-273 Barkham Road (15 dwellings)
F/2000/1773 136 Reading Rd/173 Old Woosehill Lane (2 houses & 22 flats)

Many thanks
Basia Polnik
(Senior Planning Officer)

Basia Polnik

From: Basia Polnik
Sent: 17 January 2001 21:24
To: Lisa Jarvis; Helen Rowlay
Subject: 269-273 Barkham Rd & 136 Reading Rd/173 Old Woosehill Lane, Wokingham

Further to the SAI Panel meeting on 10th January I would appreciate your comments on the following applications, by 24th January, so that I can negotiate with the agent.

F/2000/2907& 2908 269-273 Barkham Road (15 dwellings)
F/2000/1773 136 Reading Rd/173 Old Woosehill Lane (2 houses & 22 flats)

Many thanks
Basia Polnik
(Senior Planning Officer)

Basia Polnik

From: Helen Rowlay
Sent: 18 January 2001 08:37
To: Hilary Wardale
Cc: Basia Polnik
Subject: FW: 269-273 Barkham Rd & 136 Reading Rd/173 Old Woosehill Lane, Wokingham

Importance: High

Hilary - can you deal please. Can you also contact Chris Hamilton, Wendy Smith and Ged Kerslake to advise of deadline.

Cheers Helen

---Original Message-----
From: Basia Polnik
Sent: Wednesday, January 17, 2001 9:24 PM
To: Lisa Jarvis; Helen Rowlay
Subject: 269-273 Barkham Rd & 136 Reading Rd/173 Old Woosehill Lane, Wokingham

Further to the SAI Panel meeting on 10th January I would appreciate your comments on the following applications, by 24th January, so that I can negotiate with the agent.

F/2000/2907& 2908 269-273 Barkham Road (15 dwellings)
F/2000/1773 136 Reading Rd/173 Old Woosehill Lane (2 houses & 22 flats)

Many thanks
Basia Polnik
(Senior Planning Officer)

Education and Cultural Services Memorandum

PLANNING SERVICES | HPT 39162
TLS
DC | ENF
AFP
CS
26 JAN 2001
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WOKINGHAM DISTRICT COUNCIL

To: Basia Polnik **From:** Lisa Jarvis

Re: F/2000/2907 & 2908 **Date:** 25th January 2001
269 – 273 Barkham Road, Wokingham

Further to your memo regarding the above site, please note our observations below.

The proposed development is for 15 residential dwellings, this provides a net increase of 12 dwellings. A development of this size requires the District Councils adopted standards to be considered.

Applying these standards to a development of this size means that 0.13 ha of public open space should be provided on site along with a small amount of play equipment. (LAP).

I understand that no real open space provision has been included within the design of the development. Therefore we would request that a contribution to enhance off site facilities be made. This funding would be used at the nearby The Junipers play area to upgrade the existing facility. A sum of £5,000 would be requested.

At the SAI meeting enhancements to Barkham Recreation Ground were suggested, as a location for the offsite contribution. However, it is felt that The Junipers play area is more directly related in location and scale to the proposed development.

Please keep me updated on the progress of this application.

Lisa

Lisa

Basia Polnik

To: Hilary Wardale
Subject: RE: F/2000/2907 & 2908 269 - 273 Barkham Rd

-----Original Message-----
From: Hilary Wardale
Sent: 29 January 2001 18:41
To: Basia Polnik
Cc: Helen Rowlay
Subject: F/2000/2907 & 2908 269 - 273 Barkham Rd

Re above development application:
Net gain in no. of dwellings = 12
No Secondary school contributions are requested due to nature of development. The development is in the catchment area of Walter Infant & St Paul's Junior Schools, which are full. The calculation for education contribution is:

12 * 0.3 * £4720 * 1.06 = £18,011 for Primary sector only.

Please contact either Helen Rowlay or myself for further details.
Hilary
(ext 6166)

Basia Polnik

To: Hilary Wardale
Subject: RE: F/2000/2907 & 2908 269 - 273 Barkham Rd

-----Original Message-----
From: Hilary Wardale
Sent: 29 January 2001 18:41
To: Basia Polnik
Cc: Helen Rowlay
Subject: F/2000/2907 & 2908 269 - 273 Barkham Rd

Re above development application:
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No Secondary school contributions are requested due to nature of development. The development is in the catchment area of Walter Infant & St Paul's Junior Schools, which are full. The calculation for education contribution is:

12 * 0.3 * £4720 * 1.06 = £18,011 for Primary sector only.

Please contact either Helen Rowlay or myself for further details.
Hilary
(ext 6166)

0118 936 6623

PLANNING SERVICES	HPT 39937
POL FORM No: F013 – JAN 01	TLS
DC LSP	CNF
APP	
CS	
15 FEB 2001	
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	FILE:

RPS ARCHITECTURAL

FACSIMILE

ROMANS
Architectural Department
4 King Street Lane, Winnersh
Berkshire
RG41 5AS

FAX TRANSMISSION

DATE	Wednesday, 14 February 2001	
TIME	13:01	
COMPANY	Wokingham District Council	
FOR THE ATTENTION OF	Mrs B Polnik	
FAX NUMBER	0118 974 6484	
FROM	Warren Joseph	Fax no. 0118 936 6623
NO. OF PAGES (Including this one)	Four	

IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE
TELEPHONE IMMEDIATELY ON 0118 936 6699

MESSAGE:

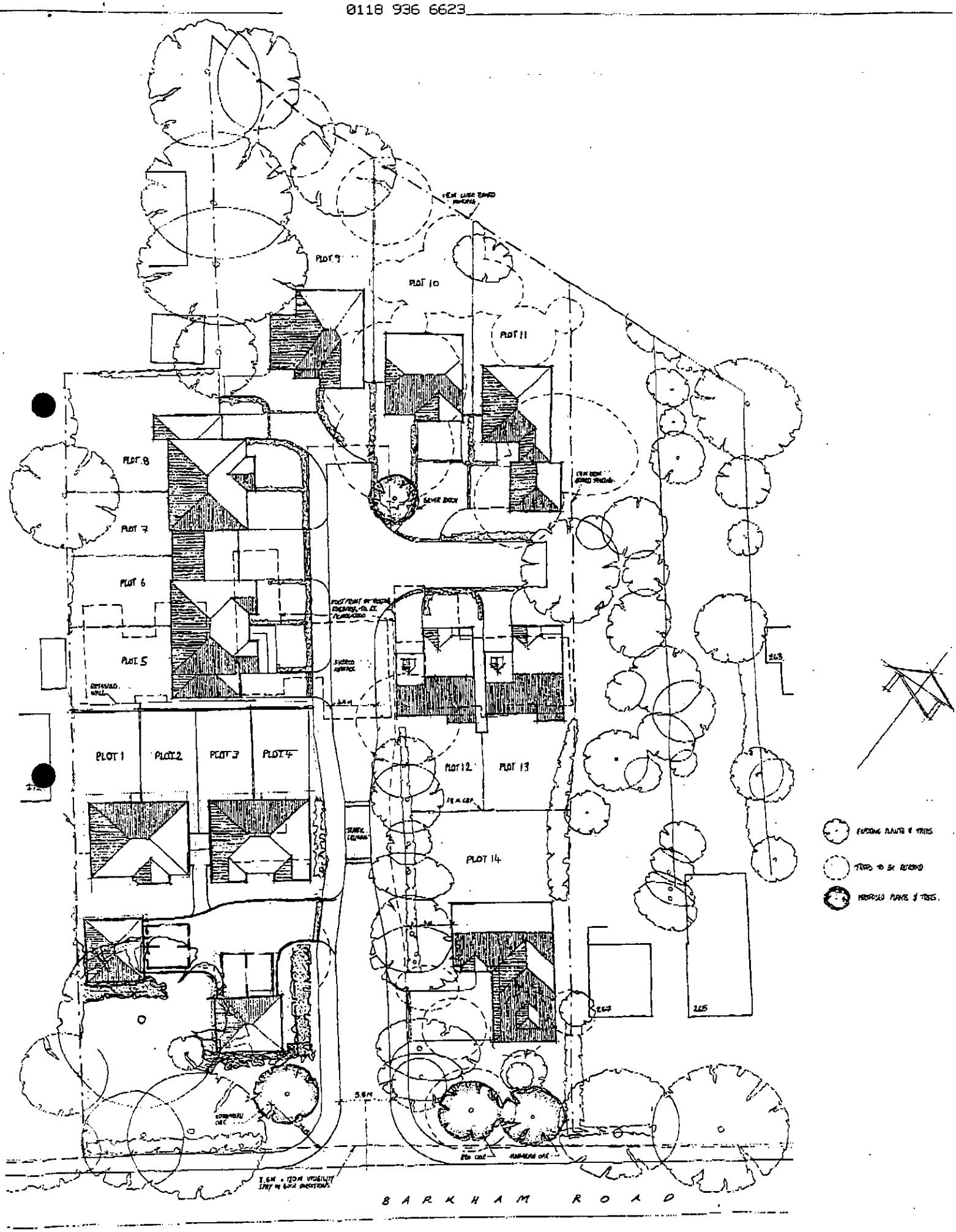
Re: 269-273 Barkham Road
Application no. F/2000/2907

Discussed with Mr Joseph Fri. 16/2.

Mix should be 45% 2bed.
30% 3bed
25% 4+bed.

Barkham Rd frontage considered to be an improvement
concern over garage to front.

WARREN JOSEPH
ARCHITECTURAL DEPARMENT MANAGER
Direct Line: 0118 936 6613
Email: wjoseph@romans.co.uk


PLOT 9
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PLOT 11
PLOT 8
PLOT 7
PLOT 6
PLOT 5
PLOT 1
PLOT 2
PLOT 3
PLOT 4
PLOT 12
PLOT 13
PLOT 14
263
265
BARKHAM ROAD

0118 936 6623

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

Please reply to the Winnersh Office
By Fax and post

For the attention of **Mrs B Polnik**
Wokingham District Council
Planning Department
PO Box No. 157, Council Offices
Shute End, Wokingham
Berkshire
RG40 1WR

Our Ref: A00/106
13th February 2001

Dear Mrs B Polnik

Re: Proposed Development at 269-273 Barkham Road, Wokingham
Application no. F/2000/2907

Please find enclosed a revised site layout, following to our recent telephone conversation in relation to the above planning application.

As I understand, your only concerns with the current scheme were the terrace of five dwellings fronting Barkham Road, West of the site access. In addition to this you would also prefer to see the garages serving these dwellings to be placed in a less prominent position, possibly to the rear of the site.

As indicated on the revised layout the terrace, currently plots 1-5 on the existing proposal has been replaced with 4 semi-detached dwellings of similar design to plots 5, 6, 7, and 8 on the original scheme. The garages and car parking area serving the dwellings will remain on the front of the site, although the numbers required have been reduced. In order to lessen your concerns and to disguise the garages, they will be finished with timber boarding and screened with new shrubs and bushes. The garage doors have also been positioned so that they cannot be seen from Barkham Road.

Whilst I agree that the street scene to Barkham Road would be Improved if the proposed garages were placed further back into the site, this is not something that is common with many garages serving existing properties on Barkham Road, including one on 273, that we propose to demolish. Due to the constraints of the site and in order to achieve an acceptable density, the garages and parking area are making good use of available land that will not accommodate new dwellings.

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Winnersh
Berkshire
RG41 5AS
Tel
0118 936 6699
Fax
0118 936 6623

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Bearwood
Warley
Birmingham
B66 4BN
Tel
0121 434 3128
Fax
0121 434 3031

35 The Avenue
Southampton
Hampshire
SO17 1XN
Tel
02380 820110
Fax
02380 820119

www.romans.co.uk

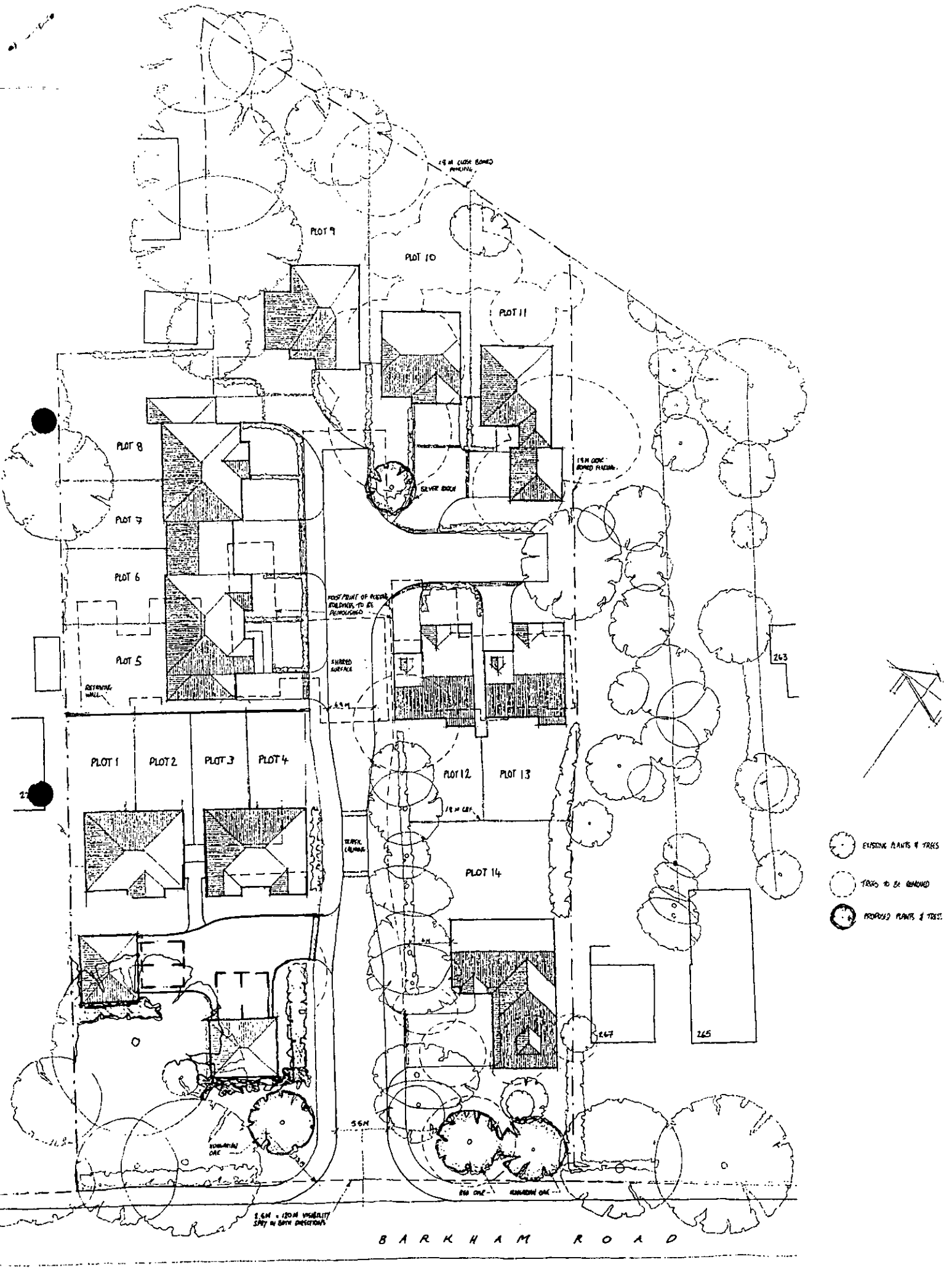
I trust the revised plan is acceptable and would be grateful if you would contact me with your comments at the earliest opportunity. I will be on annual leave from the 21st February and propose to submit revised plans prior to this, in order for the application to be determined by committee, on the 21st March.

Yours sincerely

Warren Joseph

Architectural Department Manager
Direct Line: 0118 936 6613
E-MAIL: wjoseph@romans.co.uk

cc Andy Brooks – Bewley Homes


PLOT 9
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PLOT 3
PLOT 4
PLOT 12
PLOT 13
PLOT 14
SILVER BIRCH
263
265
267
5.6M
BARKHAM ROAD
EXISTING PLANTS & TREES
TREES TO BE REMOVED

RPS ARCHITECTURAL

FACSIMILE



Architectural Department
4 King Street Lane, Winnersh
Berkshire
RG41 5AS

PLANNING SERVICES	FORM No: F013 – JAN'01
POL	TLS
DC BP	ENF 40175
APP	
CS	
21 FEB 2001	
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FAX TRANSMISSION

DATE	**20 February 2001**	
TIME	**13:49**	
COMPANY	**Wokingham District Council**	
FOR THE ATTENTION OF	**Mrs B Polnik**	
FAX NUMBER	**0118 9746484**	
FROM	**Warren Joseph**	**Fax no. 0118 936 6634**
NO. OF PAGES (Including this one)		

IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE TELEPHONE IMMEDIATELY ON 0118 936 6699

MESSAGE:

Please find to follow a copy of the revised site layout for the above planning application.

Please can you call me on 0118 936 6613 with your comments at your earliest convenience.

Regards

WARREN JOSEPH

Architectural Department
Direct line: 0118 366 6613
E: Mail : wjoseph@romans.co.uk

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

Please reply to Winnersh

Mrs B Polnik
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

By Fax and Post

20th February 2001

Our ref: A00/106/WJ/kal

Dear Mrs Polnik

RE: PROPOSED DEVELOPMENT AT 269-273 BARKHAM ROAD, WOKINGHAM APPLICATION NO'S: F/2000/2907 AND F/2000/2908

Further to our recent meeting in relation to the above planning applications, please find enclosed 12 copies of each of the following drawings:-

- A00/106/P01A
- A00/106/P03A
- A00/106/P11
- A00/106/P12
- A00/106/P04

As indicated the revised drawings show amendments to the layout from plots numbered 1 through to 9. I would be grateful if these drawings can replace the existing planning drawings for these plots.

I trust that the revised layout is acceptable to you and will receive a positive recommendation on the agenda for the committee meeting on 21st March 2001.

If you require any additional information or would like to discuss this application then please do not hesitate to contact either myself or one of my colleagues on the telephone number listed below.

Yours sincerely

WARREN JOSEPH

ARCHITECTURAL SERVICES MANAGER
DIRECT LINE: (0118) 936 6613
DX: 92952 LOWER EARLEY
E-MAIL: wjoseph@romans.co.uk
CC: Andy Brooks
Enc

Head Office
4 King Street Lane
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Fax
0121 434 3031

35 The Avenue
Southampton
Hampshire
SO17 1XN
Tel
02380 820110
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02380 820119

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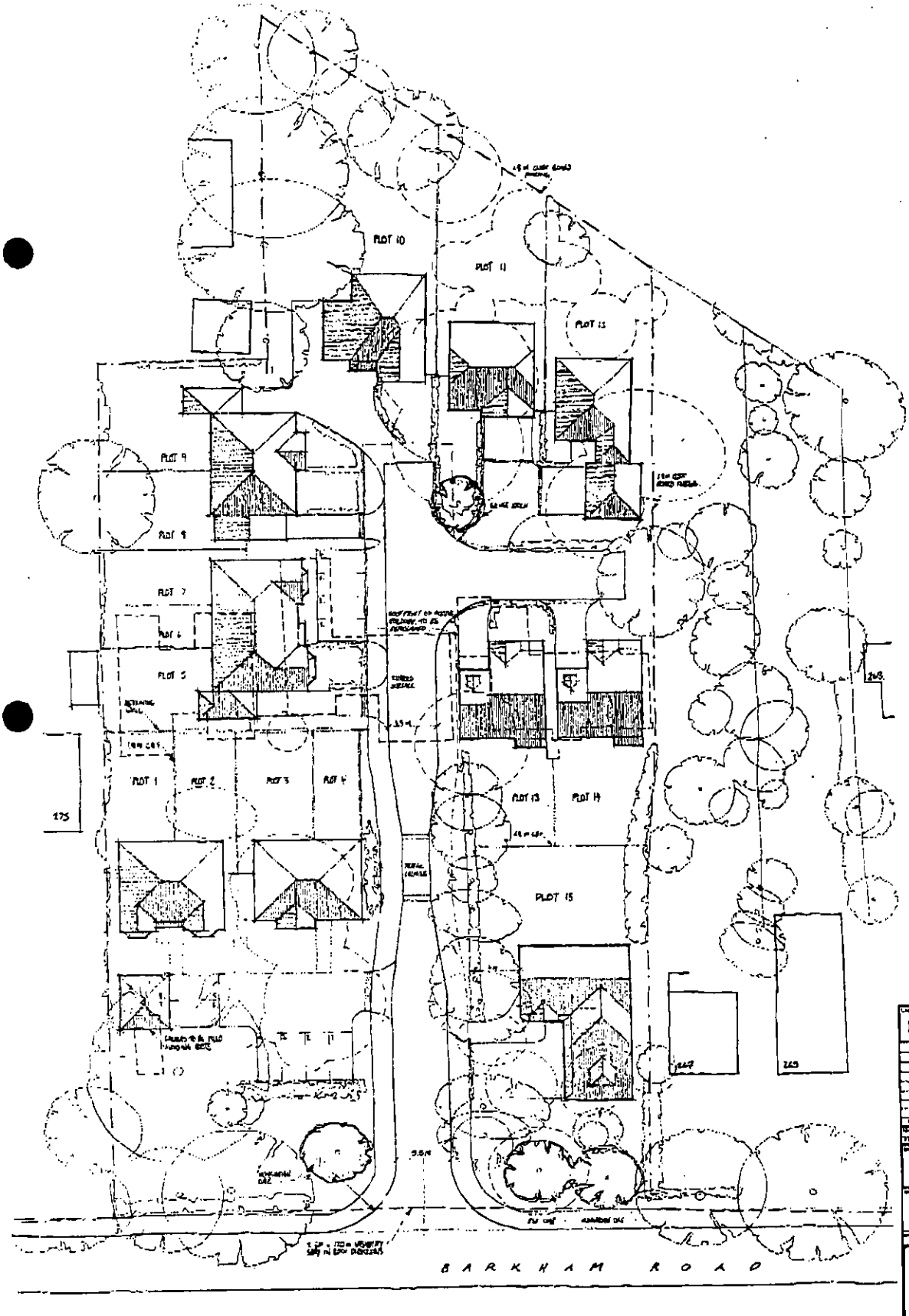

BEWLEY HOMES PLC

269-273 BARKHAM ROAD
WOKINGHAM

SITE LAYOUT

Scale 1:100
NOV 2000
A001/08 P101 A

ROMANS
ARCHITECTURAL SERVICES

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 19 March 2001
My ref: BP/F/2000/2908

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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

RE: PROPOSED RESIDENTIAL DEVLOPMENT AT 269-273 BARKHAM RD, WOKINGHAM

I refer to the above-mentioned planning application and write to notify you that the following contributions have been negotiated:

- £15,000 towards off-site highway improvements/local sustainable initiatives
- £18,011 towards primary school sector
- £5,000 towards upgrading of existing facilities at The Junipers playarea

The application is due to be considered at the next Development Control Committee on 21st March 2001. Should you wish to discuss the matter further do not hesitate in contacting me.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 19 March 2001
My ref: BP/F/2000/2908

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

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B. POLNIK (Mrs)
Senior Planning Officer

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 19 March 2001
My ref: BP/F/2000/2908

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours sincerely

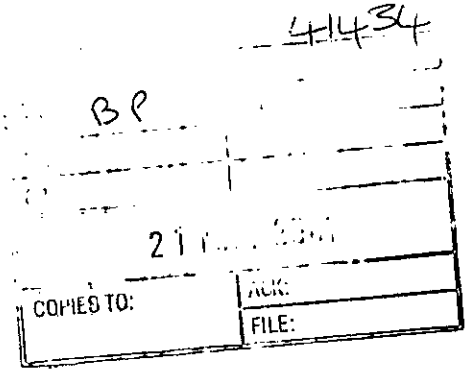
B. POLNIK (Mrs)
Senior Planning Officer

BEWLEY HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

BY FAX & POST
0118 974 6484

AJB/rht/Barkham/2011
20th March 2001



Mrs B Polnik
Planning Services
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Mrs Polnik

RE : PLANNING APPLICATIONS F/2000/2907 & F/2000/2908
PROPOSED DEVELOPMENT AT 269-273 BARKHAM ROAD, WOKINGHAM

Further to our recent correspondence regarding our planning applications at the above address I write to confirm that should we be successful in obtaining a planning consent at local level we would enter into an agreement to contribute £5,000 to the upgrading of the existing facilities at the Junipers play area. I also confirm that we would be happy to enter into an agreement to contribute £18,011 towards the primary school sector.

I look forward to speaking to you soon.

Yours sincerely

ANDREW BROOKS
LAND MANAGER

01189708271

BEWLEY
HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

BY FAX & POST
0118 974 6484

AJB/rht/Barkham/2011
20th March 2001

Mrs B Polnik
Planning Services
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

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PROPOSED DEVELOPMENT AT 269-273 BARKHAM ROAD, WOKINGHAM

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I look forward to speaking to you soon.

Yours sincerely

ANDREW BROOKS
LAND MANAGER

Wokingham Without Parish Council Consultation Sheet

Officer	Emy Circuit
No	F 2001 3384
Proposal	demolition of store sheds and construction of swimming pool and enclosure, changing room and plant room (Amendment to consent 2000/2754).
Site	The Ludgrove Preparatory School, Luckley Road, Wokingham.

Committee's Comments

no objections

Signed :
Clerk to Wokingham Without Parish Council

20 March 2001

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date December 20, 2001
My ref. BP/F/2000/2907
Your ref. Barkham Road/119/BB

Mr B Bradshaw
Bewley Homes plc
Inhurst House
Brimpton Road
Baughurst
Hampshire RG26 5JJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Bradshaw

RE: PROPOSED RESIDENTIAL DEVELOPMENT AT 269-273 BARKHAM ROAD, WOKINGHAM

Further to your letter dated 10th December 2001 regarding details of external materials pursuant to Condition 2 of the Inspector's Appeal decision (APP/X0360/A/01/1059944), I confirm that the external materials as outlined in your revised schedule dated 10/12/01 are considered acceptable.

I also confirm that the details received on 8th November 2001 relating to storage, parking and turning and prevention of spoil/mud on to the highway, pursuant to Conditions 13 and 14, are considered acceptable subject to wheel washing facilities being provided and used to prevent the deposit of mud on the adjacent public highway.

I hope this is of assistance.

Yours sincerely

pp M L THORP
Principal Development Control Officer

BEWLEY HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

PLANNING SERVICES HPT 50793
POL SP TLS
APP ENF
CS
11 DEC 2001
COPIES TO: ACK:
FILE:

Our ref. Barkham Road/119/BB
Your ref. F/2000/2907 (Appeal No. APP/X0360/A/01/1059944)

10th December 2001

Ms Basia Polnik
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Polnik

Re: 269-273 Barkham Road, Wokingham.

I refer to your letter dated 3rd December 2001, confirming the your approval to the materials, for the above development.

As requested in your letter, I enclose our amended specification that details the Broadmoor Newland Blend brick to be used for the main brickwork for plots 1 & 2.

I would be grateful to receive your letter of confirmation giving un-conditional approval and discharge of condition 2 of the permission.

Should you have any queries, please do not hesitate to contact me.

Yours sincerely

Brian Bradshaw
Technical Co-ordinator

Material

BARKHAM ROAD, WOKINGHAM

10/12/01

NOT APPROVED

MATERIAL SCHEDULE

PLOT No	PLINTH BRICK including detached garages	MAIN BRICK including detached garages	MAIN ROOF	FEATURES
Plot 1 & 2	Broadmoor Newland Blend brickwork. Three course projecting band with central dentil.	Broadmoor Newland Blend	Marley Plain Old English Orange tiles to main roof and matching half round ridge with plain tiles to low level porch roofs. Clay finials	Acme Eternit Aylesham Mix vertical tilehanging including club tile diamond pattern and one row of club tiles to each front gable and to recessed panel. Decorative gallows brackets painted gloss white.
Plot 3 & 4	Baggeridge Smoked Orange Multi Gilt Stock brickwork. Three course projecting band with central dentil.	Baggeridge Smoked Yellow Gilt Stock brickwork	Marley Plain Acorn Brown tiles to main roof and matching half round ridge with plain tiles to low level porch roof. Clay finial	Acme Eternit Aylesham vertical tilehanging including club tile diamond pattern and one row of club tiles to front gable. Decorative lead feature below tilehung window. Decorative gallows brackets and stop chamfered softwood post painted gloss white.
Plot 5, 6 & 7	Baggeridge Smoked Orange Multi Gilt Stock brickwork. Three course projecting band with central dentil.	Broadmoor Newland Blend	Marley Plain Marlden Burnt Brown Sandfaced tiles to main roof and matching half round ridge with plain tiles to low level porch and bay roof. Clay finials	Marley Plain Heritage Dark Red vertical tilehanging including club tile diamond pattern gable to plot 5, peak to plot 6 and one row of club tiles to plot 7 gable. Decorative gallows brackets and stop chamfered softwood post painted gloss white.
Plot 8 & 9	Baggeridge Smoked Orange Multi Gilt Stock brickwork. Three course projecting band with central dentil.	Baggeridge Smoked Yellow Gilt Stock brickwork	Marley Plain Old English Orange tiles to main roof and matching half round ridge with plain tiles to low level porch roof. Clay finial	Marley Plain Old English Orange vertical tilehanging including club tile diamond pattern and one row of club tiles to front gable. Decorative lead feature below tilehung window. Decorative gallows brackets and stop chamfered softwood post painted gloss white.
Plot 10	Baggeridge Smoked Orange Multi Gilt Stock brickwork. Three course projecting band with central dentil.	Broadmoor Newland Blend	Marley Plain Old English Orange tiles to main roof and matching half round ridge with plain tiles to low level porch roof. Clay finial	Marley Plain Old English Orange vertical tilehanging including club tile diamond pattern to front gable and one row of club tiles above garages and to front gable. Decorative lead feature below tilehung window. Stop chamfered softwood post painted gloss white.
Plot 11	Baggeridge Smoked Orange Multi Gilt Stock brickwork. Swept soldier course to kitchen window, standard elsewhere and three course projecting band with central dentil.	Baggeridge Smoked Yellow Gilt Stock brickwork	Marley Plain Burnt Brown tiles to main roof and matching half round ridge with plain tiles to low level porch roof. Clay finials	Acme Eternit Aylesham Mix vertical tilehanging with two rows of club tiles (each row three tiles high) including diamond pattern to gable and peak. Decorative lead below window within tilehung gable. Softwood gallows brackets and king post truss painted gloss white.
Plot 12	Baggeridge Smoked Orange Multi Gilt Stock brickwork. Soldier course, where shown and three course projecting band with central dentil.	Baggeridge Smoked Yellow Gilt Stock brickwork	Marley Plain Old English Orange tiles to main roof and matching half round ridge with plain tiles to low level roof. Clay finial	Marley Plain Old English Orange vertical tilehanging with one row of club tiles including diamond pattern to gable. Decorative lead below windows within tilehung gable.
Plot 13	Baggeridge Smoked Orange Multi Gilt Stock brickwork. Three course projecting band with central dentil.	Broadmoor Newland Blend	Marley Plain Old English Orange tiles to main roof and matching half round ridge with plain tiles to low level roof. Clay finials	Marley Plain Old English Orange vertical tilehanging with one row of club tiles including diamond pattern to gable and dormer. Stop chamfered softwood post painted gloss white.
Plot 14	Baggeridge Smoked Orange Multi Gilt Stock brickwork. Three course projecting band with central dentil.	Baggeridge Smoked Orange Multi Gilt Stock	Marley Plain Smooth Grey tiles to main roof and matching half round ridge with plain tiles to low level roof. Clay finials	Marley Plain Old English Dark Red vertical tilehanging with one row of club tiles including diamond pattern to gable and dormer. Stop chamfered softwood post painted gloss white.
Plot 15	Broadmoor Newland Blend Stock brickwork. Soldier course, where shown and three course projecting band with central dentil.	Broadmoor Newland Blend	Marley Plain Old English Dark Red tiles to main roof and matching half round ridge with plain tiles to low level roof. Clay finial	Marley Plain Smooth Grey vertical tilehanging with one row of club tiles including diamond pattern to gable.

Note: IG steel woodgrain (IGSWG6) Shaftsbury style door is divided into 9 panes with small squares in corners
All windows, fascia & bargeboards to be white PVCu.
Porch soffits and vertical ends to be white TGV moulded PVCu.
Front Entrance doors IG steel woodgrain, Mahogany pre-finished as follows:
Plots 1, 2, 8, 9, 11, 13 - Shaftsbury style (IGSWG6) door : Plots 3, 4, 10, 12, 15 - Rothbury style (IGSWG5) door: Plots 5, 6, 7, 14 - Lanseer style (IGSWG4) door.
Utility/Garage Personnel doors white - Chedworth style (IGSWG6) door - all plots
Vehicular Garage door ("Wessex" GRP Wood Grain - Mahogany) - Plots 1, 2, 11, 14 - Avonbrook: Plots 12, 15 - Pembroke: Plots 5, 8, 9, 10, 13 - Canterbury.
New highway cross-over to be black tarmac
Shared access driveway, up to speed table, to be black tarmac finish with figure 7 kerbs and 50 x 150 path edgings.
Shared access driveway, beyond speed table, to be red tarmac finish with figure 7 kerbs and 50 x 150 path edgings.
Private driveways to be black tarmac with 50 x 150 edgings.
Patio finish to be Buff riven slabs to areas as detailed on landscape layout.
Landscaping - Front Gardens - as landscaped layout
Landscaping - Rear Gardens - to be graded and cleared
Fencing - 1.8m high timber closeboard fencing between properties, where seen from the access road, with timber access gate. Between the property and a detached garage or to the boundary with a parking space
Fencing - 1.8m high timber panel fencing between rear gardens
Fencing - 1.8m high close board to perimeter of site (unless otherwise specified)

Tel. 0118 974 6450 (Direct Line)
E-mail: Basia.Polnik@wokingham.gov.uk
Date. 25 January, 2002
My ref. BC/DC/2000/2907

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) 977 8909
DX: 33506 – Wokingham

Bewley Homes
c/o Roman Professional Services
4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Dear Sirs

PLANNING PERMISSION 2000/2907
SITE: 269-273 BARKHAM ROAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/2907 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

MRS B POLNIK
Senior Planning Officer

Date: 07 December 2001

To: Highways

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2000/2907

Location: 269 - 273, Barkham Road, Wokingham.

Proposal: Proposed erection of 15 dwellings and demolition of existing 3 dwellings. (Duplicate Application).

Applicant: Bewley Homes C/O Roman Professional Services.

Case Officer: Mrs B Polnik

The new plans show the following: Details of parking for site operatives, storage of materials etc pursuant to condition 14 on Inspectors decision. Drawing no A00/106/P/01.

Comments are required by 17/12/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Details satisfy the loading, off-loading, parking and turning of site operatives' visitors + construction vehicles.

However I would like confirmation from the applicant that wheel washing facilities will also be provided and used to prevent the deposit of mud on the adjacent public highways.

AC 7/12/01

Date: 07 December 2001

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2000/2907

Location: 269 - 273, Barkham Road, Wokingham.

Proposal: Proposed erection of 15 dwellings and demolition of existing 3 dwellings. (Duplicate Application).

Applicant: Bewley Homes C/O Roman Professional Services.

Case Officer: Mrs B Polnik

The new plans show the following: Details of parking for site operatives, storage of materials etc pursuant to condition 14 on Inspectors decision. Drawing no A00/106/P/01.

Comments are required by 17/12/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

1970

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

App No. F/2000/2907 (Planaps) / ~~end~~ (Ludhouse) Date Rec. 8.11.2001

Location: 269-275 BARKHAM RD

Parish WOKINGHAM

Applicant: BEWLEY HOMES

Description of attached plans Details of parking for site operatives, storage of materials etc pursuant to condition 14 on Inspectors decision.

Drawing No's: A00/106/P/01

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: _____

_____ Date for Responses

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BP.

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

BEWLEY
HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

PLANS PT 49582
FOL H.S
DC BP
APP
CS
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0 6 NOV 2001
BUILDING CONTROL
-6 NOV 2001
FP/2001/2273

GF/KB/01

2 November 2001

Wokingham District Council
PO Box No 155
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WN

For Planning Dept

Dear Sirs,

Re: Proposed Residential Development
269 –273 Barkham Road, Wokingham, Berkshire

Ref: - APP/X 0360/A/01/1059944

Please find enclosed a marked up copy of our drawings No A00/106/P/01 with our proposals for storage, parking and turning on site and prevention of spoil and mud onto the highway.

These details are submitted for discharge of condition. No 14. of the above consent.
If you require any further information or clarification please do not hesitate to contact us.

Yours faithfully

PLANS TO MEET CONDITIONS

2907

Gary L Fish
Technical Manager

66241

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date February 19, 2003
My ref. TGW/NE/TAB/F/2000/2907
Your ref.

Mrs M G Steers
34 Barkham Ride
WOKINGHAM
Berkshire
RG40 4EU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mrs Steers

APPLICATION TO REMOVE A TREE SUBJECT TO A PLANNING CONDITION
6 SMALLEY CLOSE, BEARWOOD HEIGHTS, BARKHAM ROAD, WOKINGHAM, RG41 4AP

Thank you for your letter of the 17th February 2003.

The District Council consents to the removal of the Silver Birch tree at the above property, subject to a replacement Silver Birch being planted. The replacement tree should be 10-12cm in girth and be planted before 31st March 2003.

Should you require further advice in this regard then please contact Neil Etherington, Senior Arboricultural Officer on (0118) 974 6469.

Yours sincerely

TGW

TREVOR WATSON
Development Control Manager

66241

REPLY REQUIRED

PLANNING SERVICES | RFT
POL | 3
DC | 2
APP |
CS |
18 FEB 2003
COPIES TO

34 BARKHAM RIDE
WOKINGHAM
RG40 4EU

17TH FEBRUARY 2003

The Tree Officer
Wokingham District Council.

Dear Sir,

Re: 6 SMALLEY CLOSE BEARWOOD HEIGHTS BARKHAM ROAD
WOKINGHAM RG41 4AP

I am in the process of buying the above property from Bewley Homes. However, there is an old Silver Birch tree overhanging the roof of the house which gives me cause for concern. It is only 6 metres from the house and during the winds, several small twigs and branches had blown off and I'm afraid the gutters of the house will become choked with leaves and perhaps damage from further falling branches. I have contacted WDC and been told there is no preservation order on this tree and wonder whether you would allow me to have the tree removed – perhaps putting in another tree to replace it. The Silver Birch already there looks very old and in the survey report I had done on the house, the Surveyor mentioned the close proximity of the tree to the house and recommended verbally that it would be better to have it removed.

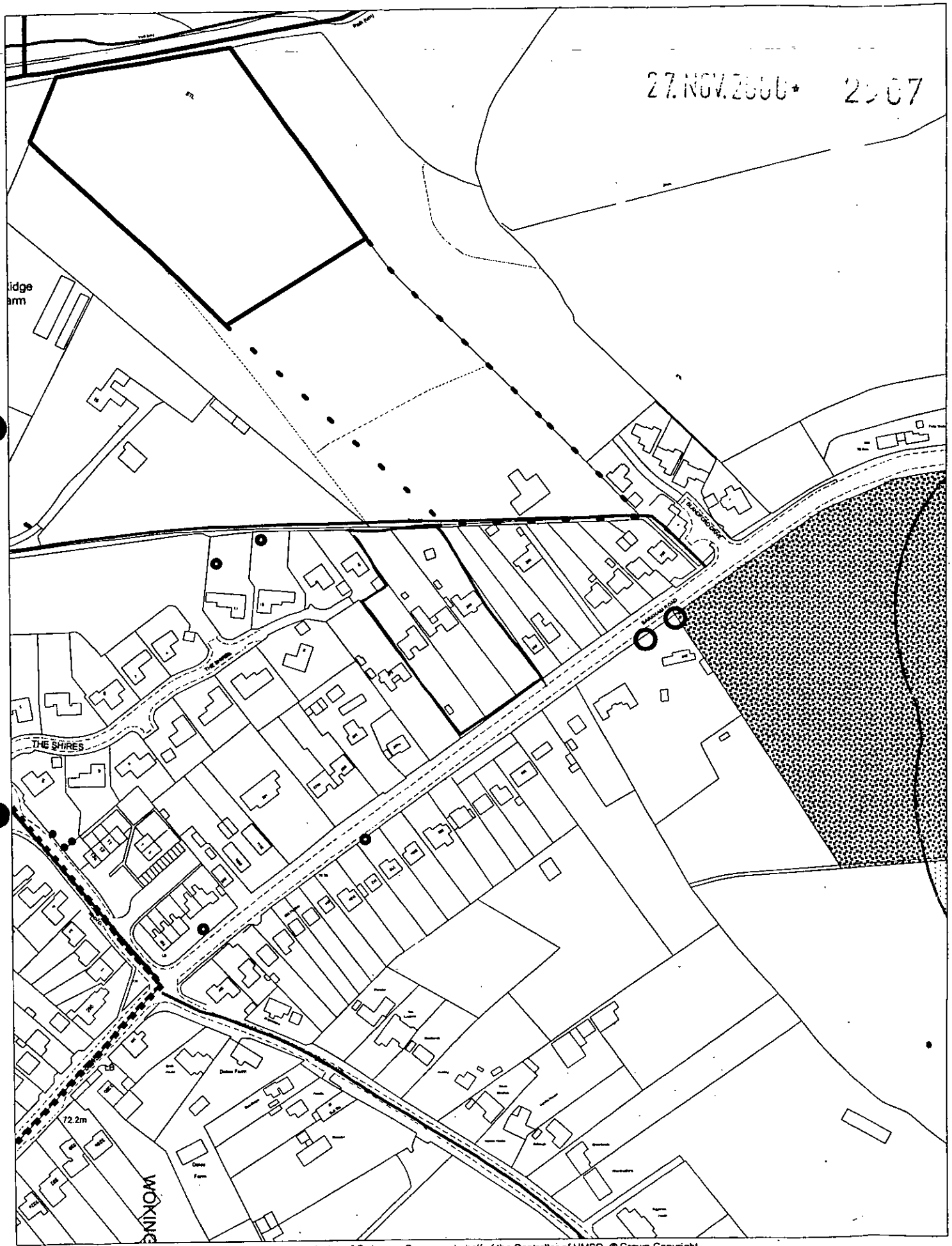
I should be very grateful if you would look into this matter and let me know your decision. I do not want the tree removed because I am against trees but rather that I feel this one in particular could cause problems in the near future.

Yours faithfully,

M G Steers

Mrs. M G Steers

PS. The tree is actually on the small piece of land (in front of the house) owned by Bewley Homes. They have said they are willing to remove the tree with your permission. I would be happy to pay - within reason - for a new tree to be planted.



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Development Control Section, Environmental Services, Wokingham District Council.
5 December 2000

Scale: 1 : 2500

N
W E
S

2907

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date April 19, 2002
My ref. BP/F/2001/2907
Your ref. 2002/7301a212/RH

Ms R Holland
Terra Firma Consultancy
28 The Spain
Petersfield
Hampshire
GU32 3LA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Ms Holland

RE: PROPOSED RESIDENTIAL DEVELOPMENT AT 269-273 BARKHAM ROAD, WOKINGHAM

Further to your letter dated 12 February 2002, I confirm that the revised hard landscaping details as shown on plan number 730-104C and Carter Clack drawing number 2468-C-07 B are considered acceptable.

I hope this is of assistance.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 20 March 2002

Location:	269 – 273 Barkham Road, Wokingham.
Proposal:	Proposed erection of 15 dwellings and demolition of existing 3 dwellings. (Duplicate application).
Application Number:	F/2001/2907

In response to your consultation dated 17 January 2002 for the above application, the landscape comments are as follows:

The landscape plan (drawing no. 730-104B) has now been amended as per my comments dated 31 January 2002. It is therefore acceptable and the condition can be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

PLANS TO MEET CONDITIONS
2907

terra firma CONSULTANCY

28 THE SPAIN, PETERSFIELD, HAMPSHIRE GU32 3LA TELEPHONE: 01730 262040. FAX: 01730 262050

Our ref: 2002/730la212/RH

12 February, 2002

PLANNING SERVICES	HPT 53139
POL BP	TL:
DC	ENF
AP:	
C:	
14 FEB 2002	
COPIES TO:	ACK:
	FILE:

M Thorp Esq.
Wokingham District Council
Planning Services
PO Box 157
Wokingham
Berks
RG40 1WR

Dear Sirs

BARKHAM ROAD, WOKINGHAM
APP/X0360/A/01/1059944

Thank you for your letter of 6 February.

Please find enclosed 6 copies of our drwg. no. 730-104C revised in line with your comments. I also enclose 6 copies of the Carter Clack drawing no. 2468-C-07-Rev. B which indicates further details of the permeable paving for Plots 1-4 parking area.

I hope these details are now satisfactory in respect of Planning Condition no. 4; please call if you require any clarification or further copies.

Yours faithfully

Robyn Holland

Robyn Holland
Associate
The **terra firma** *Consultancy*

cc. G Fish – Bewley Homes
J French – Carter Clack (letter only)

Principals: Lionel F Fanshawe BA Dip LA MLI
Associate: Robyn A Holland BA (Hons) Dip LA MLI
Consultant: John N Wigham Dip LA MLI
Company Secretary: Denise K Richardson

www.terrafirmaconsultancy.com
e-mail: tfconsults@aol.com
VAT Reg No. 511 2111 62

Landscape Planning Graphic Design

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date December 5, 2001
My ref. BP/F/2000/2907
Your ref. GK/sab/A01-S11

Mr G King
Romans Architectural Services
35 the Avenue
Southampton
Hampshire
SO17 1XN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr King

RE: PROPOSED ERECTION OF 15 DWELLINGS AT 269-275 BARKHAM ROAD, WOKINGHAM

Further to your letters dated 2 October and 19 November 2001, I confirm that the following revisions have been accepted as a minor amendment:

1. The addition of a ground floor window in the side elevation of Plot 15, as shown on plan nos. A01/S11/900B and 902B

2. Revisions to the internal layout of Plots 13 and 14 and repositioning of the door in the rear elevation, as shown on plan nos. A00/106/P800A and 802B.

I hope this is of assistance.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

ROMANS

COMMERCIAL AND SURVEYORS

Please Reply to
SOUTHAMPTON

Our Ref:GK/sab/A01-S11

2 October 2001

48344

PLANNING	
	TLS
DC BP	ENF
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CS	
- 3 OCT 2001	
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	FILE:

Planning Department
Wokingham District Council
PO Box 155
Civic Offices
Shute End
Wokingham
Berkshire RG40 1WN

For the attention Mrs B Polnick

Dear Sirs

Re: PROPOSED DEVELOPMENT 269-273 BARKHAM ROAD WOKINGHAM

Please find enclosed a copy of our drawing numbers A01/S11/900B and 902A showing full plan layout and elevations relating to Plot 15 of the above development.

As you can see from these drawings 'our client' Bewley Homes would like to provide an additional window to the family room of this plot, and the style of this window can be seen from the enclosed drawings. It is proposed that this window will face onto a 1.8m high close boarded fence positioned approximately 2.4m away from the window.

I would be grateful if you could let me have your comments regarding this proposed alteration and advise me as to whether this could be included as amendment to the original Planning Approval.

I trust the enclosed information is of assistance to you, but in the meantime should you require any further information, then please do not hesitate to contact me.

Yours faithfully

Gary King ABIAT
SENIOR ARCHITECTURAL TECHNICIAN

RESIDENTIAL SALES

Group Head Office
4 King Street Lane
Winnersh
Berkshire, RG41 5AS
email:
romans@romans.co.uk
Tel: 0118 936 6611
Fax:0118 936 6612

Roman House
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Bracknell
Berkshire, RG12 1AR
Tel: 01344 404 700
Fax:01344 404 739

122 London Road
Camberley
Surrey, GU15 3TJ
Tel: 01276 601 600
Fax: 01276 601 609

246 High Street
Crowthorne
Berkshire, RG45 7AP
Tel: 01344 776 010
Fax:01344 775 649

67 Victoria Road
Farnborough
Hants, GU14 7PL
Tel: 01252 541 188
Fax:01252 370 084

94 Fleet Road
Fleet
Hampshire, GU51 4BG
Tel: 01252 360 800
Fax:01252 360 809

76 Yorktown Road
Sandhurst
Berkshire, GU47 9BT
Tel: 01252 864 000
Fax:01252 873 020

23 Market Place
Wokingham
Berkshire, RG40 1AP
Tel: 0118 974 3500
Fax:0118 974 3528

62-64 Reading Road
Yateley
Hants, GU46 7UH
Tel: 01252 743 700
Fax:01252 743 729

LETTINGS

Addresses as for
Residential Sales
Accounts: Winnersh
Tel: 0118 936 6642

Bracknell area
Tel: 01344 484 822
Fax: 01344 404 737

Camberley area
Tel: 01276 601 610
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Farborough area
Tel: 01252 519 516
Fax: 01252 550 818

Reading area
Tel: 0118 974 3510
Fax: 0118 974 3529

Wokingham area
Tel: 0118 974 3510
Fax: 0118 974 3529

ARLA
Association of Residential Letting Agents
The National Approved LETTING SCHEME

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

4 King Street Lane
Winnersh, Berkshire
RG41 5AS
Tel 0118 936 6699
Fax 0118 936 6623

First Floor
600 Bearwood Road
Bearwood, Warley
Birmingham
B66 4BN
Tel 0121 434 3128
Fax 0121 434 3031

35 The Avenue
Southampton
Hampshire
SO17 1XN
Tel 02380 820110
Fax 02380 820119

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Fax: 0118 936 6623

First Floor Offices
600 Bearwood Road
Bearwood
Warley
Birmingham
B66 4BN
Tel 0121 434 3128
Fax 0121 434 3031

169 High Street
Egham
Surrey, TW20 9EJ
Tel: 01784 477 886
Fax: 0118 936 6623

94 Fleet Road
Fleet
Hants, GU51 4BG
Tel: 01252 360 818
Fax: 0118 936 6623

112-114 London Road
North End
Portsmouth, PO2 0LZ
Tel: 02392 668 499
Fax: 02392 655 009

35 The Avenue
Southampton
Hampshire
SO17 1XN
Tel 02380 820110
Fax 02380 820119

84 Heath Road
Twickenham
Middlesex
TW1 4BW
Tel: 0208 288 0330
Fax: 0208 255 3530

RICS

INDEPENDENT FINANCIAL ADVISERS

flower

Winnersh (head office)
Tel: 0118 936 6633
Fax: 0118 936 6634
email@flower-ifa.co.uk

Bracknell
Tel: 01344 404 713
Fax: 01344 404 739

Camberley
Tel: 01276 601 616
Fax: 01276 601 609

Crowthorne
Tel: 01344 776 010
Fax: 01344 775 649

Farborough
Tel: 01252 550 803
Fax: 01252 550 818

Fleet
Tel: 01252 360 812
Fax: 01252 360 809

Sandhurst
Tel: 01252 864 005
Fax: 01252 873 020

Wokingham
Tel: 0118 974 3515
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Tel: 01252 743 705
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NEW HOMES

Winnersh
Tel: 0118 936 6677
Fax: 0118 936 6678

PERSONNEL DEPARTMENT

Winnersh
Tel: 0118 936 6639
Fax: 0118 936 6686

ACCOUNTS

excluding Lettings
Winnersh
Tel: 0118 936 6641
Fax: 0118 936 6634

COMMERCIAL PROPERTY DEPARTMENT

Winnersh
Tel: 0118 936 6655
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LAND, RESIDENTIAL AND COMMERCIAL DEVELOPMENT

Winnersh
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Fax: 0118 936 6678

RELOCATION AND CORPORATE CLIENT DEPARTMENT

Winnersh
Tel: 0118 936 6636
Fax: 0118 936 6634

ROMANS

PLANNING SERVICES	50087
PCL	
DC	
APP	
GS	

21 NOV 2001

COPIES TO.

Please Reply to
SOUTHAMPTON

COMMERCIAL AND SURVEYORS

Our Ref: AO1-S-11/GK/cd
Your Ref: CD/SP2001/~~2233~~(2907)

19 November 2001

The Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Attention: Mrs C Dodsworth

Dear Madam

Re: 15 New Dwelling at 269-273 Barkham Road, Wokingham

Further to your recent letter dated the 7 November 2001 please find enclosed four copies each of our drawing numbers, A01/S11/800a, 802b, 900b and 902b, showing revisions to proposed plots 13, 14 and 15 as requested.

I trust the enclosed information is of help, but in the meantime should you require further information please do not hesitate to contact me.

Yours faithfully

G King ABIAT
Senior Architectural Technologist
Romans Architectural Services

Enc

RESIDENTIAL SALES

Group Head Office
4 King Street Lane
Winnersh
Berkshire, RG41 5AS
email:
romans@romans.co.uk
Tel: 0118 936 6611
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flower

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Fax: 0118 936 6634
email@flower-ifa.co.uk

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Fax: 01344 404 739

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Fax: 01276 601 609

Crowthorne
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Fax: 01344 775 649

Farborough
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Fax: 01252 550 818

Fleet
Tel: 01252 360 812
Fax: 01252 360 809

Sandhurst
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Fax: 01252 873 020

Wokingham
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NEW HOMES

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Winnersh
Tel: 0118 936 6655
Fax: 0118 936 6656

LAND, RESIDENTIAL AND COMMERCIAL DEVELOPMENT

Winnersh
Tel: 0118 936 6677
Fax: 0118 936 6678

RELOCATION AND CORPORATE CLIENT DEPARTMENT

Winnersh
Tel: 0118 936 6636
Fax: 0118 936 6634

Date: 17 January 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2000/2907

Location: 269 - 273, Barkham Road, Wokingham.

Proposal: Proposed erection of 15 dwellings and demolition of existing 3 dwellings. (Duplicate Application).

Applicant: Bewley Homes C/O Roman Professional Services.

Case Officer: Mrs B Polnik

The new plans show the following: Tree protection and landscaping plans to comply with conditions 04 & 06 of planning consent F/2000/2907. Drawing nos: 730-102, 730-103B, 730-104B.

Comments are required by 27/01/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

1970

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

App No. F/2000/2907 (Planaps) / (Ludhouse) Date Rec. 14 Jan 02

Location: 269-273 Barkham Road.

Parish Wokingham

Applicant:

Description of attached plans Tree protection and landscaping plans to comply with conditions 4 & 6 of planning permission. F/2000/2907

Drawing No's: 730-102, 730-103B, 730104B

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 EJL

Consultations Sent by Admin. on 17.01.P5

Yellow - Part One Copy
Green - Officer's Copy

1970

(RING ONE)

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

App No. F/2000/2907 (Planaps) / (Ludhouse) Date Rec. 14 Jan 02

Location: 269-273 Brwkham Road

Parish Wokingham

Applicant:

Description of attached plans Tree protection and landscaping plans to comply with condition 4 & 6 of planning permission. F/2000/2907

Drawing No's: 730.102, 730-103B, 730104B

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:

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 Ext.

Consultations Sent by Admin. on 17.01.P5.

Yellow - Part One Copy
Green - Officer's Copy

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date February 6, 2002
My ref. BP/F/2001/2907
Your ref. 2002/7301A111/RH

Ms R Holland
Terra Firma Consultancy
28 the Spain
Petersfield
Hampshire
GU32 3LA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Holland

RE: RESIDENTIAL DEVELOPMENT ON LAND AT 269-275 BARKHAM ROAD, WOKINGHAM

Further to your letter dated 11 January 2002 regarding tree protection and landscaping, I confirm that the tree protection shown on 730-102 is acceptable.

With regard to landscape details, the landscape plan (drawing no. 730-104B) is generally acceptable. However there are a few minor points which need to be amended before the condition can be discharged.

- A shrub bed at the front of the site adjacent to the two proposed oaks, is not labelled and details of the proposed shrub species need to be provided.
- The proposed shrubs adjacent to the parking bays for plots 3 and 4 will be quite low allowing open views to this area. It would be preferable if the species could be changed for one that attains a greater height than 30cm to restrict these views.

The type of permeable paving to be used on site for the parking area for plots 1-4 (drawing no. 730-103B) will need to be specified.

Care will need to be taken by the contractors when electing close boarded fencing along the boundaries of the site as it will come very close to the trunks of some of the trees.

I hope this is of assistance.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 20th December 2001

Location: 269 – 273 Barkham Road, Wokingham.

Proposal: Proposed erection of 15 dwellings and demolition of existing 3 dwellings. (Duplicate application).

Application Number: F/2001/2907

In response to your consultation dated 7th December 2001 for the above application, the arboricultural comments are as follows:

The plan showing details of parking, storage of materials etc. (condition 14) is acceptable in relation to trees being retained.

Neil Etherington
Senior Arboriculturist

PLANS TO MEET CONDITIONS

2907

terra firma CONSULTANCY

28 THE SPAIN, PETERSFIELD, HAMPSHIRE GU32 3LA TELEPHONE: 01730 262040. FAX: 01730 262050

Our ref: 2002/730la111/RH

11 January, 2002

PLANNING SERVICES	RPT 51731
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14 JAN 2002	
COPIES TO:	ACK:
	FILE:

Wokingham District Council
Planning Department
PO Box 157
Wokingham
Berks
RG40 1WR

F/2000/2907 - Allowed on Appeal

Dear Sirs

BARKHAM ROAD, WOKINGHAM
APP/X0360/A/01/1059944

Please find enclosed 6 copies of each of the following plans in respect of the release of conditions no. 4 & 6 relating to the permission for the above site:

730-102 Tree protection Plan
730-103B Hard Landscape Plan
730-104B Soft Landscape Plan

Please call if you require any clarification or further copies; we look forward to hearing from you.

Yours faithfully

Robyn Holland

Robyn Holland
Associate
The **terra firma** *Consultancy*

cc. G Fish – Bewley Homes

Principal:
Lionel E Fanshawe BA Dip LA (Leeds) MLI

Consultant:
John N Wigham Dip LA (Leeds) MLI

www.terrafirmaconsultancy.com
e-mail: TFConsults@aol.com
VAT Reg No. 544 2441 62

The **terra firma** *Consultancy*
28 The Spain, Petersfield, Hants GU32 3LA
Tel: 01730 262040 Fax: 01730 262050

drawing issue

Project: Barkham Road

Project no: 730

Sheet no: 1

Day	15	29	03	06	11								
Month	08	08	10	11	01								
Year	01	01	01	01	02								

Drwg. no.	Description	Size												
101	Sketch Landscape Plan	A1	*											
102	Tree Protection Plan	A1		*			*							
103	Hard Landscape Plan	A1			*	A	B							
104	Soft Landscape Plan	A1			*	A	B							

Distribution:

Bewley Homes	2	2	2	1	1								
Wokingham District Council					6								

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 31 January 2002

Location:	269 – 273 Barkham Road, Wokingham.
Proposal:	Proposed erection of 15 dwellings and demolition of existing 3 dwellings. (Duplicate application).
Application Number:	F/2001/2907

In response to your consultation dated 17 January 2002 for the above application, the landscape comments are as follows:

The landscape plan (drawing no. 730-104B) is generally acceptable. However there are a few minor points which need to be amended before the condition can be discharged.

- A shrub bed at the front of the site adjacent to the two proposed oaks, is not labelled and details of the proposed shrub species needs to be provided.
- The proposed shrubs adjacent to the parking bays for plots 3 and 4 will be quite low allowing open views to this area. It would be preferable if the species could be changed for one that attains a greater height than 30cm to restrict these views.

The applicant will need to specify the type of permeable paving to be used on site for the parking area for plots 1 – 4. (Drawing no. 730-103B).

Care will need to be taken by the contractors when erecting close boarded fencing along the boundaries of the site as it will come very close of the trunks of some of the trees.

The tree protection details as shown on drawing no. 730-102 is acceptable and has already been erected on site.

Catherine Brimble

Catherine Brimble
Landscape Architect

APPLICATION NO.2907

Name of appellant:
Bewley Homes PLC

Site address:
269- 273 Barkham Rd

Proposal:Proposed erection of 15 dwellings &
demolition of existing 3 dwellings (Duplicat
application)

Case Officer: ~~BR~~ ME

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APPROVED

Appeal Decision

Hearing held on 19 June 2001

by David Wildsmith BSc(Hons) MSc CEng MICE FIHT

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
23 JUL 2001

Appeal Ref: APP/X0360/A/01/1059944
269-273 Barkham Road, Wokingham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Bewley Homes Plc against Wokingham District Council.
- The application (ref. F/2000/2907), is dated 24 November 2000.
- The development proposed is the demolition of three residences and the erection of fifteen 2, 3, 4 and 5 bedroom houses.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. Following submission of the planning application, amendments were made to 5 drawings, under covering letter dated 20 February 2001, and I have based my decision on these amended drawings. The appellant also submitted 2 Unilateral Undertakings under Section 106 of the Town and Country Planning Act 1990, which I discuss in detail below. At the hearing an application for costs was made by the appellant against the Council. This application is the subject of a separate Decision.

Background to the Appeal Proposal

2. A similar proposal, to erect 9 dwellings, of 3, 4 and 5 bedrooms, was refused planning permission on appeal in October 2000 (ref. APP/X0360/A/00/1044914). My colleague Inspector concluded that the proposal would not satisfy the provisions in PPG3 for the more efficient use of land, or for a mix of dwelling sizes and types. He also concluded that the 3-storey houses proposed for plots 1 and 2 (equivalent to plots 1-4 in the current scheme), would have resulted in a visual impression of a large building mass, especially when compared to more modest surrounding buildings, and that this would have seriously harmed the character and appearance of the street scene. The appellant contends that the current scheme has been devised to address these concerns. However, in refusing a duplicate proposal, the Council made it clear that by virtue of the number of dwellings, the proposed development was considered to be out of character with its surroundings, and detrimental to the character and appearance of the area.

Main Issues

3. I consider that there are 3 main issues in this case. These are the effect of the proposal on firstly, the character and appearance of the surrounding area; secondly, on the living conditions of nearby residents, with particular reference to overlooking, loss of privacy and loss of light; and finally, on the safety and convenience of users of Barkham Road.

Planning Policy

4. The development plan includes the Berkshire Structure Plan 1991-2006, adopted in 1995, but it was agreed that the proposal does not conflict with any relevant policies. The Council does, however, consider that the proposal conflicts with policies SBE1 and SBE2 of the South East Area Local Plan. Although this plan had an end date of 1996, the Council has resolved that with the exception of housing policies it should continue to carry weight, as it contains the most up-to-date adopted policies. Policy SBE1 states that new development shall be of a high standard of design appropriate to the character of the area in which it is to be situated, and sets out a number of criteria which should be met. Policy SBE2 indicates that proposals for development that are inappropriate in terms of their relationship with adjoining sites and buildings, or which would adversely affect the character of an area by such matters as siting, scale, form and massing, will not normally be permitted.

5. Relevant government guidance is mainly in Planning Policy Guidance 3 (PPG3): *Housing*, which post-dates all adopted local and strategic policies. Of particular relevance is the guidance in paragraphs 54 to 58, dealing with designing for quality and making the best use of land. Furthermore, paragraph 38 points out that until development plans can be reviewed, local authorities should have regard to the policy in PPG3 as material considerations which may supersede the policies in the development plan. I consider this to be the case here. Advice on visibility splays at junctions is contained in the DETR publication *Places, Streets & Movement – A Companion Guide to Design Bulletin 32*.

6. The Council also referred to policies in the emerging Wokingham District Local Plan. Policy WOS1 sets out objectives for sustainable development, whilst policy WOS3 contains general development control principles against which proposals will be assessed. Policy WBE1 requires development to respect its local context, and to respond to PPG3 the Council has introduced a density policy to the effect that no residential development will be permitted at a net density of less than 30 dwellings per hectare (dph) on sites within identified settlements. Policy WBE11 deals with the protection of trees and woodland, whilst policy WBE12 indicates that some roads will be defined as 'Green Routes', whose appearance will be protected by the imposition of Tree Preservation Orders (TPOs), and by resisting development that would detract from their visual quality. Although this Plan is at a relatively advanced stage of preparation, the Inspector's report has not yet been published, and I can therefore only accord these policies limited weight.

Reasons

Effect on character and appearance

7. Barkham Road is one of the main routes into Wokingham from the west, and its well-treed nature has resulted in the Council proposing to give it a 'Green Route' designation in the emerging Local Plan. The appeal site lies on the northern side of this road, and comprises the curtilages of 3 detached properties. Most of the nearby dwellings are detached houses, although there are also some bungalows. The form of development to the east of the appeal site mainly comprises dwellings located along the road frontage, whilst there is development in depth to the west with detached houses in The Shires lying to the north of many of the Barkham Road properties.

8. The eastern and western boundaries of the appeal site are defined by hedges, mature trees and fencing, whilst a public footpath runs along the northern boundary, bounded by fencing and hedging. The site slopes gently down from this northern boundary to Barkham Road,

and contains a number of trees which are acknowledged to be of importance. However, the Council has not considered it necessary to impose a TPO, as the proposal has been designed in consultation with its arboricultural officer, who is satisfied that the most important trees would not be affected. Nevertheless, the Council opposes this proposal because it considers that the form of development proposed, with 2 pairs of semi-detached houses, a garage, 6 parking spaces and a large detached house, all along the frontage, would significantly detract from the existing spacious character of this site and the immediate locality.

9. The proposal would clearly result in dwellings being sited closer to Barkham Road than is currently the case on this site, but in my opinion this would not be unusual at this location, especially as many other properties along this stretch already lie much closer to the road than do the 3 existing dwellings on the appeal site. Moreover, the appellant is proposing to construct the 2 pairs of semi-detached houses to a design which gives each pair the appearance of a detached dwelling, whilst the forward projection on the detached house proposed for plot 15 would have a south-facing dormer, and steeply pitched roof to a low eaves height, which I consider would reduce its visual impact. The double garage proposed to be located in front of the western pair of semi-detached houses would not be significantly more prominent than the garage which already exists at this location, particularly as the existing access would be closed off by new planting along the highway boundary.

10. I accept that the new access road could well open up views into the site, but the existing and proposed trees and other planting would provide a significant amount of screening, and the layout of the properties means that only glimpses of the dwellings located further back from Barkham Road would be possible. The mature trees and other planting along the highway boundary would be retained and enhanced, and because of this I consider that the proposal would respect the emerging 'Green Route' designation. In view of the above points I consider that neither the frontage dwellings nor those located further back into the site, would appear obtrusive or out of keeping in the street scene. I am also mindful of the fact that the agreed density of the scheme, at some 34 dph, would comply with the guidance in PPG3, and also with the Council's emerging density policy.

11. I conclude that the proposal would not have an adverse effect on the character and appearance of the surrounding area. It would not therefore conflict with the objectives of the relevant adopted and emerging development plan policies to which I have referred.

Effect on living conditions

12. Objections on these grounds were raised both in writing and at the hearing, by nearby residents. With regards to overlooking and loss of privacy, the neighbours at No. 275 were particularly concerned that the proposal would result in 6 rear gardens abutting their property and rear garden, compared to just 3 with the scheme previously dismissed on appeal. I acknowledge that this would undoubtedly increase the level of activity in these rear gardens, but as much of this would take place some distance away from No. 275 itself, because of its long rear garden, this would not make the proposal unacceptable. I saw that fencing, trees and other vegetation provides an appreciable degree of screening along the common rear boundary, and there is no reason to believe that this situation would change if planning permission were granted. I consider that this screening would prevent any overlooking of No. 275 from ground floor windows of the proposed dwellings, and that because the new dwellings would be positioned some 11m from this common boundary, there would be no significant overlooking from first floor windows either.

13. There are no windows in the side elevation of No. 275 facing the appeal site, and no side windows are proposed in the corresponding face of the house on plot 1. Any overlooking from the front bay windows of No. 275 would only be at an angle and would, in any case, be shielded to some extent by existing trees and vegetation. The relationship between the dwellings proposed for the front of the site, on plots 1-4 and 15, and houses on the south side of Barkham Road would be little different to that which occurs in most residential streets, and I consider that no unacceptable overlooking would arise in this regard. Finally, there would be no windows in the side elevation of the house proposed for plot 10, facing No. 19 The Shires, and consequently there would be no overlooking or loss of privacy.

14. Turning to overshadowing, it is my view that even though the houses proposed for plots 1 and 2 would be sited forward of No. 275, their relative positions are such that no material loss of light would occur. Similarly, although the house on plot 15 would be directly alongside No. 267, it would not directly affect the light reaching any habitable rooms. Because of this, and the above reasons, I conclude that the appeal proposal would not have an adverse impact on the living conditions of nearby residents, through overlooking or loss of light. It would not, therefore, conflict with the aims of emerging policy WOS3.

Effect on safety and convenience of users of Barkham Road

15. This issue was raised by many of the interested persons who objected in writing and who attended the hearing. In view of the increased number of dwellings proposed for the site, it is clear that there would be increased traffic generation. However, I consider that this increase would be small in the context of overall traffic flows on Barkham Road, and would have only limited impact. It would therefore not be a sufficient reason, in itself, to dismiss the appeal. Furthermore, although I understand that the visibility now proposed for the new access has been somewhat reduced from that originally proposed, it would still comply with the advice in *Places, Streets & Movement*, referred to above. In any case, all highway and traffic related matters are acceptable to the Highway Authority, and in these circumstances I conclude that the proposal would not result in any unacceptable impact upon the safety or convenience of users of Barkham Road.

Other matters

16. I have had regard to the comments of residents who live on the south side of Barkham Road, that storm water flows off the appeal site into their gardens, but I consider that this matter could be adequately addressed by an appropriate drainage condition attached to any permission. I have also noted the concerns that there is already a water supply problem in the area, which the proposed development would exacerbate. However, I understand that this matter is being attended to, at the present time, by the responsible water supply company, which has not objected to the proposal. On a separate matter, the introduction of 2-bedroom houses into the scheme means that the overall mix would compare favourably with the aims of the Council's housing needs survey. Although interested persons contended that too many smaller properties were now being constructed in the Wokingham area, no hard evidence was submitted to support this. In any case the Council raises no objections to the housing mix proposed.

17. I have also had regard to the 2 Unilateral Undertakings submitted by the appellant. The first of these would make contributions of £5,000 towards the provision of additional play equipment in the nearby Junipers play area, and £18,011 towards the provision of primary sector education. In my opinion such contributions would be entirely justified, as the

increased housing on the site would undoubtedly give rise to additional calls on both local play areas and the education system. Moreover, the contributions would be in accordance with the requirements of emerging Local Plan policy WR7, and an adopted Education Policy on Developer's Contributions respectively. From the evidence placed before me I consider that these contributions would comply with the government's policy on planning obligations, as set out in Circular 1/97, and that this Unilateral Undertaking therefore weighs in favour of the proposal.

18. However, I view the second Unilateral Undertaking, which would provide a contribution of £15,000 towards a proposed Molly Millars Lane/Barkham Road Traffic Management Scheme, somewhat differently. The Council's Engineering Services Department has indicated that this scheme is aimed at relieving congestion which currently occurs along Barkham Road, and which often extends past the appeal site during the morning peak period. I understand that this scheme would also offer improved crossing points for pedestrians, and I see no reason why it should not be of benefit to future occupiers of the proposed housing. However, there is no suggestion from the Council that the appeal proposal should not go ahead if this contribution is not made, and because of this I consider that the Unilateral Undertaking does not fully accord with the requirements of Circular 1/97. As a result, the offer of this contribution has not had a bearing on my decision.

Summary

19. Notwithstanding the above comments regarding this second Unilateral Undertaking, my favourable findings on the main issues and other matters raised means that I consider this proposal to be acceptable, subject to the imposition of a number of conditions. I have considered those discussed at the hearing, alongside the guidance in Circular 11/95, and I shall require details of a number of matters to be submitted to and approved by the Council, to ensure the satisfactory appearance of the development. These cover the materials to be used in the external surfaces of the new dwellings; proposed slab levels; hard and soft landscaping; and the protection of trees during construction. In the interests of highway safety I shall require details of the proposed access, and the management of vehicles during the construction period, to be agreed with the Council. Conditions are also necessary to secure the satisfactory layout of the private driveways, and to ensure that adequate provision is made on-site for the parking and manoeuvring of vehicles.

20. A condition to ensure that the site is adequately drained is also necessary, as is one to control the hours of construction, which in my opinion should not extend beyond 1800 hours, in order to safeguard the amenities of nearby residents. Finally I shall impose conditions restricting the insertion of additional windows, and specifying obscured-glazing, to ensure that the appearance of the development is satisfactory and does not adversely affect the amenities of neighbours. A condition to prevent the deposit of mud and other debris on the public highway is not necessary, as this can adequately be controlled by the Highway Authority under other legislation. I have had regard to all other matters raised, but they are not sufficient to outweigh the considerations which have led me to my conclusion.

Conclusion

21. For the reasons given above I conclude that the appeal should be allowed.

Formal Decision

22. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the demolition of three residences and the erection of fifteen 2, 3, 4 and 5 bedroom houses at 269-273 Barkham Road, Wokingham in accordance with the terms of the application ref. F/2000/2907 dated 24 November 2000, and the plans submitted therewith, and as amended under covering letter dated 20 February 2001, subject to the following conditions:

1) The development hereby permitted shall be begun before the expiration of 5 years from the date of this decision.

2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

3) No development shall take place until details of the slab levels of the proposed buildings have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; and hard surfacing materials.

5) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

6) No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme detailing the existing trees to be retained, and measures for their protection in the course of development. This scheme shall include details relating to the provision of protective fencing; the felling of trees; the storage and mixing of materials; the burning of materials on the site; the use of machinery; and excavation and hand digging arrangements if appropriate. This scheme shall then be implemented as approved.

7) Works related to the development hereby permitted shall not take place other than between the hours of 0800 and 1800 Mondays to Fridays, and 0800 and 1330 on Saturdays, and at no time on Sundays and Bank or Public holidays, unless otherwise agreed in writing by the local planning authority.

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows other than those expressly authorised by this permission shall be constructed in the first floor level or above, of the north-eastern side elevation of the dwelling on plot 15 facing No. 267 Barkham Road.

9) The first floor windows in the side elevations of dwellings on plots 2, 3, 5, 10, 11, 12 and 15 shall be obscure glazed and fixed shut with the exception of a top opening fan light if required, and shall be so maintained thereafter, unless otherwise agreed in writing by the local planning authority.

10) No development shall commence until a scheme for the provision of surface water drainage has been agreed in writing by the local planning authority. The scheme shall then be implemented as agreed.

11) The dwellings hereby permitted shall not be occupied until the areas shown for parking on drawing No. A00/106/P/01 rev A have been laid out, drained and surfaced in accordance with details submitted to and approved in writing by the local planning authority. These areas shall not thereafter be used for any purpose other than the parking of vehicles.

12) The dwellings hereby permitted shall not be occupied until visibility splays at the intersection of private driveways and the new access road have been provided in accordance with details which have first been agreed in writing with the local planning authority. The splays shall thereafter be maintained as approved.

13) No development shall commence until details of the junction between the proposed access road and Barkham Road, including details of visibility splays, have been approved in writing by the local planning authority. The dwellings hereby approved shall not be occupied until that junction has been constructed in accordance with the approved details.

14) No development shall commence until details of the on-site management of contractors', site operatives' and visitors' vehicles have been agreed in writing by the local planning authority. Vehicles shall then managed on site in accordance with the approved details.

Information

23. 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.

24. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

25. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

26. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

David Wildsmith

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr J Woolf MA DipTP MRTPI	Chancellors, Chartered Town Planning Consultants, 45 High Street, Odiham, Hook, Hampshire, RG29 1LF
Mr A Morris BSc(Hons) DipTP MRTPI	Bewley Homes Plc, Inhurst House, Brimpton Road, Baughurst, Hants, RG26 5JJ
Mr I Dunn	271 Barkham Road, Wokingham, Berkshire, RG41 4BY
Mr R Wareham	269 Barkham Road, Wokingham, Berkshire, RG41 4BY

FOR THE LOCAL PLANNING AUTHORITY:

Mr M Evans DipTP MRTPI	Principal Enforcement Officer, Wokingham District Council

INTERESTED PERSONS:

Mr S Dix MRICS & Mrs K Dix	300 Barkham Road, Wokingham, Berkshire, RG41 4DA
Mr R & Mrs J Andrews	275 Barkham Road, Wokingham, Berkshire, RG41 4BY
Mr J T & Mrs H Gibson	308 Barkham Road, Wokingham, Berkshire, RG41 4DA
Mrs I M Wrobel	259 Barkham Road, Wokingham, Berkshire, RG41 4BY
Mr N Morris	267 Barkham Road, Wokingham, Berkshire, RG41 4BY

DOCUMENTS

Document	1	List of persons present at the hearing
Document	2	Council's letter of notification of the hearing, and list of persons notified
Document	3	Appendices 1-8 to Mr Woolf's evidence
Document	4	Appendices 1-3 to Mr Evans's evidence
Document	5	Letter from the Council's Environmental Services Department, Engineering Services, dated 30 May 2001
Document	6	Letter from the Council's Education & Cultural Services Department, dated 21 May 2001
Document	7	Letter from the Council's Environmental Services Department, Planning Services, dated 18 April 2001
Document	8	Unilateral Undertaking relating to contributions towards the provision of additional play equipment, and primary sector education
Document	9	Unilateral Undertaking relating to contributions towards the proposed Molly Millars Lane/Barkham Road Traffic Management Scheme

PLANS

Plans	A(1-12)	Application plans
Plan	B	Drawing No. 99 73 021 rev B, showing site layout for scheme refused under appeal ref. APP/X0360/A/00/1044914
Plan	C	Site location plan included in Mr Woolf's statement
Plan	D	Site layout plan from Mr Woolf's statement, with groups of trees hatched

Costs Decision

Hearing held on 19 June 2001

by David Wildsmith BSc(Hons) MSc CEng MICE FIHT

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

23 JUL 2001

Costs application in relation to Appeal Ref: APP/X0360/A/01/1059944
269-273 Barkham Road, Wokingham

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6 and the Local Government Act 1972, section 250(5).
- The application is made by Bewley Homes Plc for a full award of costs against Wokingham District Council.
- The hearing was in connection with an appeal against the failure of the Council to issue a notice of their decision within the prescribed period on an application for planning permission for the demolition of three residences and the erection of fifteen 2, 3, 4 and 5 bedroom houses.

Summary of Decision: The application fails and no award of costs is made.

The Submissions for the Appellant

1. The Council had acted unreasonably in refusing planning permission, and the appellant had therefore incurred expense unnecessarily, as it should not have been necessary for this matter to be determined by the Secretary of State. Although the Council failed to determine this planning application, it refused a duplicate application for a single reason, namely that the number of dwellings proposed meant that the development would be out of character with its surroundings and detrimental to the character and appearance of the area. The starting point in this appeal is the 3 reasons the Council gave for refusing an earlier proposal for 9 dwellings on this site. All of these reasons were addressed by the current scheme, to the satisfaction of the Council's officers. The density of the current scheme is agreed to be 34 dph; the mix of dwelling types is now exactly in line with the Council's policies; and the concern about 3-storey dwellings on plots 1 and 2 has been addressed by the 2 pairs of semi-detached houses on what are now plots 1 to 4. Although there would be more parking at the front of the site, this would be unobtrusive as it would be shielded by planting. In any case, parking in front of dwellings is a common feature along Barkham Road.

2. Circular 8/93 makes it clear that planning authorities are at risk of an award of costs against them if, for example, they fail to provide evidence on planning grounds, to substantiate their reasons for refusal; if they fail to take into account relevant policy statements in Departmental guidance; or if they refuse permission for a modified scheme when an earlier appeal decision indicated this would be acceptable, and circumstances have not materially changed. Here, the proposal would accord with adopted and emerging development plan policies, and also with national guidance in PPG3, but the Council did not take these matters into account. Moreover, the Council did not take on board the fact that the layout of this scheme is very similar to that of the scheme which the previous Inspector said was acceptable. In the appellant's view, the matter of character and appearance was introduced as an additional reason for refusal, contrary to the guidance in point (7) of the Appendix to Circular 8/93.

3. Paragraph 8 to Annex 3 also indicates that authorities should give complete, precise, specific and relevant reasons for refusal, by reference to the development plan and all other material considerations. Here, the Council did not acknowledge that the guidance in PPG3 over-rides the policies in the time-expired Local Plan. In addition, paragraph 9 makes it clear that planning authorities are not bound to accept the professional or technical advice given by their own officers, but they will be expected to show that they had reasonable planning grounds for taking a decision contrary to such advice. The Council's deemed reason for refusal has not been supported by substantial evidence. Members of the Planning Committee took ¾ of an hour to decide a reason for refusal for the duplicate application, and this, and the other points made above, demonstrates that the Council acted unreasonably in this matter. A full award of costs is therefore sought.

The Response by the Council

4. The Council does not accept that it failed to produce evidence to support its case, and that it failed to take account of PPG3. Members of the Planning Committee considered that the proposal would be out of character with its surroundings, and detrimental to the character and appearance of the area. Evidence was presented at the hearing to explain that the scheme would have an adverse impact on the street scene, by virtue of the development across the frontage of the site, comprising the 2 pairs of semi-detached dwellings on plots 1-4, the detached house on plot 15, a double garage and 6 parking spaces, together with a new access. This form of development would appear incongruous with respect to adjacent dwellings. Full account was taken of the guidance in PPG3, but even if 2 dwellings were removed from the scheme, the density would only drop to 29.5 dph, which is very much in line with PPG3 guidance. The density policy in the emerging Local Plan demonstrates that the Council is embracing the advice in PPG3, but the Council does not accept that PPG3 density figures should be applied in an inflexible way.

5. Even though this was a modified scheme, the Council still has to pay regard to the impact on character and appearance. No new reason for refusal has been raised, as both adopted and emerging policies make it clear that if proposals have an adverse impact on the character or appearance of an area, they should be refused. In the Council's view, there are significant differences between the layout refused by the previous Inspector, and the one for the current appeal. In particular the current layout provides for a garage and 6 parking spaces at the front of the site, which did not appear in the previous scheme, and which would therefore give rise to a different impact on character and appearance, which the Council say would be harmful.

6. In view of the above points, it is submitted that the Council did not act unreasonably, and that the application for an award of costs should be dismissed.

Conclusions

7. I have considered this application for costs in the light of Circular 8/93 and all the relevant circumstances. This advises that, irrespective of the outcome of the appeal, costs may only be awarded against a party who has behaved unreasonably and thereby caused another party to incur or waste expense unnecessarily.

8. At the hearing, the Council clarified that it was the concentration of development at the front of the site, and the consequent increased activity likely to result, which it found unacceptable. In my opinion, the scheme now before me, and the proposal dismissed on

appeal in October 2000 (ref: APP/X0360/A/00/1044914), are virtually identical with regard to the dwelling now proposed for plot 15, the position and layout of the access road, and the trees and other planting along the frontage to Barkham Road. With regard to these elements, I therefore consider that the Council's arguments cannot be supported. However, I consider that the same cannot be said for the dwellings now proposed for plots 1-4. Although the layout now proposed for this part of the site is broadly similar to that of the previous scheme, I accept the Council's contention that there are noticeable differences. In particular, the fact that 4 dwellings are now proposed where 2 previously were, means that the area to the front of these properties is likely to have to accommodate double the number of vehicles compared to the previous scheme, and there would undoubtedly be an increase in the associated comings and goings. Furthermore, the proposal before me seeks to construct a detached double garage in front of the westernmost pair of dwellings. No such garage was proposed in the previous scheme.

9. Although I have concluded that these differences are not significant, and that the proposal would not have a materially adverse impact on the character and appearance of the street scene, and the surrounding area, the matters on which this appeal has turned are, essentially, subjective. Council Members are entitled to come to a different view to their officers and, in my opinion, the reasoning put forward at the hearing contained sufficient substance for me to conclude that the Council did not act unreasonably in this matter. In these circumstances paragraph 8 of Annex 3 to Circular 8/93 indicates that an award of costs relating to substantive matters, as distinct from procedural matters, is unlikely to be made, and that is my conclusion here.

10. Therefore, taking all the above points into account, I consider that unreasonable behaviour resulting in unnecessary expense, as described in Circular 8/93, has not been demonstrated and I conclude that an award of costs is not justified.

Formal Decision

11. In exercise of the powers transferred to me, I refuse the application for an award of costs.

David Wildsmith

INSPECTOR

The Planning Inspectorate

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

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Fax No 0117-3728443

GTN 1371-6261

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

Your Ref: F/2000/2907

Our Ref: APP/X0360/A/01/1059944

Date: 23 July 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BEWLEY HOMES PLC
SITE AT 269-273 BARKHAM ROAD, WOKINGHAM, RG41 4BY

I enclose a copy of our Inspector's decision on the above appeal together with a copy of the decision on an application for an award of costs.

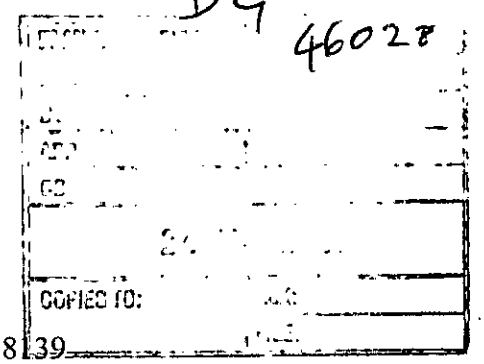
If you have any queries relating to the decision please send them to:

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@planning-inspectorate.gsi.gov.uk

DG 46028



Yours faithfully

G.Nall

Mr G M Nall

COVERDL2

WOKINGHAM DISTRICT COUNCIL

APPENDICES

APPEAL BY BEWLEY HOMES PLC AGAINST THE REFUSAL OF PLANNING PERMISSION FOR THE ERECTION OF 15 DWELLINGS AT 269-273 BARKHAM ROAD, WOKINGHAM, BERKSHIRE

LOCAL PLANNING AUTHORITY REFERENCE : F/2000/2907

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/01/1059944

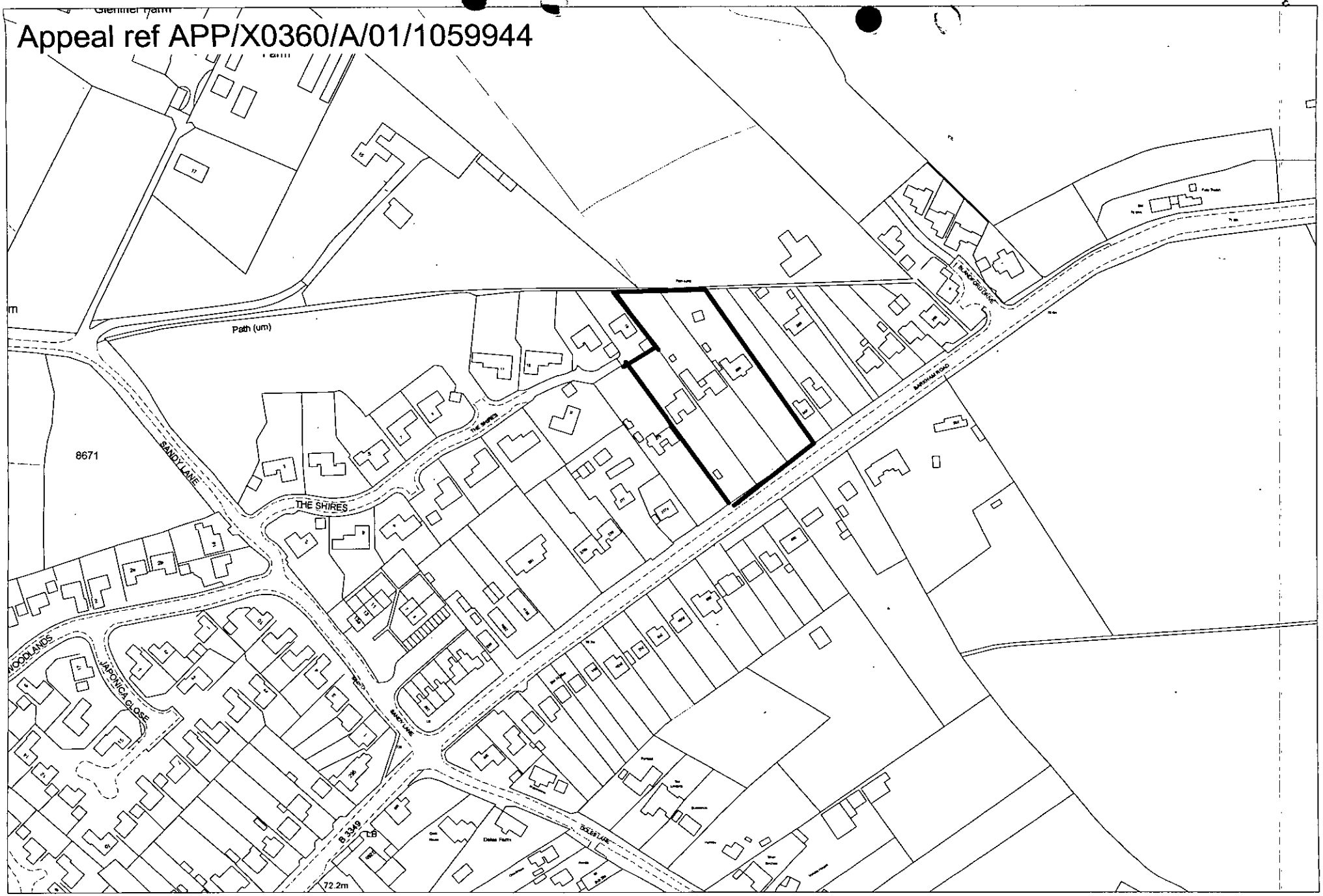
Wokingham District Council
Environmental Services Department
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WR

APPENDICES

1. Ordnance survey location plan
2. Planning History
3. Planning Policies

APPENDIX ONE

Appeal ref APP/X0360/A/01/1059944



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Development Control Section, Environmental Services, Wokingham District Council.

10 April 2001

Scale: 1 : 2500

N W E S

APPENDIX TWO

Appeal Decision

Hearing held on 26 September 2000

by David Vickery DipT&CP MRTPI

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

PLANNING SERVICES
POL
DC
APP
CS
COPIES TO:
ACK:
FILE:
Date
17 OCT 2000

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Appeal Ref: APP/X0360/A/00/1044914
269-278 Barkham Road, Wokingham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Bewley Homes PLC against Wokingham District Council.
- The application (ref: F/2000/1074) is dated 16 February 2000.
- The development proposed is the demolition of three residences and the erection of nine 3, 4 and 5 bedroom houses.

Summary of Decision: The appeal is dismissed and planning permission refused.

Procedural Matters

1. The appellant asked that three additional plans should be considered as part of the proposal. These were the site plan (Drawing No. 99.73.021B) and a plan of the house on plot 3 (Drawing No. 99.73.023A), which were amendments to previously submitted plans, together with a new front street scene (Drawing No. 99.73.031A). The amended plans show a small change in the position of the house on plot 9; new trees on plots 1, 5 and 9; and two additional trees felled in the rear garden of plot 5. The house on plot 3 is now shown as having 3 bedrooms rather than 4 bedrooms.

2. Neither the Council nor local people present at the hearing had any objections to the appellant's request as the amended plans had been previously seen and considered as part of a duplicate planning application (Council ref. F/2000/1075). In these circumstances, I consider that my accepting the amended plans and dealing with them as part of this proposal would not prejudice the case of any party.

3. At the hearing the appellant submitted a Unilateral Undertaking dated 26 September 2000 under section 106 of the Act. This provides for a payment of £50,000 to the Council for local pedestrian and cycle route improvements and road safety schemes within Wokingham District. I deal with this matter later.

Main Issues

4. I consider that there are two main issues in this case:

   i. Whether the proposed density and mix of dwellings would satisfy the provisions of the existing and emerging development plan and government guidance in Planning Policy Guidance Note 3: *Housing* (PPG3).

   ii. The effect of the proposed houses on plots 1 and 2 on the character and appearance of the street scene.

Planning Policy

5. Policy H9 of the Berkshire Structure Plan 1995 says that favourable consideration will

generally be given to residential development proposals which add to the range of densities, dwelling types and sizes, with specific emphasis being given to the provision of, amongst other categories, smaller dwellings.

6. The South East Area Local Plan 1994 is time expired, but the Council considers that it contains the most up-to-date adopted policies, except in relation to housing provision, and so has resolved that it will continue to carry weight. This is not entirely correct due to the publication in March 2000 of the revised PPG3. I consider later the weight to be attached to the Local Plan policies in this context.

7. Policy SH8 says that on sites over 0.4 hectares (which includes this site) the development should incorporate a reasonable mix and balance of house types and sizes to cater for a range of housing needs. The policy goes on to say that particular consideration will be given to the need to achieve a range of housing densities and dwelling sizes for lower cost and smaller (one and two bedroomed) dwellings.

8. Policies SBE1 and SBE2 of the Local Plan set out various criteria for the design of new development. The criteria in policy SBE1 include being appropriate to the character of the area, making a positive contribution, and retaining important natural or landscape features of the site. Policy SBE2 does not normally permit development which would adversely affect the character of the area because of, for instance, its siting, scale, form or massing.

9. The deposit draft Wokingham District Local Plan 1999 (WDLP) is at a reasonably advanced stage as it has nearly completed a public inquiry into objections raised to it. All of the relevant polices in the WDLP have been the subject of objections. Therefore, bearing in mind the advice in paragraph 48 of Planning Policy Guidance Note 1: *General Policy and Principles* (PPG1), I can give only limited weight to the WDLP.

10. The Council has introduced a density policy into the WDLP which states that on sites over 0.3 hectares, no residential development shall be permitted at a net density of less than 30 dwellings per hectare (dph), subject to such density not compromising the quality of the environment. Policies WOS3 and WBE1 in the WDLP are similar in their intent to policies SBE1 and 2 in the Local Plan. Policy WH6 expects a mix and balance of densities, dwelling types and sizes, with particular emphasis on small (1, 2 and small 3 bedroomed) dwellings.

11. PPG3 deals with designing for quality at paragraphs 54 to 56, and says that there should be designs and layouts which make more efficient use of land without compromising the quality of the environment. New housing development must be informed by the wider context of buildings, townscape and landscape. PPG3 also says that the inefficient use of land should be avoided, that is developments of less than 30 dph net. Housing development should be encouraged at between 30 to 50 dph net (paragraph 57).

12. PPG3 says that a community's need for a mix of housing types is a material planning consideration (paragraph 14). Assessments of local housing need should be taken into account in determining the type and size of additional housing (paragraph 11 of PPG3).

13. Paragraph 38 indicates that the policy in PPG3 may supersede policies in development plans which have not yet been reviewed when considering planning applications. Bearing in mind the advice in paragraph 54 of PPG1, I consider that the development plan is not fully up-to-date in reflecting government advice, and that more weight should therefore be given to PPG3 policy.

14. The site lies within the settlement boundary of Barkham Hill in both the Local Plan (policy

STV1) and the WDLP (policy WOS2) where development will normally be allowed. The site is previously developed land as three detached bungalows (No. 271 is split level) presently occupy it.

Reasons

The First Issue – Density and Mix of Dwellings

15. On density, the uncontested figures were that the existing dwellings on the site were at approximately 5 dph, and the proposal would result in around 16 dph. Both main parties agreed that the full application of the draft policy in the WDLP and the relevant advice in PPG3 would produce about 17 dwellings on the site.

16. The appellant's concerns about increasing the density and introducing smaller dwellings on the site related to possible detrimental effects on the local environment. In particular, that a greater land take would result in buildings being forward of the existing dwellings on either side along Barkham Road, an adverse effect on the many trees on the site, and a loss of amenity (privacy and visual dominance) to the occupiers of adjacent houses and gardens. Both parties accepted at the hearing that the proposed shared surface access road would be capable of serving up to 25 dwellings.

17. The site lies within a defined settlement on previously developed land where government policy as expressed in PPG3 is to avoid its inefficient use. The proposed houses would be large dwellings with substantial plots, particularly those to the rear part of the site (plots 3 to 6). Although existing densities are low, this is because most of houses are frontage plots with very long gardens. This proposal would, by amalgamating a number of these existing plots, create its own sense of place, which would be satisfactorily accommodated within the surrounding area. I saw that the area consists of a mixture of dwelling sizes and designs, and that smaller dwellings would not, in principle, be out of place on this site.

18. I consider the proposed density would represent a very high level of land take which, as PPG3 says, can no longer be sustained. On the other hand, I accept that the environmental concerns mentioned by the appellant are genuine ones, which would temper the advice in PPG3 (as accepted in the WDLP policy) of encouraging densities of around 30 dph. It is, as both main parties acknowledged, a matter of judgement and balance. However, I have no doubt that the proposed development density on this site would be too low, bearing in mind PPG3 advice, and even allowing for the specific environmental concerns. It would be possible to increase the density on the site by the introduction of smaller dwellings with an attractive layout and design of high quality.

19. Turning to the matter of dwelling mix, the Council's Housing Needs Survey in 1997 showed that the proportions of dwelling types required are 45% 1 and 2 bedrooms, 25% 3 bedrooms and 30% 4+ bedrooms. As at March 1999, only 25% of completions had 1 or 2 bedrooms and 47% had 4+ bedrooms. This proposal would result in 34% being 3 bedroomed houses and 66% being 4+ bedroomed houses.

20. On a site of this area (about 0.56 hectares), the existing and emerging development plan policies expect and/or require a mix of house sizes and types, with an bias towards smaller dwellings. I have already concluded that there is no reason in principle why the site could not accommodate smaller dwellings. PPG3 seeks to provide a mix of dwelling sizes, and it is this policy that I shall apply in this case, for the reasons I have previously set out. As before, it is matter of judgement and balance in applying this PPG3 policy.

21. The proposal would be weighted towards larger dwellings with, for instance, four of the

proposed houses having 5 bedrooms. This would represent an extreme bias towards larger sized dwellings which would ignore the Housing Needs Survey assessment of a local requirement for more small to medium sized dwellings. The proposal would create a significant area of housing of similar characteristics. I consider that policy considerations indicate that some smaller sizes of dwellings should be introduced on the site, which would also have the effect of increasing the density.

22. On this issue, therefore, I conclude that the proposal would not satisfy the provisions in PPG3 for the more efficient use of land, or for a mix of dwelling sizes and types. The proposal would also be contrary to similar policies in the existing and emerging development plan.

The Second Issue – Effect on Character and Appearance

23. The houses on plots 1 and 2 would be three stories in height, taking advantage of the rise in ground levels from the front of the site towards the rear so that its ridge height would be similar to that of the adjacent No. 275. The proposed houses would be set well back from the road, just in front of No. 275. The bottom storey would contain the entrances and garages, and would be screened from Barkham Road by an earth mound, the existing trees and new tree planting near to the corner of the proposed access road.

24. There are no three storey dwellings along this part of Barkham Road, most dwellings being single storey bungalows or two storey houses in a variety of designs. I saw that the existing trees on the frontage have high canopies, so that views of these two proposed houses would be seen underneath them, particularly in winter when there would be less leaves on the trees. The proposed access would remove part of an existing, high frontage hedge so that the proposed houses would be seen at an angle along the proposed access and joint driveway to the properties. The proposed mounding would screen some of these views, but it would be restricted in length and height due to the existing trees and the proposed joint driveway. The proposed tree planting would take time to mature, even if semi-mature trees were used, and it would not fully screen the angled views from the proposed access road.

25. Despite some mitigating factors, I consider that the proposed houses would be clearly seen from the entrance to the proposed access road and, to a lesser extent, from Barkham Road itself. The unusual three storied height of the proposed houses would give them a tall and dominating appearance in these views. The excessive height would result in a visual impression of a large building mass, especially when compared to the more modest surrounding buildings. They would not fit into the context of the building pattern along Barkham Road, and so would appear alien and out of place.

26. I conclude on this issue that the proposed houses on plots 1 and 2 would seriously harm the character and appearance of the street scene, and that the proposal would therefore be contrary to policies SBE1 and SBE2 of the Local Plan, WOS3 and WBE1 in the emerging WDLP and to government guidance in PPG3.

Other Considerations

27. There are a large number of trees on the site, although none of them are protected by a Tree Preservation Order. The appellant and the Council have undertaken tree survey work with the result that the proposal has been designed so that it would retain most trees commonly held to be of value. Three trees of value are proposed to be felled, but additional planting is proposed along the road frontage. For these reasons, I am satisfied that the proposal would not adversely affect the visual value of the trees to the surrounding area.

28. The most affected existing occupiers in terms of possible loss of privacy would be those in No. 275, which has no side windows in its elevation facing the site, although there are some front bay windows. I saw that there was a reasonable fence, tree and shrub screening along the joint rear boundary so that there would be no overlooking from any proposed ground floor windows. There are no side windows at first floor level in the proposed house on plot 2. The windows at first floor level in the prpposed houses on plots 3 and 4 would be located at a sufficient distance from the joint boundary to prevent serious overlooking. Although the house on plot 2 would be further forward than No. 275, I do not consider that any overshadowing would be such as to justify a refusal of permission on that point alone.

29. Concerns were expressed about traffic generation and possible adverse effects on highway safety. However, no traffic figures of any kind (either existing or from the proposal) or accident statistics were put forward at the hearing. The Council as highway authority had no objections to the proposal. From the information available, I consider that the limited amount of extra traffic generated by another six dwellings would not adversely affect highway safety.

30. At the hearing a local resident indicated that some of the existing ponds on the site might contain the Greater Crested Newt and other protected species. However, no owner of these ponds had seen such fauna, nor did the Council's records indicate that, in particular, the Greater Crested Newt was present in the area. It is unlikely, therefore, that nature conservation interests would be harmed.

31. The Council was unable to say at the hearing exactly which local pedestrian and cycle route improvements or road safety schemes the payment in the Unilateral Undertaking would be used for. There are no relevant policies in the development plan which require a payment for these purposes. The Council were unable to say whether the proposal would have been refused permission on highway grounds had the Unilateral Undertaking not been completed. I conclude, therefore, that the Unilateral Undertaking's provisions are not necessary, are not directly related to the proposed development and are not reasonable. It would not comply with the tests set out in Circular 1/97 *Planning Obligations*, and so has no weight in the assessment of this proposal.

Conclusion

32. I have taken account of all other matters before me, but none is as important as those which have led to my decision. For the reasons given above, I conclude that the appeal should be dismissed.

Formal Decision

33. In exercise of the powers transferred to me, I dismiss the appeal and refuse planning permission for the demolition of three residences and the erection of nine 3, 4 and 5 bedroom houses.

Information

34. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

David Vickery

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr H Edwards MSc MRTPI	Associate of Charles Planning Associates, 39 Locks Heath District Centre, Locks Heath, Southampton, Hampshire, SO31 6DX.
Mr D Grainger DipArb(RFS) F.Arbor.A	A F Technical Services, 21 Burpham Lane, Guildford, Surrey, GU4 7LN.
Mr Morris BSc(Hons) MRTPI	Representing the appellant company.

FOR THE LOCAL PLANNING AUTHORITY:

Mrs Polnik BSc DipTP MRTPI	Senior Planning Office with the Council.
Mr Etherington DipArb(RFS) F.Arbor.A	Senior Arboriculturalist with the Council.
Mr Auton I.Eng FIHE	Senior Assistant Engineer with the Council.

INTERESTED PERSONS:

Mr and Mrs Wareham	Local residents, 269 Barkham Road, Wokingham, Berks., RG41 4BY.
Mr Dunn	Local resident, 271 Barkham Road, Wokingham, Berks., RG41 4BY.
Mr Jalland	Local resident, 275 Barkham Road, Wokingham, Berks., RG41 4BY.
Mrs Hill	Local resident, 273 Barkham Road, Wokingham, Berks., RG41 4BY (site visit only).

DOCUMENTS

Document	1	List of persons present at the Hearing.
Document	2	The Council's letter of notification of the hearing and list of those notified.
Document	3	Two letters of representation in response to the Council's notification.
Document	4	Appendices One to Eleven of Mr Edwards' Statement.
Document	5	Unilateral Undertaking under section 106 of the Act, dated 26 September 2000, submitted by Mr Edwards at the hearing.
Document	6	Appendices A to G of Mrs Polnik's Statement.
Document	7	Policies T7 of the Structure Plan, ST3 of the Local Plan and WT7 of the WDLP submitted by Mr Auton at the hearing.
Document	8	Letter dated 26 September 2000 from Mr and Mrs Jalland.

PLANS

Plans	A-K	The application plans: 99.73.020 – Location Plan (Plan A); 99.73.021A – Site Plan (Plan B – now superseded); 99.73.022 – Houses 1 + 2 (Plan C); 99.73.023 – House 3 (Plan D – now superseded); 99.73.024 – House 4 (Plan E); 99.73.026 – House 5 (Plan F); 99.73.027 – House 6 (Plan G); 99.73.028A – Houses 7 + 8 (Plan H); 99.73.029 – House 9 (Plan I); 99.73.030A – Site Survey (Plan J); and 99.73.021 – Tree Survey based on the Site Plan (Plan K).
Plan	L	Amended plan 99.73.021B – Site Plan, submitted with the appeal.
Plan	M	Amended plan 99.73.023A – House 3, submitted with the appeal.
Plan	N	New plan 99.73.031A – Street Scene, submitted with the appeal.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Huw Edwards
Charles Planning Associates
39 Locks Heath District Centre
Locks Heath
SOUTHAMPTON
Hampshire
SO31 6DX

Application Number: F/2000/1075

Parish: **WOKINGHAM**

Location: **269 - 273 Barkham Road, Wokingham**

Proposal: **Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application)**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason
1. As the proposed density would be significantly below the minimum required by PPG3, it would fail to make the best use of land to be developed. The proposal would therefore be contrary to PPG3 and the Local Planning Authority's density policy for the Wokingham District Local Plan (Deposit Draft)

Reason
2. The proposal fails to incorporate an appropriate mix of dwelling sizes. The proposal would therfore be contrary to Berkshire Structure Plan Policy H9, South East Area Local Plan Policy SH8 and Wokingham District Local Plan (/Deposit Draft) Policy WH6.

Reason
3. The Proposed dwellings on Plots 1 and 2, by virtue of their design and location would form an alien feature in the streetscene, detrimental to the visual amenity of the area. As such the proposal is considered contrary to Policies SBE1 and SBE2 of South East Area Local Plan and WBE1 of Wokingham District Local Plan (Deposit Draft).

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 H9.

   South East Area Local Plan : Policies STV1,SBE1, SBE2 and SH8.

   Deposit Draft Wokingham District Local Plan : Policies WBE1, WOS1, WBE11, WBE12, WH6 and Density Policy.

John Mitchell
Development Control Manager
Date: 11/09/2000

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.

Application No. F/2000/2907 & F/2000/2908 (duplicate) **Received 27.11.00** **Wokingham**

Applicant: **Bewley Homes PLC**
Location : **269-273 Barkham Road, Wokingham**
Proposal : **Demolition of 3 dwellings and erection of 15 dwellings**

1. **Introduction** – This site, 0.56 ha. in total, is located on north western side of Barkham Road within the settlement boundary of Barkham Hill. The site comprises of 3 bungalows sites approximately 50m back from Barkham Road. The existing gardens are mature and contain many trees. Ground levels rise by approximately 5m from front to rear of the site.

   Last year duplicate applications (F/2000/1074 and F/2000/1075) were received for redevelopment of the site with 9 dwellings. The latter (F/2000/1075) was refused in September 2000, under delegated powers, on the grounds of density being significantly below the minimum required by PPG3 and Council policy, inappropriate mix of dwellings and adverse impact on streetscene of Plots 1 and 2 which were 3 storey.

   The former (F/2000/1074) duplicate application was the subject of an appeal against non-determination which was dismissed on the same grounds. A copy of the Inspector's decision letter is attached.

   An appeal against non-determination was received on 7th March 2001 in respect of application F/2000/2907 and therefore this application cannot be determined although the Committee is requested to endorse the resolution that the application would have been approved subject to a s106 agreement and conditions in the attached report.

2. **Proposal** – Demolition of the existing 3 dwellings and erection of 15 two storey dwellings (6 detached, 3 pairs of semi-detached and 3 terraced dwellings) with associated access and parking. The dwelling mix comprises the following:

6 x 2	bedroomed	houses	- 40%
5 x 3	"	"	- 33%
3 x 4	"	"	- 20%
1 x 5	"	"	- 7%
15			

   A tree survey has also been submitted with the applications. The applicant has also offered a contribution of £15,000 towards off-site highway improvements/local sustainable transport initiatives.

3. **Consultations** -
   - ***Highway Authority :*** No objection in principle, subject to conditions, and legal agreement to secure financial contribution of £15,000.
   - ***Arboriculturalist :*** Principle of development in relation to trees was agreed on the previous application. These applications are very similar in relation to trees and therefore there is no objection to planning permission being granted subject to conditions.

- ***Environmental Health :*** No environmental health objection subject to condition regarding hours of construction.
- ***Recreation :*** No on-site public open space is being provided on site. A contribution of £5,000 is requested to upgrade existing facilities at The Junipers play area.
- ***Education :*** A contribution of £18,011 is requested towards the primary sector only.
- ***Public Rights of Way :*** No objection.
- ***The Ramblers Association :*** Suggest that a public right of way could be provided through the site.
- ***Police Crime Prevention Design Adviser :*** Layout of homes creates good natural surveillance over the access road and parking. Rear gardens are secure and provided that the footpath along the top of the site is well fenced, the proposal addresses the crime risk as well as could be expected.
- ***Environment Agency :*** No objection, in principle, subject to conditions re. soakaways and surface water source control measures. (Officer comment: the condition regarding soakaways is not considered to be enforceable as required by circular and therefore has been proposed as an informative instead).
- ***Town Council :*** Awaiting reply.
- ***Letters of representation :*** 18 letters of objection received. Objections can be summarised as follows:
  - proposed development would be out of character with area
  - density too high resulting in over-development of the site
  - existing infrastructure inadequate
  - increased traffic generation
  - impact on highway safety
  - congestion would be exacerbated particularly at peak hours
  - devaluation of properties
  - noise and disruption during construction works
  - garages and Plot 15 forward of the established building line
  - visual impact of development exacerbated by topography of site
  - impact on trees and green route
  - lack of on-site parking resulting in on-street parking
  - inadequate sight lines
  - inappropriate mix of dwellings
  - increased surface water discharge
  - proposal does not reduce reliance on cars
  - loss of light
  - increased overlooking resulting in loss of privacy
  - contrary to local plan policies
  - access road inadequate in width
  - any contributions need to be specific improvement
  - access too close to bus stops

4. **Appraisal** – Main issues:

   A. Principle of development: Policies STV1 and SH1 of South East Area Local Plan; WOS1, WOS3 and WH1 of the Wokingham District Local Plan (Deposit Draft).

B. Impact on visual amenity and character of area: Policies SBE1/2 of South East Area Local Plan and WBE1, WBE11 and WBE12 of the Wokingham District Local Plan (Deposit Draft).

C. Impact on amenity of neighbouring occupiers: Policies SBE1/2 of South East Area Local Plan and WBE1 of the Wokingham District Local Plan (Deposit Draft).

D. Housing mix and density: PPG3, Policies H9 of the Berkshire Structure Plan, SH8 of the South East Area Local Plan and WH6 of the Wokingham District Local Plan (Deposit Draft).

E. Services, Amenities and Infrastructure : Policies LD6 of the Berkshire Structure Plan; SPS1 and SR2 of the South East Area Local Plan, and WOS4 and WR7 of the Wokingham District Local Plan (Deposit Draft).

F. Highway issues: Policy WOS3 of the Wokingham District Local Plan (Deposit Draft).

G. Concerns of the Parish Council and local residents.

A. Principle of development

The site is located within the settlement boundary of Barkham Hill where the principle of development is normally acceptable subject to no adverse impact on character of area, amenity of neighbouring occupiers, etc.

B. Impact on visual amenity and character of area

In commenting on density and its impact on the character of the area the Inspector on the previous appeal for 9 dwellings (para.17) stated that by amalgamating a number of existing plots, the proposal would create its own sense of place, which would be satisfactorily accommodated within the surrounding area. The design of the development, particularly along the Barkham Road frontage has been much improved by revised plans. The dwellings on Plots 1-9 which are a mix of 2 and 3 bedroomed homes have been well designed, giving the impression from the front of a detached dwelling to be in keeping with the general character of the area. One of the garages to the front has also been deleted and the remaining garage to the front of Plot 1 would be sited 4.6m further back than the existing garage which would be demolished.

There are many good quality trees on this site which the tree survey accurately identified. Many of these are visible from the public footpath to the rear of the site as well as the Barkham Road. This part of the Barkham Road is also designated as a green route as defined by Wokingham District Local Plan (Deposit Draft).

The Arboricultural Officer has identified the most significant trees and included these in a draft Tree Preservation Order. The development would result in the loss of 3 trees that had been included in Group 1 being removed but it is considered that this would not adversely affect the overall amenity provided by this group of trees. The planting of new trees would mitigate the loss of these trees. No other trees proposed to be included in the Tree Preservation

Order would be removed. Additional planting would enhance the Barkham Road frontage, a green route, and where appropriate within the site.

In view of the above, the design and layout of the revised scheme is considered acceptable and the character, visual amenity of the area and streetscene would not be so adversely affected so as to warrant refusal.

C. Impact on amenity of neighbouring occupiers

The dwelling on Plot 2 would project 10.8m forward of the adjacent property, 275 Barkham Road, and the distance between the properties would be approximately 3.7m. Whilst there would be an increase in overlooking from Plots 5 to 9 to the rear of the property, the distance to the boundary would be 11m which is considered adequate. There would also be some loss of light to 269 Barkham Road by reason of the position and design of Plot 15. However, it is considered that a refusal on grounds of loss of light, privacy and overlooking could not be sustained.

The other relationships between proposed and existing properties are considered acceptable.

D. Housing mix and density

Policies H9 of the Berkshire Structure Plan, SH8 of the South East Area Local Plan and WH6 of the Wokingham District Local Plan (Deposit Draft) seek a variety of house sizes particularly for smaller dwellings, which has been identified through the housing needs survey. These aim to achieve 45% 1 / 2 bedroomed dwellings, 30% 3 bedroomed dwellings and 25% 4+ bedroomed dwellings. Compared to the original scheme for 9 dwellings which comprised 66% of dwellings with 4+ bedrooms, the scheme has been much improved with a higher proportion of 2 and 3 bedroomed houses and the mix is now considered to be acceptable in this location.

Revised PPG3 'Housing' advises that schemes should aim to achieve a minimum of 30 dwellings per hectare. However, consideration needs to be given to the character of the surrounding area and the nature of the site. As such, it is constrained by the access into the site, the need for adequate distances to prevent overlooking/overdominance to existing properties and gardens and existing trees. The existing density for the site is 5 dwellings per ha. As proposed, the development would now provide 27 dwellings per ha. which is a considerable increase compared to the previous proposal of 16 dwellings per ha. Bearing in mind the constraints of the site, the density is considered acceptable in this instance in light of both policy and the character of the area.

E. Services, Amenities and Infrastructure Requirements

As no formal public open space is being provided as part of the proposal, the applicant is willing to offer a contribution of £5,000 towards upgrading of play facilities at The Junipers play area in lieu of on-site provision. The applicant has also agreed to a contribution of £18,011 towards primary sector education. Both of these are considered justified and adequate.

F. Highway issues

There is sufficient land available within the application site and the public highway to provide an access road that would accord with the appropriate

standards. Furthermore, the traffic generated by the development will n result in a material impact on the highway network. The applicant has als offered a financial contribution of £15,000 towards local highwa improvements/sustainable transport initiatives to alleviate any impact th development may have.

G. The concerns of the Parish Council and neighbouring residents
The concerns of the Parish Council and neighbouring residents have bee noted. Issues of impact on amenities, occupiers, trees and character of are have been dealt with above. With regard to highway safety and layout th Highway Officer raises no objection (refer paragaph F). With regard to th comments made by the Ramblers Association in relation to the provision of a additional footpath through the site, the inclusion of a public footpath coul increase risk of crime and in this case is not considered justified as the publi footpath link to Barkham Road is less than 100m north east of the site.

5. **Conclusion** – The principle of residential development is acceptable in this location, as supported by the Inspector at appeal. Compared to the appeal application the design of the Barkham Road frontage, density and housing mix has been much improved and considered acceptable and improves the uses of land on the site. Whilst there would be some loss of light and loss of privacy to adjacent occupiers, this is not sufficient to warrant refusal.

6. **Recommendation** – GRANT planning permission on planning application F/2000/2908 subject to an S106 agreement to secure £5,000 towards upgrading of facilities at The Junipers play area, £18,011 towards primary sector education and £15,000 towards highway improvements/sustainable transport initiatives and the following conditions and endorse the resolution that application F/2000/2907 would have been approved subject to a s106 agreement and conditions in the attached report.:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. Prior to the commencement of development, details of the slab levels and the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained. These details shall include boundary treatment, hard surfaced area, any proposed changes in levels and any underground services. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

6. (a) No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

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

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

(d) The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

7. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the Local Planning Authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming dangerous or diseased before the end of a period of five years after completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

8. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

9. Notwithstanding the provisions of the Town and Country Planning, (Genera Permitted Development) Order 1995 (or any Order revoking and re-enacting tha Order with or without modification) no additional windows or similar opening shall be constructed in the first floor level or above of the side elevation of Plo 15, facing 267 Barkham Road, hereby permitted except for any which may be shown on the approved drawing(s).

10. The first floor windows in the side elevations of Plots 2, 3, 5, 10, 11, 12 and 15 shall be obscure glazed and fixed shut with the exception of a top opening fan light if required and shall be so maintained thereafter.

11. Surface water source control measures shall be carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development commences.

12. The area shown on the permitted drawings for vehicle parking and/or garaging/turning shall I be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

13. The dwellings shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

14. Notwithstanding the plans submitted, the access road serving the development shall be constructed in accordance with the standards contained within the Berkshire Design Guide.

15. Before the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays of 2.5m x 120m in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

16. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

17. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

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. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

4. & 5.In the interests of visual amenity.

6.&7.To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

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

9.&10. To safeguard the residential amenities of the occupiers of neighbouring properties.

11. To prevent the increased risk of flooding and to improve water quality.

12. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

13.& 14. In the interests of highway safety.

15, 16 & 17. In the interests of highway safety and convenience.

Informatives:

1. You are advised, in compliance with *The Town & 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 H9, LD6
   South Area Local Plan policies STV1, SH1, SH8, SPS1, SR2, SBE1 & SBE2
   Deposit Draft Wokingham District Local Plan policies WOS1, WOS3, WOS4, WBE1, WH6, WBE11 & WBE12.

2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for the discharge of sewage ot trade effluent onto or into ground and for surface water runoff into ground water. Such consent maybe withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

3. You are advised that no soakaways should be constructed such that they penetrate the water table and they shall not exceed 3m in depth below existing ground level.

4. The applicant is advised that should great crested newts be found on-site that all works shall cease immediately and that English Nature be contacted.

Basia Polnik
07.03.01

(BP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Bewley Homes
C/O Romans Professional Services
4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Application Number: F/2000/2908

Parish: **WOKINGHAM**

Location: **269 - 273, Barkham Road, Wokingham.**

Proposal: **Proposed erection of 15 dwellings and demolition of existing 3 dwellings. (Duplicate Application).**

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 development, by virtue of the number of dwellings, would be out of character with its surroundings and detrimental to the character and appearance of the area. As such the proposal is considered contrary to policies SBE1 and SBE2 of the South East Area Local Plan and to policies WOS1, WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

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 H9 and LD6.

South East Area Local Plan Policies STV1, SH1, SBE1/2, SH8, SPS1 and SR2.

Deposit Draft Wokingham District Local Plan Policies WOS1, WOS3, WH1, WBE1, WBE11, WBE12, WH6, WOS4 and WR7.

John Mitchell

John Mitchell
Development Control Manager
Date: 21/03/2001

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.

APPENDIX THREE

Wokingham District Plan Deposit Draft (as amended) February 2000

The Wokingham District Local Plan deposit draft was placed on deposit from 21st October 1997 until 2nd December 1997.

A large number of objections were received. As a result the council agreed to a number of pre-inquiry amendments. The purpose of making amendments is to update the plan to take account of changed circumstances and to change the plan where alterations suggested by objectors are acceptable to the council.

The changes in respect of chapter 6 (major development south of the M4 motorway) were agreed for the purpose of advertisement at the Environmental Services committee on 22nd June 1998 and were confirmed at the meeting of 21st September 1998.

Changes in respect of the rest of the plan were agreed by the committee at meetings on 9th November 1998, 15th February 1999 and 22nd March 1999. They have been used for development control purposes since 23rd April 1999. They were published in 'Wokingham District Local Plan Deposit Draft 1999, Proposed Amendments to the Deposit Draft 1999'. They were formally advertised from 23rd April 1999 to 11th June.

On 13th September 1999 the Environmental Services Committee decided not to proceed with certain proposed amendments and to make certain additional proposed amendments.

On 1st February 2000 the Committee agreed a number of amendments to the Transport Chapter. The purpose of these amendments is to take account of changes since the publication of the Deposit Draft, most notably the abolition of Berkshire County Council in April 1998 and the publication of the Transport White Paper in July 1998 and to ensure consistency between the policies set out in the Local Plan and the policies and strategies contained in the Local Transport Plan.

This document is a consolidated document which contains the text of the deposit draft and the text of the amendments. The origin of text is shown by typeface, amendments are referenced as to their source and text which is not being recommended to the inquiry is struck through. The document does not include the appendices or the changes to the proposals map.

In case of any queries please contact:

The Policy and Information Team,
Environmental Services Department,
Wokingham District Council,
Shute End,
Wokingham,
RG40 1WR

Telephone 0118 974 6478.

1.0 OVERALL STRATEGY

INTRODUCTION

1.1 In developing the District Local Plan the Council agreed an Overall Strategy (set out in para. 0.9) for the plan. The Overall Strategy seeks to slow down the rate of development within the District and to promote sustainable development in order to protect and enhance the quality of the environment within the plan area and also to meet the social and economic aspirations of the District.

1.2 In considering development proposals the achievement of sustainable development is a fundamental principle. However there are other issues that form part of the overall sustainable development approach which also need to be considered when dealing with development proposals. It is the aim of this chapter to set out the fundamental policies from which the remaining policies of the plan take their lead.

1.3 The plan area is under pressure to accommodate new homes, jobs, services and improved transport facilities and in doing so maintain a prosperous economy. It is important that local commerce and industry produces a dynamic local economy that makes a positive contribution to the character, environment and quality of life of those who live and work in the District.

POLICY FRAMEWORK

Strategic Policy

1.4 This approach accords with the overall approach to development adopted by Berkshire County Council in the *Berkshire Structure Plan 1991 - 2006* which states that:

> 'Sustainable levels, forms and locations of development are ... sought which contribute towards meeting the needs and aspirations of today's society for homes, jobs and services, without compromising the ability of future generations to meet their own needs. This implies a greater reliance on the use of renewable resources at an acceptable level, coupled with the conservation of non-renewable resources and the reduction of land, water and air pollution. In addition, growth during the Plan period needs to be kept down to levels which can be accommodated within ... environmental and other limits.' (Para. 3.7 of Berkshire Structure Plan 1991 - 2006).

POLICIES

1.5 The policies set out below aim to ensure that such an approach is achieved.

POLICY WOS1: SUSTAINABLE DEVELOPMENT

THE COUNCIL WILL ENSURE, WHERE POSSIBLE, THAT DEVELOPMENT IS SUSTAINABLE AND IMPROVES THE QUALITY OF LIFE WITHIN THE PLAN AREA BY PURSUING THE FOLLOWING OBJECTIVES:

A) TO CONTINUE TO SLOW DOWN THE RATE OF DEVELOPMENT WITHIN THE PLAN AREA TO ENSURE THAT THE BEST OF THE EXISTING ENVIRONMENT

Cont.

IS CONSERVED WHILST PROVIDING APPROPRIATE DEVELOPMENTS WHICH MEET LOCAL NEEDS

B) GIVE PRIORITY WITHIN a) TO MEETING THE DISTRICT'S ECONOMIC AND SOCIAL NEEDS, INCLUDING THE PROVISION OF LOW-COST HOUSING AND A WIDER RANGE OF EMPLOYMENT OPPORTUNITIES

C) CONSERVING AND ENHANCING THE PATTERN OF TOWN AND PARISH COMMUNITIES BY RETAINING AND EMPHASISING THE BALANCE BETWEEN TOWNS AND VILLAGES, COUNTRYSIDE AND SETTLEMENTS, OPEN RIVER VALLEYS AND ENCLOSED WOODLANDS

D) TO PROVIDE FOR EMPLOYMENT, HOUSING, SHOPPING AND SERVICES IN PLACES THAT MINIMISE THE NEED FOR TRAVEL BY PRIVATE CAR

E) THAT NEW DEVELOPMENT MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER, ENVIRONMENT, LANDSCAPE, HERITAGE WITHIN THE PLAN AREA

F) ~~TO CONSERVE NATURAL RESOURCES TO MINIMISE POLLUTION~~ **(PA 1/3)**

F1) TO CONSERVE NATURAL RESOURCES **(PA 1/3)**

F2) TO MINIMISE POLLUTION (PA 1/3)

G) TO SEEK IMPROVEMENTS TO INFRASTRUCTURE, SERVICES AND AMENITIES.

H) TO ENCOURAGE AND SUSTAIN BALANCED RURAL COMMUNITIES **(PA 1/1)**

I) TO DEVELOP BROWNFIELD SITES IN PREFERENCE TO GREENFIELD SITES **(PA 1/2)**

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Limiting the Spread of Development

1.6 The 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 special reason to locate there~~ *OR FOR WHICH A RURAL LOCATION IS ESSENTIAL.* **(PA 1/4)** Although these uses are acceptable in principle, they must also be acceptable in practice.

1.7 In order to be consistent in the treatment of settlements having common characteristics, it has been necessary to draw up a definition of the classification of settlements as used in the policies and proposals contained in this plan and as shown on the proposals map.

1.8 An 'identified' settlement or built-up area must possess all the following characteristics:

(i) a sizeable amount of development in a compact form (if development is dominated by, or interspersed with, areas of land that are characteristically rural or open, it will not come within this criterion)

(ii) possess a range of basic services, such as a primary school, shop and community facilities, providing a forum for social contact

(iii) be physically and socially cohesive.

1.9 For the purposes of this plan the identified settlements are:

ARBORFIELD CROSS	SHINFIELD
BARKHAM HILL	SINDLESHAM
CHARVIL	SPENCERS WOOD
EARLEY/SONNING/WOODLEY	SWALLOWFIELD
FINCHAMPSTEAD	THREE MILE CROSS
FINCHAMPSTEAD NORTH	TWYFORD
HURST	WARGRAVE
PINEWOOD	WINNERSH
RISELEY	WOKINGHAM.

1.10 Areas of sporadic development exist within the plan area which involve very few properties and/or are dominated by areas of undeveloped rural land either between, or to the rear and in front of properties causing them to be characterised by a loose settlement pattern, or to form a narrow strip of development in what is a distinctly rural area. These areas of development have not been included within the identified settlements.

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

SUBJECT TO THE DETAILED PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN, DEVELOPMENT WILL BE ALLOWED WITHIN THE BOUNDARIES OF THE IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN THE TEXT.

OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN AND STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS AND SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).

Implementation: Through the development control process.

Monitoring: Planning applications determined.

1.11 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the appropriateness of the use of existing buildings and the design of new buildings or extensions to existing buildings, are very important.

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

1.12A LANDSCAPING SCHEMES SHOULD BE COMPRISED PREDOMINANTLY, IF NOT WHOLLY, OF LOCALLY NATIVE SPECIES. **(PA 1/5)**

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.

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS

e) THE LOCAL TOWNSCAPE

f) THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

Cont.

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

1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

1.4.01 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the design of new buildings or extensions to existing buildings and the creation of new spaces within that environment, are very important.

1.4.02 The District Council is particularly concerned to promote a high standard of design in new buildings, and to ensure that new buildings are responsive to their location. This means that new buildings need to be appropriate in terms of their function, siting, scale, form, massing, materials, colour and texture in their relationship with adjoining buildings and sites. Accordingly, new buildings will be expected to make an acceptable and positive contribution to the built environment. In addition, developments that incorporate public access should accommodate sculptures or other works of art to provide visual interest, where this is considered appropriate by the local planning authority. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

1.4.03 In the case of schemes involving more than one building, regard will be paid to the impact of the development over a wider area, involving an assessment of criteria additional to those referred to in paragraph 1.4.02 above. Accordingly, schemes should relate to the "grain" of the area, and take account of their effect on the skyline, pedestrian and vehicular movements in the area, vistas, safety and environmental constraints. Where large sites exist which would significantly affect the urban fabric urban design briefs/appraisals will be prepared/required to establish the wider context within which applications will be considered.

❖ *SBE1 DESIGN OF NEW DEVELOPMENT*

NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:

(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA,

(B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK,

(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.

❖ *SBE2 INAPPROPRIATE DESIGN*

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY

VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

1.4.04 Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but to seek opportunities to enhance the quality of the built environment.

1.4.05 Often the more attractive and successful urban environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

1.4.06 In some areas, local shopping centres in particular, where comprehensive development has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric surrounding the buildings may be sufficient to rejuvenate the area as a whole.



❖ SBE3 REFURBISHMENT AND REDEVELOPMENT

ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.

❖ SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

SUNLIGHT, DAYLIGHT AND NOISE

1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND

BEWLEY HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

14th June 2001

PLANNING SERVICES	HPT
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18 JUN 2001	
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	FILE:

44648

Your Ref : 2907
Our Ref : AJM/rht/Barkham/2002

Mr M Evans
Team Leader, Enforcement
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Mr Evans

PLANNING APPEAL BY BEWLEY HOMES
LAND AT 269-273 BARKHAM ROAD, WOKINGHAM

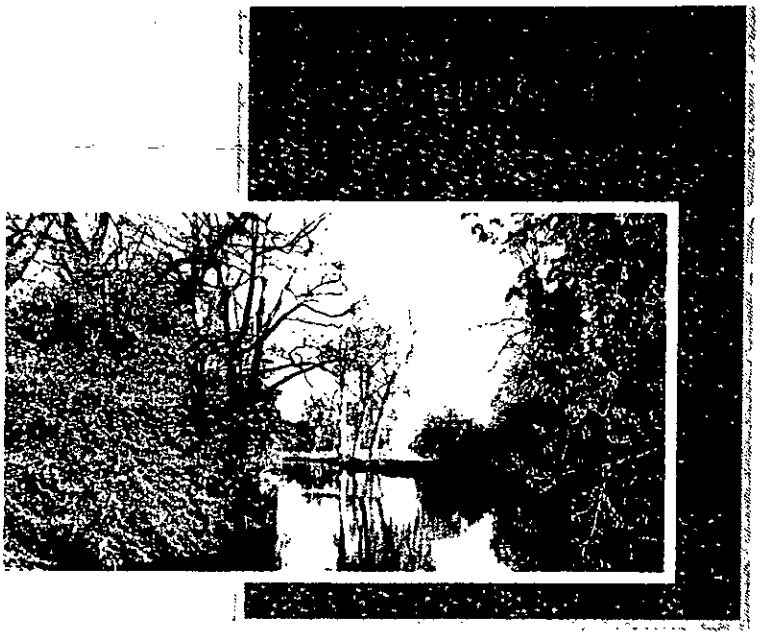
I refer to your letter of 18th April 2991 concerning the above appeal and the issue of public open spaces, together with the letter sent by Helen Rowlay of 21st May 2001 regarding education contributions.

I enclose a draft Section 106 Unilateral Application which deals with the above issues and would be grateful if you could let me have any comments on the same in advance of the hearing on Tuesday next, 19th June 2001.

Yours sincerely

ANDREW J MORRIS BSc(Hons), DipTP, MRTPI
ASSOCIATE DIRECTOR
STRATEGIC LAND

Enclosures



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie
Public Services Division

Low-Cost Housing to Meet Local Needs in Rural Areas

Policy H8 **In exceptional circumstances permission may be granted for small scale schemes solely for low-cost housing to meet proven local needs :**

(i) on the periphery of rural settlements outside the Green Belt on sites which would not otherwise be released for development; or

(ii) within recognised settlements in the Green Belt defined in local plans.

Provision should be made for such schemes to be managed so that they remain affordable in perpetuity.

7.56 The implementation of these schemes will be a matter for local judgement and it will be the responsibility of the district councils in local plans to define what may be accepted as 'small scale'. Because such schemes are intended to be exceptions to normal restraint policies for development in rural areas, it will be essential to ensure that this housing is retained in perpetuity for local needs through agreements or appropriate methods of management. Local plans may also need to define which settlements these policies will apply to. Once built, these dwellings will be counted towards the Structure Plan housing provision.

Type of Housing

7.57 It is important to secure variety in the location, type, size and price of new housing. There is a particular need for housing for first-time buyers, and for accommodation suitable for small households but in some areas needs for particular types of family housing have been identified. Other categories which may require specialist accommodation include the elderly and the handicapped. However, those providing new housing should give attention to the needs of disabled people in all schemes.

Variety of Housing

Policy H9 **Within the provision specified in Policy H2, favourable consideration will generally be given to proposals for residential development which add to the range of densities, dwelling types and sizes, with specific emphasis being given to the provision of smaller dwellings and other identified local or special needs, including those associated with Care in the Community policy.**

7.58 Widening the choice of housing also involves accessibility to housing through adding to the variety of types of tenure which are available. Policies H9 and H10 will assist in this objective.

7.59 Provision of low-cost housing, or housing for first-time buyers and small households, should not be undertaken at the expense of a high standard of layout, design and landscape development. Policy EN1 seeks such high standards for all new development.

Tel. (0118) 974 6448 (Direct Line)
Date. March 16, 2001
My ref: «Applicationo»
Your ref:

Copy

«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 Sir/Madam

NOTICE OF INFORMAL HEARING

APPEAL BY: Bewley Homes PLC
SITE: 269-273 Barkham Rd
PROPOSAL: Proposed erection of 15 dwellings & demolition of existing 3 dwellings (Duplicate Application)

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 against non-determination of the application, 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 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ, quoting reference APP/X0360/A/01/1059944. Comments received after 18/04/01 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: 16 March 2001

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SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

Published by: Wokingham District Council
Planning Department
Shute End
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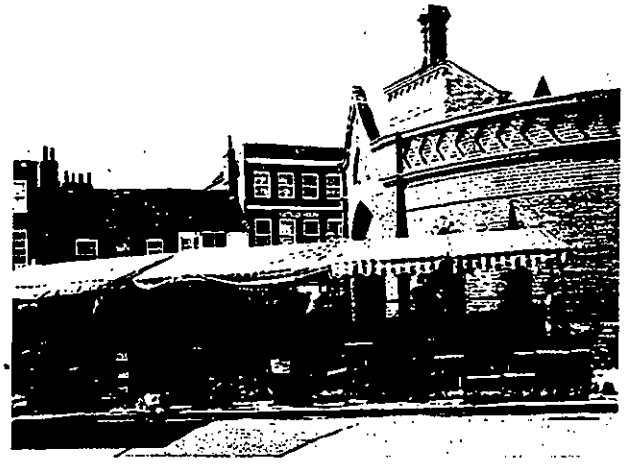
form of narrow leisure plots of considerable depth which penetrated into the open countryside. As land prices have increased with demand for land, the level of development in these areas has intensified. In some instances this has led to tandem development which often detracts from the rural character of the area and results in a loss of privacy. Apart from development on individual plots the area south of Wokingham has also experienced larger scale housing development, reinforced in more recent times by the Secretary of State's requirement, in approving the Structure Plan in 1980, to build an additional 8000 houses in Central Berkshire. Some development that has occurred during the post war period has failed to recognise the importance of retaining tree cover and has not been incorporated into the landscape in a sensitive manner. The policies contained in this plan are aimed at tackling these problems and preventing such damage occurring in the future.

DEFINITION OF IDENTIFIED SETTLEMENTS

1.1.04 The definition of rural areas is dependent on the definition of settlements and vice versa. The South East area is dominated by Wokingham which is surrounded by a number of smaller settlements and areas of ribbon or frontage development. All vary greatly in terms of size, form and character. Some areas of sporadic development involve very few properties and/or are dominated by areas of undeveloped rural land either between or to the rear and in front of properties causing them to be characterised by a loose settlement pattern or to form a narrow strip of development in what is still a distinctly rural area. Such areas may possess a number of basic services, such as a school or church but these are rarely confined to serving the population residing in the immediate vicinity. The open nature of these areas presents many opportunities for further intensification. However, it is considered that if



such development were to occur, the existing special character of these areas or the surrounding countryside would be detrimentally affected. For the purposes of this plan, such areas of development are not synonymous with an identified settlement, the latter being used to define an area where particular planning policies are appropriate. There will therefore be cases where areas of development have not been included within the identified settlement. One example is small groups of development bounded by countryside on the far side of a road that marks the boundary of the main built up area . In order to be consistent in the treatment of settlements having common characteristics, it has been necessary to draw up a definition of the classification of settlements as used in the policies and proposals contained in this Plan and as shown on the proposals map.

1.1.05 An 'identified' settlement or built-up area must possess all the following characteristics:-

(i) a sizeable amount of development in a compact form, (if development is dominated by, or interspersed with, areas of land which are characteristically rural or open, this will not come within this criterion);

(ii) possess a range of basic services, such as a school, shop and community facilities, providing a forum for social contact;

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

❖ 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.

on smaller sites; are brought forward in response to a variety of local circumstances reflecting individual opportunities and needs, and they arise in most of the built-up areas at one time or another. It is clear that the demand for this form of development will continue and recognition of such a demand is essential in any provision which is to be made for future development. Such development allows for an increase in the diversity of housing in a particular settlement area.

1.2.07 Only a proportion of the housing provision is met by the allocation of specific areas of land for development. The remainder is provided for through the inclusion of policies which allow some development to occur in the identified settlements on unidentified sites in response to needs and opportunities identified by landowners and developers. It is estimated that a further 781 dwellings will be provided in the District on such sites between 1992 and 1998. Details of the basis for this estimation are given in the Planning Fact Sheet: Housing, which is available separately from this Plan.

❖ *SH1 HOUSING DEVELOPMENT ON UNIDENTIFIED SITES*

WITHIN THE IDENTIFIED SETTLEMENTS RESIDENTIAL DEVELOPMENT IN THE FORM OF INFILLING, ROUNDING OFF AND REDEVELOPMENT, GENERALLY WILL BE CONSIDERED FAVOURABLY SUBJECT TO LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS PLAN. IN VIEW OF THE SENSITIVITY OF SUCH PROPOSALS AND THEIR POTENTIAL IMPACT THE PREPARATION OF A DEVELOPMENT BRIEF WILL NORMALLY BE NECESSARY IN BRINGING FORWARD SCHEMES ON SITES OVER 0.4 HECTARE. ON SITES OF OVER 0.4 HECTARE, AN ELEMENT OF AFFORDABLE HOUSING WILL BE SOUGHT IN ACCORDANCE WITH POLICY SH8.

IN INTERPRETING THIS POLICY, THE DISTRICT COUNCIL WILL PARTICULARLY WISH TO ENSURE THAT THE FOLLOWING CRITERIA (WHICH ARE AMPLIFIED IN OTHER POLICIES WHERE INDICATED) ARE COMPLIED WITH:

(A) THE PROTECTION OF OPEN AND WOODED AREAS, GAPS AND GARDEN AREAS WHICH ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT CONCERNED (POLICY STV6 AND VARIOUS SPECIFIC POLICIES),

(B) NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA (POLICIES STV6, SBE1 & SBE2),

(C) NO SIGNIFICANT ADVERSE EFFECT ON SETTLEMENT BOUNDARIES AND THE SURROUNDING COUNTRYSIDE (POLICY STV5),

(D) NO LOSS OF PUBLIC OPEN SPACE OR RECREATIONAL FACILITIES (POLICY SR4),

(E) THE PROVISION OF ADEQUATE GARDEN AREAS, SPACE ABOUT BUILDINGS AND OFF-STREET PARKING FOR ALL NEW DWELLINGS,

(F) THE PRESENCE OF ADEQUATE LOCAL HIGHWAY CAPACITY TO CATER FOR TRAFFIC GENERATED BY THE DEVELOPMENT.

1.2.08 The housing requirement for the five year period to 1998 is based on the provision required by the Approved Structure Plan until 1996, and thereafter on that required by the provision to be made in the Draft Deposit Structure Plan. This gives a total requirement 1992-98 of 3590 units for Wokingham District. Of the total provision (1984-1998) some 9630 had been built by March 1992. Permission had also been granted for a further 1785 dwellings on that date and commitments had been entered into subject to legal agreements, for a further 257 dwellings. Together with the 781 houses to be provided on unidentified sites a total of 12229 dwellings have been provided for (taking into account non-implementation of unidentified sites and Lower Earley). Therefore in the entire District, sites remain to be identified for 991 dwellings.

1.2.09 Sites for 726 units have been identified within the District but outside this Plan area, and sites for an additional 336 dwellings



have been identified in this Plan area. This totals 1062 dwellings - more than the requirement to allow for non-implementation of any sites.

1.2.10 Sites have been selected by the use of a set of standard criteria which have been applied throughout the District and which are based on minimising the impact of additional development on the countryside, reflecting and maintaining the character of settlements, and the ability to use existing or provide new services and community facilities. The criteria are included in Working Paper One which is available separately from this plan.

❖ *SH2 HOUSING DEVELOPMENT ON IDENTIFIED SITES*

PROVISION WILL BE MADE FOR THE DEVELOPMENT OF APPROXIMATELY 336 DWELLINGS IN THE PERIOD 1ST APRIL 1992 TO 31ST MARCH 1998 ON THE FOLLOWING SITES, SUBJECT TO THE PROVISION OF INFRASTRUCTURE ,PUBLIC AND COMMUNITY SERVICES NECESSITATED BY THE DEVELOPMENT AND SPECIFIC PROPOSALS FOR EACH SITE IN PART TWO OF THIS PLAN:

PTC 12 WOKINGHAM - MARTINS SWIMMING POOL

PW1 WOKINGHAM - LAND AT KEEPHATCH

PW2 WOKINGHAM - 201A FINCHAMPSTEAD ROAD

PS1 FINCHAMPSTEAD - REAR OF NASHGROVE LANE,

PS2 FINCHAMPSTEAD - 88 AND 96 BARKHAM RIDE

PS3 FINCHAMPSTEAD - LAND AT LONGWATER ROAD

PS4 PINEWOOD - LAND AT MOP END AND ADJACENT TO HATCH RIDE

EXISTING HOUSING AND HOUSING AREAS

1.2.11 The existing stock of dwellings in the Plan area has a significant role to play in meeting housing requirements and the retention of existing housing or housing land in residential use is therefore a primary concern of the Plan. Consequently, net losses of existing housing will normally only be acceptable if an improvement in the environment of the residential area results or some community benefit is derived. Such improvements to amenity may include:

a) the provision of essential new public open space,

b) the provision of essential new amenities, public or private,

c) the retention of a listed building.

1.2.12 The character of the centre of most settlements in the Plan area is derived to a large extent from the mixture of residential and non-residential buildings and the balance between them. The retention of this balance is essential not only to the conservation of the character but also the continuing vitality of the settlement. The District Council considers that existing housing should be retained in the centre of settlements and where appropriate will

1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

1.4.01 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the design of new buildings or extensions to existing buildings and the creation of new spaces within that environment, are very important.

1.4.02 The District Council is particularly concerned to promote a high standard of design in new buildings, and to ensure that new buildings are responsive to their location. This means that new buildings need to be appropriate in terms of their function, siting, scale, form, massing, materials, colour and texture in their relationship with adjoining buildings and sites. Accordingly, new buildings will be expected to make an acceptable and positive contribution to the built environment. In addition, developments that incorporate public access should accommodate sculptures or other works of art to provide visual interest, where this is considered appropriate by the local planning authority. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

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❖ *SBE1 DESIGN OF NEW DEVELOPMENT*

NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:

(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA,

(B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK,

(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.

❖ *SBE2 INAPPROPRIATE DESIGN*

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY

VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

1.4.04 Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but to seek opportunities to enhance the quality of the built environment.

1.4.05 Often the more attractive and successful urban environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

1.4.06 In some areas, local shopping centres in particular, where comprehensive development has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric surrounding the buildings may be sufficient to rejuvenate the area as a whole.



❖ *SBE3 REFURBISHMENT AND REDEVELOPMENT*

ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.

❖ *SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES*

ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

SUNLIGHT, DAYLIGHT AND NOISE

1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

❖ *SBE5 SUNLIGHT AND DAYLIGHT*

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND

❖ SH8 VARIETY OF HOUSING

ON SITES OVER 0.4 HECTARE THE DEVELOPMENT SHOULD INCORPORATE A REASONABLE MIX AND BALANCE OF HOUSE TYPES AND SIZES TO CATER FOR A RANGE OF HOUSING NEEDS INCLUDING THAT FOR AFFORDABLE HOUSING. BEFORE GRANTING PLANNING PERMISSION, THE PLANNING AUTHORITY WILL SATISFY ITSELF THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING WILL BE ENJOYED BY SUCCESSIVE AS WELL AS BY INITIAL OCCUPIERS OF THE PROPERTY. IN CONSIDERING PLANNING APPLICATIONS AND PREPARING DEVELOPMENT BRIEFS PARTICULAR CONSIDERATION WILL BE GIVEN TO THE NEED TO ACHIEVE A RANGE OF HOUSING DENSITIES AND DWELLING SIZES IN ORDER TO PROVIDE THE OPPORTUNITY FOR LOWER COST AND SMALLER [ONE AND TWO BEDROOMED] DWELLINGS.

❖ SH9 PROVISION OF AFFORDABLE DWELLINGS BY EXCEPTIONS

AS AN ADDITIONAL PROVISION TO THAT CONTAINED IN POLICY H1 OF THE REPLACEMENT STRUCTURE PLAN FOR BERKSHIRE PERMISSION WILL BE GRANTED ON LAND ON WHICH HOUSING WOULD NOT NORMALLY BE PERMITTED UNDER THE PROVISIONS OF POLICIES SH1 AND SH2 FOR AFFORDABLE DWELLINGS IN RESPONSE TO PROVEN LOCAL NEED SUBJECT TO:

i) THE DEVELOPMENT BEING WITHIN OR ON THE EDGE OF AN IDENTIFIED SETTLEMENT IN THE FORM OF INFILLING, ROUNDING OFF, OR REDEVELOPMENT;

ii) LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS LOCAL PLAN BEING MET;

iii) THE DWELLINGS BEING OCCUPIED SOLELY BY THOSE WHO ARE RESIDENTS OF THE DISTRICT PRIOR TO OR ON THE DATE OF GRANTING PLANNING PERMISSION;

iv) THE OCCUPATION OF THE DWELLINGS BEING CONTROLLED IN THE LONG TERM TO ENSURE THAT SECOND AND SUBSEQUENT OCCUPIERS' NEEDS FALL WITHIN THE PROVISIONS OF THE POLICY;

v) THE DWELLINGS BEING 'AFFORDABLE'. SUCH DEVELOPMENT WILL BE PRIMARILY UNDERTAKEN BY HOUSING ASSOCIATIONS AND WILL NORMALLY BE SUPPORTED BY THE DISTRICT COUNCIL IN ITS ROLE AS AN ENABLER OF LOW COST LOCAL HOUSING NEEDS PROVISION.

DEVELOPMENT ON THE EDGE OF SETTLEMENTS WILL BE SMALL IN SCALE, NOT NORMALLY EXCEEDING TEN DWELLINGS OR 0.4 HECTARE IN SIZE. IT SHOULD BE IN LOCATIONS THAT DO NOT INTRUDE INTO OPEN COUNTRYSIDE, THAT ARE NOT ESSENTIAL TO THE SEPARATION OF SETTLEMENTS AND WHICH CAN BE DEVELOPED WITHOUT AN ADVERSE EFFECT ON THE CHARACTER OR SETTING OF THE SETTLEMENT. IN ALL CASES THE DISTRICT COUNCIL WILL ENSURE THAT DEVELOPMENT RESPECTS THE SCALE AND CHARACTER OF THE SITE AND ITS SURROUNDINGS, AND THAT THE GENERAL CRITERIA APPLYING TO NEW HOUSING SITES INCLUDED IN POLICY SH1 ARE COMPLIED WITH.

BEFORE GRANTING PLANNING PERMISSION, THE PLANNING AUTHORITY WILL SATISFY ITSELF THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING WILL BE ENJOYED BY SUCCESSIVE AS WELL AS BY INITIAL OCCUPIERS OF THE PROPERTY.

need for comprehensive plans for infrastructure to be prepared for the major new development sites identified in that plan. It is desirable for the provision of services to be considered in relation to any development, large or small, and for the provision of services appropriate to the development to be linked with it. This will involve, in appropriate cases, the provision of land for built and open space facilities at no cost to the appropriate authority, and/or contributions in full or in part to the construction of new facilities or the extension or enlargement of existing facilities.

❖ *SPS1 PHASING OF SERVICES IN NEW DEVELOPMENTS*

WHERE DEVELOPMENT WHICH IS ACCEPTABLE IN PRINCIPLE UNDER THE POLICIES OF THIS PLAN GIVES RISE TO THE NEED FOR THE PROVISION OF NEW PUBLIC AND COMMUNITY SERVICES, PERMISSION WILL NOT BE GIVEN UNTIL THE DISTRICT PLANNING AUTHORITY IS SATISFIED, BY SEEKING A LEGAL AGREEMENT WHERE NECESSARY, THAT AN APPROPRIATE LEVEL OF INFRASTRUCTURE, SERVICES AND AMENITIES REQUIRED AS A CONSEQUENCE OF AND DIRECTLY RELATED TO THE DEVELOPMENT IS CAPABLE OF BEING AND WILL BE PROVIDED AT THE APPROPRIATE TIME IN THE DEVELOPMENT PROCESS.

UTILITIES

1.9.06 There is a need to ensure the economic planned provision of water, electricity, gas and telephone services in the area to meet the overall demands for future development. It is not anticipated that the provision of these services will pose significant difficulties within the Plan area, unless there are significant changes in the characteristics of supply and demand, as the Plan's proposals seek to keep new development either within or immediately adjoining the main built-up areas of the settlements where these services are available. Further consideration will need to be given to the provision of these services at the stage of detailed proposals. The views of the providing bodies will be sought on development proposals as appropriate.

FOUL AND SURFACE WATER SEWERAGE

1.9.07 The District Council as agent for Thames Water is responsible for foul and surface water sewerage. For all new connections for domestic purposes, the developer will be required to pay a flat rate infrastructure charge as a contribution towards the cost of providing additional capacity in the general sewerage system, including treatment, as a consequence of his development. The developer will also be required to meet the cost of requisitioning any new sewers necessary to convey foul and surface water from the development into the existing sewerage system together with a connection charge for each premises connected. It will be necessary to ensure that sufficient time is allowed for the completion of infrastructure provision prior to occupation at all phases of development. Thames Water is consulted by the District Council on relevant planning applications so that it has the opportunity to satisfy itself that adequate sewerage and treatment facilities are or can be made available to serve the proposed development.

FLOODING AND THE WATER ENVIRONMENT

1.9.08 The National Rivers Authority (NRA) established by the Water Act 1989, seeks to maintain and where practicable, to restore the natural washlands of rivers and to reduce the danger of flooding. The NRA also advises on (and has limited powers for) the control of development in flood risk areas to ensure that satisfactory safeguards are provided for the limited development which can be allowed within the floodplain. Works in, under, over and adjacent to watercourses are also of concern needing to be properly evaluated to receive any necessary statutory consents due to the sensitivity of watercourses to drainage works.

❖ SR2 PUBLIC OPEN SPACES IN NEW RESIDENTIAL DEVELOPMENT

THE DISTRICT COUNCIL WILL SEEK TO ENSURE THE PROVISION OF 4.3 HA OF PUBLIC OPEN SPACE PER THOUSAND POPULATION TOGETHER WITH ASSOCIATED FACILITIES/EQUIPMENT AS A PHASED PROGRAMME OF WORKS IN NEW RESIDENTIAL DEVELOPMENT

The provision of open space within new employment development

1.7.19 There has been a rising trend for businesses to organise recreational activities. Such activities e.g. football and hockey teams, put additional pressure on existing community facilities. The provision of recreational facilities in proximity to employment locations would cope with this ever increasing demand.

1.7.20 There is also a need to provide open spaces within employment areas for the enjoyment and use of employees. Areas available for passive recreation, pedestrian and cycle routes of benefit to both the employee and the community, will be sought. A general guideline for the provision of 1.5 hectares per 1000 employees is considered to provide sufficient open space to accommodate the recreational requirements generated by employees within new employment developments.

❖ SR3 PUBLIC OPEN SPACES IN NEW EMPLOYMENT AREAS

THE DISTRICT COUNCIL WILL SEEK TO ENSURE THE PROVISION OF 1.5 HECTARES OF PUBLIC OPEN SPACE PER THOUSAND EMPLOYEES AS A PHASED PROGRAMME OF WORKS WITHIN NEW EMPLOYMENT AREAS.

Redevelopment of existing public open spaces and recreation facilities

1.7.21 Where the redevelopment is proposed of existing open space or recreational facilities there will need to be the provision of alternative areas and/or facilities which offer an improved recreational use for local residents. Improved facilities will be considered in the light of the quality of the alternative and its access arrangements, including provision for disabled participants. An alternative which suitably provides for a facility which is currently lacking and for which a demand has been identified will be considered favourably.

❖ SR4 PUBLIC OPEN SPACES AND THEIR ALTERNATIVE DEVELOPMENT

DEVELOPMENT WILL NOT BE ALLOWED WHICH WILL RESULT IN THE LOSS OF EXISTING PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES UNLESS AN ALTERNATIVE RECREATIONAL SITE OR FACILITY HAS RECEIVED PLANNING PERMISSION WHICH WOULD DIVERSIFY AND IMPROVE RECREATIONAL FACILITIES FOR LOCAL RESIDENTS AND EMPLOYEES.

1.7.22 There is a growing desire by residents to acquire additional private garden space. Where residential properties abut existing public open space often planning applications are submitted for the change of use of the land together with the erection of fencing. Such applications, whilst benefiting the needs of a single residence often detract from the environmental amenity of the area, encroaching into public open space in a haphazard fashion.

1.7.23 The enclosure of recreational land for private use will not be allowed unless there are overriding considerations including the following:

i) the area is not visible or accessible by the public for recreational use and it has no environmental, amenity or nature conservation purpose,

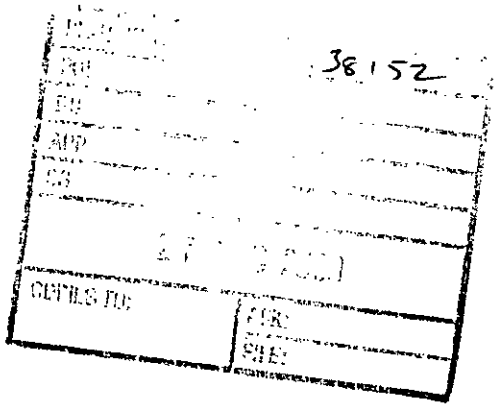
ii) the area has been inadequately maintained, suffers from vandalism or fly tipping to such an extent that demonstrable harm is caused to local residents and enclosure is considered to be the only solution,

iii) the Leisure and Technical Services Department supports the change of use and enclosure of the area.

Our ref: SP\2000\002855\001
Your ref: F/2000/2908 + 2907

Date: 20th December 2000

ENVIRONMENT AGENCY



District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Mrs B Polnik

Dear Sir/Madam

15 DWELLINGS & DEMOLITION EXISTING 3 DWELLINGS
269 - 273 BARKHAM ROAD, WOKINGHAM

Thank you for your letter dated 6 December 2000 which was received on 11 December 2000. You are asked to quote the following reference in any correspondence: SU76NE/15/8. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVE

The following planning informative should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

is permitted under the present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Amanda Reed on 01276 45 4331

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries

Cont/d..

please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Romans Professional Services, 4 King Street Lane, Winnersh, Berks RG41 5AS



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**

1.0 OVERALL STRATEGY

INTRODUCTION

1.1 In developing the District Local Plan the Council agreed an Overall Strategy (set out in para. 0.9) for the plan. The Overall Strategy seeks to slow down the rate of development within the District and to promote sustainable development in order to protect and enhance the quality of the environment within the plan area and also to meet the social and economic aspirations of the District.

1.2 In considering development proposals the achievement of sustainable development is a fundamental principle. However there are other issues that form part of the overall sustainable development approach which also need to be considered when dealing with development proposals. It is the aim of this chapter to set out the fundamental policies from which the remaining policies of the plan take their lead.

1.3 The plan area is under pressure to accommodate new homes, jobs, services and improved transport facilities and in doing so maintain a prosperous economy. It is important that local commerce and industry produces a dynamic local economy that makes a positive contribution to the character, environment and quality of life of those who live and work in the District.

POLICY FRAMEWORK

Strategic Policy

1.4 This approach accords with the overall approach to development adopted by Berkshire County Council in the *Berkshire Structure Plan 1991 - 2006* which states that:

> 'Sustainable levels, forms and locations of development are ... sought which contribute towards meeting the needs and aspirations of today's society for homes, jobs and services, without compromising the ability of future generations to meet their own needs. This implies a greater reliance on the use of renewable resources at an acceptable level, coupled with the conservation of non-renewable resources and the reduction of land, water and air pollution. In addition, growth during the Plan period needs to be kept down to levels which can be accommodated within ... environmental and other limits.' (Para. 3.7 of Berkshire Structure Plan 1991 - 2006).

POLICIES

1.5 The policies set out below aim to ensure that such an approach is achieved.

POLICY WOS1: SUSTAINABLE DEVELOPMENT

THE COUNCIL WILL ENSURE, WHERE POSSIBLE, THAT DEVELOPMENT IS SUSTAINABLE AND IMPROVES THE QUALITY OF LIFE WITHIN THE PLAN AREA BY PURSUING THE FOLLOWING OBJECTIVES:

A) TO CONTINUE TO SLOW DOWN THE RATE OF DEVELOPMENT WITHIN THE PLAN AREA TO ENSURE THAT THE BEST OF THE EXISTING ENVIRONMENT

Cont.

IS CONSERVED WHILST PROVIDING APPROPRIATE DEVELOPMENTS WHICH MEET LOCAL NEEDS

B) GIVE PRIORITY WITHIN a) TO MEETING THE DISTRICT'S ECONOMIC AND SOCIAL NEEDS, INCLUDING THE PROVISION OF LOW-COST HOUSING AND A WIDER RANGE OF EMPLOYMENT OPPORTUNITIES

C) CONSERVING AND ENHANCING THE PATTERN OF TOWN AND PARISH COMMUNITIES BY RETAINING AND EMPHASISING THE BALANCE BETWEEN TOWNS AND VILLAGES, COUNTRYSIDE AND SETTLEMENTS, OPEN RIVER VALLEYS AND ENCLOSED WOODLANDS

D) TO PROVIDE FOR EMPLOYMENT, HOUSING, SHOPPING AND SERVICES IN PLACES THAT MINIMISE THE NEED FOR TRAVEL BY PRIVATE CAR

E) THAT NEW DEVELOPMENT MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER, ENVIRONMENT, LANDSCAPE, HERITAGE WITHIN THE PLAN AREA

F) ~~TO CONSERVE NATURAL RESOURCES TO MINIMISE POLLUTION~~ **(PA 1/3)**

F1) TO CONSERVE NATURAL RESOURCES **(PA 1/3)**

F2) TO MINIMISE POLLUTION ***(PA 1/3)***

G) TO SEEK IMPROVEMENTS TO INFRASTRUCTURE, SERVICES AND AMENITIES.

H) TO ENCOURAGE AND SUSTAIN BALANCED RURAL COMMUNITIES **(PA 1/1)**

I) TO DEVELOP BROWNFIELD SITES IN PREFERENCE TO GREENFIELD SITES **(PA 1/2)**

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Limiting the Spread of Development

1.6 The 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 special reason to locate there~~ *OR FOR WHICH A RURAL LOCATION IS ESSENTIAL.* **(PA 1/4)** Although these uses are acceptable in principle, they must also be acceptable in practice.

1.7 In order to be consistent in the treatment of settlements having common characteristics, it has been necessary to draw up a definition of the classification of settlements as used in the policies and proposals contained in this plan and as shown on the proposals map.

1.8 An 'identified' settlement or built-up area must possess all the following characteristics:

(i) a sizeable amount of development in a compact form (if development is dominated by, or interspersed with, areas of land that are characteristically rural or open, it will not come within this criterion)

(ii) possess a range of basic services, such as a primary school, shop and community facilities, providing a forum for social contact

(iii) be physically and socially cohesive.

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.

REGARD TO EXISTING LEVELS OF INFRASTRUCTURE, SERVICES AND AMENITIES.

WHERE THE DEVELOPMENT GIVES RISE TO THE NEED FOR THE PROVISION OF NEW OR EXTENDED PUBLIC AND COMMUNITY SERVICES, PERMISSION WILL NOT BE GIVEN UNTIL THE PLANNING AUTHORITY IS SATISFIED, BY IMPOSING CONDITIONS, OR WHERE THESE ARE NOT APPROPRIATE OR ADEQUATE, BY SEEKING A LEGAL AGREEMENT, THAT AN APPROPRIATE LEVEL OF INFRASTRUCTURE, SERVICES AND AMENITIES REQUIRED AS A CONSEQUENCE OF, AND DIRECTLY RELATED TO, THE DEVELOPMENT IS CAPABLE OF BEING, AND WILL BE, PROVIDED WITHIN THE TIMESCALE OF THE PROPOSED DEVELOPMENT IN ACCORDANCE WITH AN AGREED PHASING PROGRAMME.

THE COUNCIL WILL PRODUCE SUPPLEMENTARY PLANNING GUIDANCE REGARDING THE IMPLEMENTATION OF THIS POLICY.

Implementation: Through the development control process and in consultation with service providers.

Monitoring: Planning applications determined and reporting to Services, Amenities and Infrastructure Working Party.

Environmental Improvements

1.14 It is important that wherever possible development makes best use of existing resources and enhances the existing area to reduce impacts on amenities and preserve non-renewable resources such as greenfield sites. This accords with Central Government advice and policies contained within the Berkshire Structure Plan 1991 - 2006. Such opportunities may occur both on and off the development site when they are directly related to the proposal.

POLICY WOS5: ENVIRONMENTAL IMPROVEMENTS

WHEN CONSIDERING PROPOSALS FOR DEVELOPMENT, OPPORTUNITIES WILL BE SOUGHT TO SECURE ENVIRONMENTAL IMPROVEMENTS, BOTH ON AND OFF-SITE. THESE MAY FOR EXAMPLE INCLUDE:

A) THE USE OF BROWNFIELD SITES IN PREFERENCE TO GREENFIELD SITES

B) LANDSCAPING, INCLUDING MAJOR STRUCTURAL LANDSCAPING ON SENSITIVE AND EXPOSED SITES

C) PROVISION OF RECYCLING FACILITIES

D) RE-USE AND REFURBISHMENT OF EXISTING BUILDINGS IN PREFERENCE TO REDEVELOPMENT

E) UPGRADING OF THE EXISTING URBAN FABRIC

F) THE RELOCATION OF BAD NEIGHBOUR TYPE USES AND REDEVELOPMENT FOR MORE APPROPRIATE USES. **(PA 1/7)**

Implementation: Through the development control process.

Monitoring: Planning applications determined and assessment of land involved.

POLICIES

5.12 Only part of the District's housing requirement is met through the allocation of specific areas of land for development. Housing will continue to be built on unidentified sites. In accordance with Berkshire Structure Plan Policies (C1 and H5), these sites will be within the boundaries of identified settlements.

POLICY WH1: HOUSING DEVELOPMENT - UNIDENTIFIED SITES

WITHIN THE IDENTIFIED SETTLEMENTS, ON SITES THAT ARE NOT IDENTIFIED IN THE PLAN FOR RESIDENTIAL USE, DEVELOPMENT IN THE FORM OF INFILLING, REDEVELOPMENT AND CHANGE OF USE TO RESIDENTIAL USE WILL BE CONSIDERED FAVOURABLY, SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN, IN ORDER TO MAKE THE BEST USE OF LAND IN BUILT-UP AREAS.

IN PARTICULAR, THE COUNCIL WILL SEEK TO ENSURE THAT THE FOLLOWING CRITERIA ARE COMPLIED WITH:

a) OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT, ARE PROTECTED FROM *INAPPROPRIATE* **(PA 5/3)** DEVELOPMENT

b) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA

c) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING

d) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE SETTLEMENT BOUNDARY OR ON THE ADJOINING COUNTRYSIDE

e) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE

f) THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE

g) THERE IS ADEQUATE LOCAL HIGHWAY AND INFRASTRUCTURE CAPACITY TO CATER FOR TRAFFIC AND OTHER DEMANDS GENERATED BY THE DEVELOPMENT, WITH, WHERE SEEN AS NECESSARY, THE PROVISION OF ROAD SAFETY MEASURES. IT WILL BE NECESSARY TO CONSIDER THE CUMULATIVE EFFECT ON ROADS AND INFRASTRUCTURE OF PROPOSED DEVELOPMENTS IN THE SAME AREA, TO DETERMINE THEIR ACCEPTABILITY UNDER THIS CRITERION

Cont.

h) ~~AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN SCHEMES OF 25 OR MORE DWELLINGS IN SETTLEMENTS OF UNDER 3,000, AND IN SCHEMES OF 40 OR MORE DWELLINGS ELSEWHERE. FOR THE AVOIDANCE OF DOUBT, THE SETTLEMENTS WHERE THE 40 DWELLINGS REQUIREMENT APPLIES COMPRISE EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM, CROWTHORNE (PINEWOOD) AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).~~

h) *AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN RESIDENTIAL SCHEMES OF 15 OR MORE DWELLINGS OR OF 0.5 HECTARE OR MORE IN SETTLEMENTS OF 3,000 OR FEWER, AND OF 25 OR MORE DWELLINGS OR OF 1 HECTARE OR MORE ELSEWHERE. THE SETTLEMENTS WHERE THE 25 DWELLINGS REQUIREMENT APPLIES COMPRISE CROWTHORNE (PINEWOOD), EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).*

(PA 5/4)

PROPOSALS FOR RESIDENTIAL DEVELOPMENT WILL BE JUDGED AGAINST THE COUNCIL'S PLANNING GUIDELINES FOR THEIR ACCEPTABILITY UNDER DESIGN AND PARKING CRITERIA.

Implementation: Planning permissions to private and public sector housebuilders, having regard to Planning Guidelines.

Monitoring: Planning applications.

~~***POLICY WH1A: HOUSING DEVELOPMENT - INFILLING GAPS WITHIN GROUPS AND MINOR EXTENSIONS TO GROUPS OUTSIDE SETTLEMENTS***~~

~~*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 LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN.*~~

~~*IN PARTICULAR, THE COUNCIL WILL REQUIRE COMPLIANCE WITH THE FOLLOWING CRITERIA:*~~

~~a) *OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE AREA, ARE PROTECTED FROM INAPPROPRIATE DEVELOPMENT*~~

~~b) *THERE IS NO ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA OR AREA OF SPECIAL CHARACTER*~~

~~c) *THERE IS NO ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING*~~

~~d) *THERE IS NO ADVERSE EFFECT ON THE ADJOINING COUNTRYSIDE*~~

~~e) *THERE IS NO ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE*~~

~~f) *THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE*~~

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS

e) THE LOCAL TOWNSCAPE

f) THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

Cont.

A) PROTECTION OF NATURAL FEATURES

B) THE LAYOUT SHOULD BE APPROPRIATE IN SCALE, FORM, AND CONTINUITY WITH THE LOCAL CONTEXT

C) THE APPROPRIATE USE OF SPECIES OF, *PREDOMINANTLY NATIVE*, **(PA 4/5)** TREES AND SHRUBS TO CREATE CLEARLY IDENTIFIED 'THEMES'

D) THE PROTECTION, ENHANCEMENT AND CREATION OF WILDLIFE CORRIDORS IN ACCORDANCE WITH POLICY WNC6. **(PA 4/6)**

Implementation: Assess the quality of landscape schemes through the development control process, including use of section E of the Planning Guidelines.

Monitoring: Check quality of landscape works and planting on the ground.

4.20 The Council considers it important to protect trees and hedges in the plan area, as they make a fundamental contribution to its character and appearance, and may also have ecological value. Tree preservation orders have already been applied to many individual and groups of trees and areas of woodland, and this approach will be continued as appropriate.

POLICY WBE11: PROTECTION OF TREES AND WOODLAND

THE COUNCIL WILL PROTECT TREES AND AREAS OF WOODLAND BY:

A) RESISTING DEVELOPMENT PROPOSALS THAT WOULD CAUSE THE LOSS OF, OR DAMAGE TO, TREES OR GROUPS OF TREES RECOGNISED AS HAVING AMENITY OR CONSERVATION VALUE.

b) ~~APPLYING TREE PRESERVATION ORDERS AS APPROPRIATE, INCLUDING ON IMPORTANT AREAS OF STRUCTURAL TREE PLANTING ASSOCIATED WITH NEW DEVELOPMENT, AND ON IMPORTANT INDIVIDUAL TREES, PARTICULARLY ON SMALL SITES~~ **[A6]**

B) APPLYING TREE PRESERVATION ORDERS AS APPROPRIATE. **[A6]**

c) ~~REQUIRING TREES THAT ARE TO BE RETAINED ON DEVELOPMENT SITES ARE ADEQUATELY PROTECTED DURING ASSOCIATED WORKS~~ **[A6]**

C) *SEEKING MAINTENANCE OF AREAS OF STRUCTURAL TREE PLANTING AND IMPORTANT TREES.* **[A6]**

d) ~~REQUIRING REPLACEMENT PLANTING OF TREES AS RESULT OF ANY LOST DURING DEVELOPMENT WORKS.~~ **[A6]**

D) *REQUIRING TREES THAT ARE TO BE RETAINED ON DEVELOPMENT SITES ARE ADEQUATELY PROTECTED DURING ASSOCIATED WORKS. DETAILS WILL BE EXPECTED TO ACCOMPANY ANY PROPOSED DEVELOPMENT SUBMISSION THAT INVOLVES TREES AND WOODLANDS* **[A6]**

Implementation: Through the development control process, including use of section E of the Planning Guidelines.

Monitoring: Check quality of tree cover on the ground.

4.21 Many of the routes into Wokingham and other settlements are lined with trees and other vegetation that make a significant contribution to environmental character. It is the Council's intention that these 'green' routes should be maintained and enhanced wherever possible. This is to be achieved through protecting the existing trees, managing the trees and other vegetation, resisting inappropriate development, and ensuring a high quality streetscape including trees, hard and soft landscaping, and well-designed signage. In addition, certain stretches of road that have the potential to be green routes, particularly sections running between existing green routes, will be enhanced.

POLICY WBE12: GREEN ROUTES

THE APPEARANCE OF THE GREEN ROUTES AS DEFINED ON THE PROPOSALS MAP WILL BE PROTECTED BY SERVING TREE PRESERVATION ORDERS AND RESISTING DEVELOPMENT THAT WOULD DETRACT FROM THE VISUAL QUALITY OF THESE ROUTES.

THE COUNCIL WILL SEEK TO IMPROVE THOSE SECTIONS OF GREEN ROUTES IDENTIFIED ON THE PROPOSALS MAPS WHERE IMPROVEMENT IS CONSIDERED NECESSARY THROUGH A PROGRAMME OF ENVIRONMENTAL ENHANCEMENT AND OTHER APPROPRIATE MEASURES.

WHERE DEVELOPMENT IS ALLOWED, APPROPRIATE LANDSCAPE AND PLANTING SCHEMES, *IN ACCORDANCE WITH POLICY WBE10*, **(PA 4/7)** WILL BE REQUIRED.

Implementation: Through the capital programme and the development control process.

Monitoring: Through quality of the environment surveys.

4.22 The Council would like to see tree cover in the District, particularly on routes that are well used, further improved. It will therefore encourage additional planting of appropriate species in suitable locations.

POLICY WBE13: STREET TREE PLANTING

THE COUNCIL WILL ENCOURAGE STREET TREE PLANTING WHERE APPROPRIATE, PARTICULARLY WHERE DEVELOPMENT FRONTS ONTO IMPORTANT PUBLIC ROUTES. IN CONSIDERING TREE PLANTING SCHEMES THE COUNCIL WILL WISH TO ENSURE THAT THE SIZE, FORM AND SPECIES ARE APPROPRIATE TO THE CHARACTER OF THE STREET SCENE.

Implementation: Through the development control process, including use of section E of the Planning Guidelines and through highway management and improvement schemes.

Monitoring: Check quantity of new planting.

THE RESIDENTIAL ENVIRONMENT

4.23 The Council is in a good position to bring together landowners, public bodies and other interested parties to implement environmental improvements. A full list of the schemes that the Council currently has under consideration is available separately from this document.

POLICY WBE14: ENVIRONMENTAL ENHANCEMENTS

THE COUNCIL WILL SEEK TO IMPLEMENT SCHEMES OF ENVIRONMENTAL ENHANCEMENT, WHERE APPROPRIATE, THROUGHOUT THE PLAN AREA. WHERE DEVELOPMENT ADJACENT TO THE AREA IS IDENTIFIED BY THE COUNCIL AS HAVING AN EFFECT ON THE ENHANCEMENT SCHEME THE COUNCIL WILL SEEK SUPPORT FOR THE SCHEME FROM THE DEVELOPER.

Cont.

POLICY AS IN THE SAME CIRCUMSTANCES GIVEN UNDER POLICY WH3. FOR ANY SUCH EXCEPTION TO THE POLICY TO BE ACCEPTABLE, THE PROPOSED DEVELOPMENT SHOULD HAVE NO ADVERSE IMPACT UPON THE CHARACTER OF THE ENVIRONMENT OR ON LOCAL AMENITY, AND COMPLY WITH ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN.

Implementation: Planning permissions, and encouragement to owners of property to reinstate use.

Monitoring: Planning applications, and monitoring of numbers of new flats over shops and losses of residential accommodation.

5.17 The provision of a variety of types and sizes of accommodation is desirable so that the housing needs of as many households as possible can be met. The District Local Plan seeks to secure the mix of accommodation that will provide appropriate housing in line with the identified needs. *THE HOUSING NEEDS SURVEY 1997, CARRIED OUT BY CONSULTANTS ON BEHALF OF THE COUNCIL, IS ESPECIALLY USEFUL IN IDENTIFYING THE TYPES OF DWELLING THAT THE AREA REQUIRES. THE SURVEY, BASED ON A SAMPLE OF THE TOTAL POPULATION OF THE DISTRICT, IDENTIFIED PROPORTIONATE DEMAND BY DWELLING SIZE AS BEING: ONE/TWO BEDROOMED UNITS - 45%; THREE BEDROOMED UNITS - 25%; FOUR + BEDROOMED UNITS - 30%.* **(PA 5/10)**

5.18 The Council will also encourage a mix of dwellings as appropriate on individual sites, including for those with particular needs. This approach helps in the achievement of balanced communities, and has the added benefit of assisting in the development of greater townscape variety. (More detailed information on housing mix and densities can be found in the Council's Housing Design Guidelines.)

5.19 The plan also aims to ensure that existing residential accommodation is not lost to other uses, to maintain as wide a variety of dwellings as possible.

POLICY WH6: VARIETY OF HOUSING

ON SITES WHERE RESIDENTIAL DEVELOPMENT IS CONSIDERED ACCEPTABLE BY THE COUNCIL, PROPOSALS WILL BE EXPECTED TO INCORPORATE A MIX AND BALANCE OF DENSITIES, DWELLING TYPES AND SIZES. THE COUNCIL WILL ASSIST DEVELOPERS BY PROVIDING THEM WITH INFORMATION ON THE HOUSING NEEDS OF THE PLAN AREA, INCLUDING THOSE OF PARTICULAR GROUPS IN THE COMMUNITY, SO THAT THEY ARE AWARE OF THE REQUIREMENTS WHEN FORMULATING PROPOSALS. PARTICULAR EMPHASIS WILL BE GIVEN TO THE NEED FOR SMALL (ONE, TWO AND SMALLER THREE BEDROOMED) DWELLINGS.

Implementation: Planning permissions. Supply of information to public and private sector housebuilders.

Monitoring: Planning applications and permissions.

5.20 In terms of this policy, the term 'affordable housing' is taken to mean accommodation that is accessible to people whose incomes or resources are insufficient to enable them to buy or rent housing on the open market. Contributions to meeting housing need can be made by the provision of:

~~a) 'affordable' housing for first time buyers~~
~~b) accommodation at below market price~~
~~c) housing in partnership with a registered housing association~~
~~d) dwellings at affordable rents~~
e) ~~shared ownership schemes.~~ **(PA 5/11)**

PROPOSAL WR6: EARLEY GREENWAYS

THE COUNCIL WILL CONTINUE TO PROMOTE THE COMPLETION OF OUTSTANDING SECTIONS OF THE NETWORK OF GREENWAYS AS IDENTIFIED IN THE LOWER EARLEY DEVELOPMENT BRIEF AND AS SHOWN ON THE PROPOSALS MAP.

Implementation: Through negotiations with landowners, and where appropriate, through the development control process.

Monitoring: Planning applications determined.

Provision of Public Open Space in New Residential Development

9.19 The provision of public open space in new residential areas is an important material consideration in dealing with planning applications. A standard of 4.3 hectares per 1,000 population has been adopted by the Council, which is considered a reasonable size to accommodate various recreational facilities in demand by the local population. The table in Appendix 5 sets out the basis of the guidelines. The guidelines can be flexible taking into account local circumstances. For example, where a site is physically too small to accommodate the larger types of open space required by the guidelines (i.e. sports pitches, allotments or a formal park) appropriate provision of some public open space (especially for younger children) should be made within the site with the balance provided by contributions towards the future provision of off-site facilities. Design standards for children's play spaces are set out in Appendix 6.

9.20 The Survey of Public Open Space (see para. 9.16) also highlighted the extent to which existing provision is fragmented, although this tends to occur less frequently on more recent developments. It is important that new provision is not fragmented for both functional and maintenance cost reasons. In addition, Built Environment Policy WBE9 in chapter 4 stresses the importance of linking open spaces to create a sequence. There is also value from a bio-diversity point of view in linking open space (i.e. to create wildlife corridors).

POLICY WR7: PROVISION OF PUBLIC OPEN SPACE IN NEW RESIDENTIAL DEVELOPMENT

THE COUNCIL WILL ENSURE THE PROVISION OF A MINIMUM 4.3 HECTARES OF PUBLIC OPEN SPACE (P.O.S.) PER THOUSAND POPULATION TOGETHER WITH ASSOCIATED FACILITIES/EQUIPMENT AS A PHASED PROGRAMME OF WORKS IN NEW RESIDENTIAL DEVELOPMENT. AREAS OF P.O.S. WILL BE EXPECTED TO BE OF A SIZE, SHAPE AND LOCATION SUITABLE FOR RECREATIONAL USE.

WHERE SITES CANNOT PHYSICALLY, OR APPROPRIATELY, ACCOMMODATE ALL THE CATEGORIES OF OPEN SPACE REQUIRED IN APPENDIX 5, THE OPEN SPACE THAT CAN BE PROVIDED ON-SITE WILL BE EXPECTED TO INCLUDE AMENITY SPACE AND CHILDREN'S PLAY SPACE. THE BALANCE OF THE OPEN SPACE REQUIREMENT WILL BE SOUGHT THROUGH FINANCIAL CONTRIBUTIONS TOWARDS THE FUTURE PROVISION OF NEW, OR THE ENHANCEMENT OF EXISTING, OFF-SITE FACILITIES.

Cont.

Implementation: Through the development control process and, where necessary, contributions.

Monitoring: Planning applications determined.

Provision of Public Open Space and/or Recreational Facilities in New Commercial Development

9.21 There is also a need to provide open spaces within employment areas for the enjoyment and use of employees. As a general guideline the provision of 1.5 hectares per 1,000 employees is considered to provide sufficient open space to accommodate the recreational requirements generated by employees within new employment areas. Provision of recreational facilities close to employment locations reduces the need to travel and the pressure on existing facilities.

POLICY WR8: PROVISION OF PUBLIC OPEN SPACE IN NEW COMMERCIAL DEVELOPMENT

THE COUNCIL WILL ENSURE THE PROVISION OF A MINIMUM 1.5 HECTARES OF PUBLIC OPEN SPACE (P.O.S.) PER THOUSAND EMPLOYEES TOGETHER WITH ASSOCIATED FACILITIES/EQUIPMENT AS A PHASED PROGRAMME OF WORKS IN NEW EMPLOYMENT AREAS. AREAS OF P.O.S. WILL BE EXPECTED TO BE OF A SIZE, SHAPE AND LOCATION SUITABLE FOR RECREATIONAL USE.

WHERE A SITE CANNOT PHYSICALLY, OR APPROPRIATELY, ACCOMMODATE THE REQUIRED OPEN SPACE, THE BALANCE WILL BE SOUGHT THROUGH FINANCIAL CONTRIBUTIONS TOWARDS THE FUTURE PROVISION OF NEW, OR THE ENHANCEMENT OF EXISTING, OFF-SITE FACILITIES.

Implementation: Through the development control process and, where necessary, contributions.

Monitoring: Planning applications determined.

Provision of Indoor Sports and Recreational Facilities in New Residential Development

9.22 In addition to the provision of public open space in new residential development Sports Council research shows that a population of between 3,500 and 6,000 can support a small community/recreation centre. Therefore, where ~~a community of 4,000 persons or more will result~~ *RESIDENTIAL DEVELOPMENT TAKES PLACE* (either ~~from~~ a single development or ~~by~~ additions to existing developments) **(PA 9/6)** indoor sports and recreational facilities should be provided, either on-site or by contributions. Such provision will be proportionate to the scale of development proposed and the needs of the settlement and surrounding area. *ANY NEW FACILITIES SO PROVIDED WILL BENEFIT BOTH THE NEW AND THE EXISTING COMMUNITIES. WHERE APPROPRIATE, CONSIDERATION WILL BE GIVEN TO THE ACCEPTABILITY OF UPGRADING EXISTING FACILITIES AS AN ALTERNATIVE TO PROVIDING NEW FACILITIES.* **(PA 9/7)**

9.23 Proposal WSM1 for 2,500 dwellings at Grazeley falls within this category (see chapter 6, Major Development South of the M4).

16.a. What is the date you told those you notified about the appeal that we must receive any further comments by? — 18/04/01

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	23	
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: Dyrell on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant 16/03/01 OUR REF: F/2000/2907

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The Planning Inspectorate

QUESTIONNAIRE

For official use only
Date received

APPEAL REF: APP/X0360/A/01/1059944 **GRID REF:** SU792671

APPEAL BY: BEWLEY HOMES PLC

SITE: 269-273 Barkham Rd, WOKINGHAM

You should complete this questionnaire and return it to the Planning Inspectorate within 6 weeks of the date of the appeal letter. Please read the notes before you start to fill in the questionnaire.

Notification of consultation under Art 7, Circular 15/92 has been carried out. Representations received in response to consultation will be sent to you with a copy of this questionnaire.

NB PLEASE TELL US IF ANY CLAIMS OR DETAILS ARE DISPUTED BY THE OTHER PARTY

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 a Grade I / II* / II listed building?	YES / NO 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) Regulations 1999? If YES, please indicate which Schedule.	YES / NO 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;	2	
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.		✓

amend ~~to 267 Barkham Rd.~~ 269-273 Barkham Rd.

condition 8 on conditions

submitted to Inspectorate

speak to Don.

Hours of construction – 6.00pm.

2907 - MC

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT:	**BEWLEY HOMES**
APPEAL SITE:	**269-273 BARKHAM ROAD, WOKINGHAM**
PROPOSAL:	**PROPOSED DEMOLITION OF 3 EXISTING DWELLINGS AND ERECTION OF 15 DWELLINGS**

LOCAL PLANNING AUTHORITY REFERENCE : F/2000/2907

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE : APP/XO360/A/01/1059944

Suggested Conditions

In the event of the appeal being allowed, the following conditions are suggested.

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. Prior to the commencement of development, details of the slab levels and the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained. These details shall include boundary treatment, hard surfaced area, any proposed changes in levels and any underground services. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or

become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

6. (a) No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

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

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

(d) The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

7. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the Local Planning Authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming dangerous or diseased before the end of a period of five years after completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

8. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

9. 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 first floor level or above of the side elevation of Plot 15, facing 267 Barkham Road, hereby permitted except for any which may be shown on the approved drawing(s).

10. The first floor windows in the side elevations of Plots 2, 3, 5, 10, 11, 12 and 15 shall be obscure glazed and fixed shut with the exception of a top opening fan light if required and shall be so maintained thereafter.

11. Surface water source control measures shall be carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development commences.

12. The area shown on the permitted drawings for vehicle parking and/or garaging/turning shall I be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

13. The dwellings shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

14. Before the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays of 2.5m x 120m in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

15. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

16. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

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. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

4. & 5.In the interests of visual amenity.

6.&7.To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

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

9.&10. To safeguard the residential amenities of the occupiers of neighbouring properties.

11. To prevent the increased risk of flooding and to improve water quality.

12. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

13.& 14. In the interests of highway safety.

15. & 16. In the interests of highway safety and convenience.

269 – 273 BARKHAM ROAD, WOKINGHAM

TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 78 APPEALS

HEARING - AGENDA FOR DISCUSSION

1. **The policy framework:**

   (a) Confirmation of the relevant development plan policies for this appeal. The reason for refusal quoted the following:

   (i) Berkshire Structure Plan 1991-2006 - H9 & LD6 - Appellant also refers to OS1, LD1, H4, H5, LD3, EN1

   (ii) South East Area Local Plan – SBE1, SBE2, STV1, SH1, SH8, SPS1, SR2

   (iii) Deposit Draft Wokingham District Plan – WOS1, WOS3, WH1, WBE1, WBE11, WBE12, WH6, WOS4 & WR7 – Appellant also refers to WOS2.

   (b) Relevant national planning guidance

   (i) PPG3

2. **Main Issue 1 – The effect of the proposed development on the character and appearance of the surrounding area.**

   (a) What <u>is</u> the existing character and appearance of the surrounding area?

   (b) How would the proposal, affect this character and appearance - specifically, what harm, if any, would be caused if the development were allowed?

   (c) How would the semi-detached properties and their garaging/parking arrangements impact on the street scene?

   (d) what would the impact be, of the plot 15 property projecting beyond the building line?

   (e) What would the impact be, of bringing development on this site closer to Barkham Road?

   (f) In the Council's view, how could the proposal be made acceptable?

   (g) What would be the impact on trees – are any protected by a TPO?

   (h) ?

3. **Main Issue 2 – The effect of the proposed development on the living conditions of nearby residents, with particular reference to overlooking and loss of light**

   (a) Would there be unacceptable overlooking or loss of privacy to Nos 275 and 298 Barkham Road, and 19 The Shires, or any other property;

   (b) Would there be unacceptable loss of light for No 267 Barkham Road?

   (c) ?

4. **Main Issue 3 - the effect of the proposal on the safety and convenience of users of Barkham Road**

(a) would the proposal result in increased congestion and a worsening of highway safety, and should the speed limit on Barkham Road be reduced?

(b) would the proposed sight lines at the new access be adequate?

(c) would there be adequate on-site parking?

(d) what are the views of the Highway Authority on the proposal?

(e) ?

5. **Any other matters concerning the appeal:**

(a) would the mix of dwellings proposed be acceptable?

(b) would it result in too many dwellings being served from a private drive?

(c) what provisions would be made for dealing with storm water?

(d) what impact would the proposal have on the existing water supply in the area?

(e) The Council's Committee Report recommended approval subject to a S106 agreement to secure:

i £5,000 towards upgrading of facilities at The Junipers play area;

ii £18,011 towards primary sector education; and

iii £15,000 towards highway improvements/sustainable transport initiatives?

No mention of these matters are now made in either party's case, so what is the current position regarding them?

(f) ?

6. **Conditions – without prejudice to the outcome of the appeal**

27 NOV 2007

269/271 Barkham Road
Wokingham
RG41 4BY



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WOKINGHAM DISTRICT COUNCIL

APPENDICES

APPEAL BY BEWLEY HOMES PLC AGAINST THE REFUSAL OF PLANNING PERMISSION FOR THE ERECTION OF 15 DWELLINGS AT 269-273 BARKHAM ROAD, WOKINGHAM, BERKSHIRE

LOCAL PLANNING AUTHORITY REFERENCE : F/2000/2907

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/01/1059944

Wokingham District Council
Environmental Services Department
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WR

APPENDIX TWO

PLANNING SERVICES
POL
DC
APP
CS
COPIES TO:
ACK:
FILE:
Date
17 OCT 2000

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Appeal Decision

Hearing held on 26 September 2000

by David Vickery DipT&CP MRTPI

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

Appeal Ref: APP/X0360/A/00/1044914
269-273 Barkham Road, Wokingham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Bewley Homes PLC against Wokingham District Council.
- The application (ref: F/2000/1074) is dated 16 February 2000.
- The development proposed is the demolition of three residences and the erection of nine 3, 4 and 5 bedroom houses.

Summary of Decision: The appeal is dismissed and planning permission refused.

Procedural Matters

1. The appellant asked that three additional plans should be considered as part of the proposal. These were the site plan (Drawing No. 99.73.021B) and a plan of the house on plot 3 (Drawing No. 99.73.023A), which were amendments to previously submitted plans, together with a new front street scene (Drawing No. 99.73.031A). The amended plans show a small change in the position of the house on plot 9; new trees on plots 1, 5 and 9; and two additional trees felled in the rear garden of plot 5. The house on plot 3 is now shown as having 3 bedrooms rather than 4 bedrooms.

2. Neither the Council nor local people present at the hearing had any objections to the appellant's request as the amended plans had been previously seen and considered as part of a duplicate planning application (Council ref. F/2000/1075). In these circumstances, I consider that my accepting the amended plans and dealing with them as part of this proposal would not prejudice the case of any party.

3. At the hearing the appellant submitted a Unilateral Undertaking dated 26 September 2000 under section 106 of the Act. This provides for a payment of £50,000 to the Council for local pedestrian and cycle route improvements and road safety schemes within Wokingham District. I deal with this matter later.

Main Issues

4. I consider that there are two main issues in this case:

   i. Whether the proposed density and mix of dwellings would satisfy the provisions of the existing and emerging development plan and government guidance in Planning Policy Guidance Note 3: *Housing* (PPG3).

   ii. The effect of the proposed houses on plots 1 and 2 on the character and appearance of the street scene.

Planning Policy

5. Policy H9 of the Berkshire Structure Plan 1995 says that favourable consideration will

generally be given to residential development proposals which add to the range of densities, dwelling types and sizes, with specific emphasis being given to the provision of, amongst other categories, smaller dwellings.

6. The South East Area Local Plan 1994 is time expired, but the Council considers that it contains the most up-to-date adopted policies, except in relation to housing provision, and so has resolved that it will continue to carry weight. This is not entirely correct due to the publication in March 2000 of the revised PPG3. I consider later the weight to be attached to the Local Plan policies in this context.

7. Policy SH8 says that on sites over 0.4 hectares (which includes this site) the development should incorporate a reasonable mix and balance of house types and sizes to cater for a range of housing needs. The policy goes on to say that particular consideration will be given to the need to achieve a range of housing densities and dwelling sizes for lower cost and smaller (one and two bedroomed) dwellings.

8. Policies SBE1 and SBE2 of the Local Plan set out various criteria for the design of new development. The criteria in policy SBE1 include being appropriate to the character of the area, making a positive contribution, and retaining important natural or landscape features of the site. Policy SBE2 does not normally permit development which would adversely affect the character of the area because of, for instance, its siting, scale, form or massing.

9. The deposit draft Wokingham District Local Plan 1999 (WDLP) is at a reasonably advanced stage as it has nearly completed a public inquiry into objections raised to it. All of the relevant polices in the WDLP have been the subject of objections. Therefore, bearing in mind the advice in paragraph 48 of Planning Policy Guidance Note 1: *General Policy and Principles* (PPG1), I can give only limited weight to the WDLP.

10. The Council has introduced a density policy into the WDLP which states that on sites over 0.3 hectares, no residential development shall be permitted at a net density of less than 30 dwellings per hectare (dph), subject to such density not compromising the quality of the environment. Policies WOS3 and WBE1 in the WDLP are similar in their intent to policies SBE1 and 2 in the Local Plan. Policy WH6 expects a mix and balance of densities, dwelling types and sizes, with particular emphasis on small (1, 2 and small 3 bedroomed) dwellings.

11. PPG3 deals with designing for quality at paragraphs 54 to 56, and says that there should be designs and layouts which make more efficient use of land without compromising the quality of the environment. New housing development must be informed by the wider context of buildings, townscape and landscape. PPG3 also says that the inefficient use of land should be avoided, that is developments of less than 30 dph net. Housing development should be encouraged at between 30 to 50 dph net (paragraph 57).

12. PPG3 says that a community's need for a mix of housing types is a material planning consideration (paragraph 14). Assessments of local housing need should be taken into account in determining the type and size of additional housing (paragraph 11 of PPG3).

13. Paragraph 38 indicates that the policy in PPG3 may supersede policies in development plans which have not yet been reviewed when considering planning applications. Bearing in mind the advice in paragraph 54 of PPG1, I consider that the development plan is not fully up-to-date in reflecting government advice, and that more weight should therefore be given to PPG3 policy.

14. The site lies within the settlement boundary of Barkham Hill in both the Local Plan (policy

STV1) and the WDLP (policy WOS2) where development will normally be allowed. The site is previously developed land as three detached bungalows (No. 271 is split level) presently occupy it.

Reasons

The First Issue – Density and Mix of Dwellings

15. On density, the uncontested figures were that the existing dwellings on the site were at approximately 5 dph, and the proposal would result in around 16 dph. Both main parties agreed that the full application of the draft policy in the WDLP and the relevant advice in PPG3 would produce about 17 dwellings on the site.

16. The appellant's concerns about increasing the density and introducing smaller dwellings on the site related to possible detrimental effects on the local environment. In particular, that a greater land take would result in buildings being forward of the existing dwellings on either side along Barkham Road, an adverse effect on the many trees on the site, and a loss of amenity (privacy and visual dominance) to the occupiers of adjacent houses and gardens. Both parties accepted at the hearing that the proposed shared surface access road would be capable of serving up to 25 dwellings.

17. The site lies within a defined settlement on previously developed land where government policy as expressed in PPG3 is to avoid its inefficient use. The proposed houses would be large dwellings with substantial plots, particularly those to the rear part of the site (plots 3 to 6). Although existing densities are low, this is because most of houses are frontage plots with very long gardens. This proposal would, by amalgamating a number of these existing plots, create its own sense of place, which would be satisfactorily accommodated within the surrounding area. I saw that the area consists of a mixture of dwelling sizes and designs, and that smaller dwellings would not, in principle, be out of place on this site.

18. I consider the proposed density would represent a very high level of land take which, as PPG3 says, can no longer be sustained. On the other hand, I accept that the environmental concerns mentioned by the appellant are genuine ones, which would temper the advice in PPG3 (as accepted in the WDLP policy) of encouraging densities of around 30 dph. It is, as both main parties acknowledged, a matter of judgement and balance. However, I have no doubt that the proposed development density on this site would be too low, bearing in mind PPG3 advice, and even allowing for the specific environmental concerns. It would be possible to increase the density on the site by the introduction of smaller dwellings with an attractive layout and design of high quality.

19. Turning to the matter of dwelling mix, the Council's Housing Needs Survey in 1997 showed that the proportions of dwelling types required are 45% 1 and 2 bedrooms, 25% 3 bedrooms and 30% 4+ bedrooms. As at March 1999, only 25% of completions had 1 or 2 bedrooms and 47% had 4+ bedrooms. This proposal would result in 34% being 3 bedroomed houses and 66% being 4+ bedroomed houses.

20. On a site of this area (about 0.56 hectares), the existing and emerging development plan policies expect and/or require a mix of house sizes and types, with an bias towards smaller dwellings. I have already concluded that there is no reason in principle why the site could not accommodate smaller dwellings. PPG3 seeks to provide a mix of dwelling sizes, and it is this policy that I shall apply in this case, for the reasons I have previously set out. As before, it is matter of judgement and balance in applying this PPG3 policy.

21. The proposal would be weighted towards larger dwellings with, for instance, four of the

proposed houses having 5 bedrooms. This would represent an extreme bias towards larger sized dwellings which would ignore the Housing Needs Survey assessment of a local requirement for more small to medium sized dwellings. The proposal would create a significant area of housing of similar characteristics. I consider that policy considerations indicate that some smaller sizes of dwellings should be introduced on the site, which would also have the effect of increasing the density.

22. On this issue, therefore, I conclude that the proposal would not satisfy the provisions in PPG3 for the more efficient use of land, or for a mix of dwelling sizes and types. The proposal would also be contrary to similar policies in the existing and emerging development plan.

The Second Issue – Effect on Character and Appearance

23. The houses on plots 1 and 2 would be three stories in height, taking advantage of the rise in ground levels from the front of the site towards the rear so that its ridge height would be similar to that of the adjacent No. 275. The proposed houses would be set well back from the road, just in front of No. 275. The bottom storey would contain the entrances and garages, and would be screened from Barkham Road by an earth mound, the existing trees and new tree planting near to the corner of the proposed access road.

24. There are no three storey dwellings along this part of Barkham Road, most dwellings being single storey bungalows or two storey houses in a variety of designs. I saw that the existing trees on the frontage have high canopies, so that views of these two proposed houses would be seen underneath them, particularly in winter when there would be less leaves on the trees. The proposed access would remove part of an existing, high frontage hedge so that the proposed houses would be seen at an angle along the proposed access and joint driveway to the properties. The proposed mounding would screen some of these views, but it would be restricted in length and height due to the existing trees and the proposed joint driveway. The proposed tree planting would take time to mature, even if semi-mature trees were used, and it would not fully screen the angled views from the proposed access road.

25. Despite some mitigating factors, I consider that the proposed houses would be clearly seen from the entrance to the proposed access road and, to a lesser extent, from Barkham Road itself. The unusual three storied height of the proposed houses would give them a tall and dominating appearance in these views. The excessive height would result in a visual impression of a large building mass, especially when compared to the more modest surrounding buildings. They would not fit into the context of the building pattern along Barkham Road, and so would appear alien and out of place.

26. I conclude on this issue that the proposed houses on plots 1 and 2 would seriously harm the character and appearance of the street scene, and that the proposal would therefore be contrary to policies SBE1 and SBE2 of the Local Plan, WOS3 and WBE1 in the emerging WDLP and to government guidance in PPG3.

Other Considerations

27. There are a large number of trees on the site, although none of them are protected by a Tree Preservation Order. The appellant and the Council have undertaken tree survey work with the result that the proposal has been designed so that it would retain most trees commonly held to be of value. Three trees of value are proposed to be felled, but additional planting is proposed along the road frontage. For these reasons, I am satisfied that the proposal would not adversely affect the visual value of the trees to the surrounding area.

28. The most affected existing occupiers in terms of possible loss of privacy would be those in No. 275, which has no side windows in its elevation facing the site, although there are some front bay windows. I saw that there was a reasonable fence, tree and shrub screening along the joint rear boundary so that there would be no overlooking from any proposed ground floor windows. There are no side windows at first floor level in the proposed house on plot 2. The windows at first floor level in the prpposed houses on plots 3 and 4 would be located at a sufficient distance from the joint boundary to prevent serious overlooking. Although the house on plot 2 would be further forward than No. 275, I do not consider that any overshadowing would be such as to justify a refusal of permission on that point alone.

29. Concerns were expressed about traffic generation and possible adverse effects on highway safety. However, no traffic figures of any kind (either existing or from the proposal) or accident statistics were put forward at the hearing. The Council as highway authority had no objections to the proposal. From the information available, I consider that the limited amount of extra traffic generated by another six dwellings would not adversely affect highway safety.

30. At the hearing a local resident indicated that some of the existing ponds on the site might contain the Greater Crested Newt and other protected species. However, no owner of these ponds had seen such fauna, nor did the Council's records indicate that, in particular, the Greater Crested Newt was present in the area. It is unlikely, therefore, that nature conservation interests would be harmed.

31. The Council was unable to say at the hearing exactly which local pedestrian and cycle route improvements or road safety schemes the payment in the Unilateral Undertaking would be used for. There are no relevant policies in the development plan which require a payment for these purposes. The Council were unable to say whether the proposal would have been refused permission on highway grounds had the Unilateral Undertaking not been completed. I conclude, therefore, that the Unilateral Undertaking's provisions are not necessary, are not directly related to the proposed development and are not reasonable. It would not comply with the tests set out in Circular 1/97 *Planning Obligations*, and so has no weight in the assessment of this proposal.

Conclusion

32. I have taken account of all other matters before me, but none is as important as those which have led to my decision. For the reasons given above, I conclude that the appeal should be dismissed.

Formal Decision

33. In exercise of the powers transferred to me, I dismiss the appeal and refuse planning permission for the demolition of three residences and the erection of nine 3, 4 and 5 bedroom houses.

Information

34. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

David Vickery

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr H Edwards MSc MRTPI	Associate of Charles Planning Associates, 39 Locks Heath District Centre, Locks Heath, Southampton, Hampshire, SO31 6DX.
Mr D Grainger DipArb(RFS) F.Arbor.A	A F Technical Services, 21 Burpham Lane, Guildford, Surrey, GU4 7LN.
Mr Morris BSc(Hons) MRTPI	Representing the appellant company.

FOR THE LOCAL PLANNING AUTHORITY:

Mrs Polnik BSc DipTP MRTPI	Senior Planning Office with the Council.
Mr Etherington DipArb(RFS) F.Arbor.A	Senior Arboriculturalist with the Council.
Mr Auton I.Eng FIHE	Senior Assistant Engineer with the Council.

INTERESTED PERSONS:

Mr and Mrs Wareham	Local residents, 269 Barkham Road, Wokingham, Berks., RG41 4BY.
Mr Dunn	Local resident, 271 Barkham Road, Wokingham, Berks., RG41 4BY.
Mr Jalland	Local resident, 275 Barkham Road, Wokingham, Berks., RG41 4BY.
Mrs Hill	Local resident, 273 Barkham Road, Wokingham, Berks., RG41 4BY (site visit only).

DOCUMENTS

Document	1	List of persons present at the Hearing.
Document	2	The Council's letter of notification of the hearing and list of those notified.
Document	3	Two letters of representation in response to the Council's notification.
Document	4	Appendices One to Eleven of Mr Edwards' Statement.
Document	5	Unilateral Undertaking under section 106 of the Act, dated 26 September 2000, submitted by Mr Edwards at the hearing.
Document	6	Appendices A to G of Mrs Polnik's Statement.
Document	7	Policies T7 of the Structure Plan, ST3 of the Local Plan and WT7 of the WDLP submitted by Mr Auton at the hearing.
Document	8	Letter dated 26 September 2000 from Mr and Mrs Jalland.

PLANS

Plans	A-K	The application plans: 99.73.020 – Location Plan (Plan A); 99.73.021A – Site Plan (Plan B – now superseded); 99.73.022 – Houses 1 + 2 (Plan C); 99.73.023 – House 3 (Plan D – now superseded); 99.73.024 – House 4 (Plan E); 99.73.026 – House 5 (Plan F); 99.73.027 – House 6 (Plan G); 99.73.028A – Houses 7 + 8 (Plan H); 99.73.029 – House 9 (Plan I); 99.73.030A – Site Survey (Plan J); and 99.73.021 – Tree Survey based on the Site Plan (Plan K).
Plan	L	Amended plan 99.73.021B – Site Plan, submitted with the appeal.
Plan	M	Amended plan 99.73.023A – House 3, submitted with the appeal.
Plan	N	New plan 99.73.031A – Street Scene, submitted with the appeal.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Huw Edwards
Charles Planning Associates
39 Locks Heath District Centre
Locks Heath
SOUTHAMPTON
Hampshire
SO31 6DX

Application Number: F/2000/1075

Parish: **WOKINGHAM**

Location: **269 - 273 Barkham Road, Wokingham**

Proposal: **Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application)**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason
1. As the proposed density would be significantly below the minimum required by PPG3, it would fail to make the best use of land to be developed. The proposal would therefore be contrary to PPG3 and the Local Planning Authority's density policy for the Wokingham District Local Plan (Deposit Draft)

Reason
2. The proposal fails to incorporate an appropriate mix of dwelling sizes. The proposal would therfore be contrary to Berkshire Structure Plan Policy H9, South East Area Local Plan Policy SH8 and Wokingham District Local Plan (/Deposit Draft) Policy WH6.

Reason
3. The Proposed dwellings on Plots 1 and 2, by virtue of their design and location would form an alien feature in the streetscene, detrimental to the visual amenity of the area. As such the proposal is considered contrary to Policies SBE1 and SBE2 of South East Area Local Plan and WBE1 of Wokingham District Local Plan (Deposit Draft).

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 H9.

   South East Area Local Plan : Policies STV1,SBE1, SBE2 and SH8.

   Deposit Draft Wokingham District Local Plan : Policies WBE1, WOS1, WBE11, WBE12, WH6 and Density Policy.

John Mitchell
Development Control Manager
Date: 11/09/2000

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.

Application No. F/2000/2907 & F/2000/2908 (duplicate) **Received 27.11.00** **Wokingham**

Applicant: **Bewley Homes PLC**
Location : **269-273 Barkham Road, Wokingham**
Proposal : **Demolition of 3 dwellings and erection of 15 dwellings**

1. **Introduction** – This site, 0.56 ha. in total, is located on north western side of Barkham Road within the settlement boundary of Barkham Hill. The site comprises of 3 bungalows sites approximately 50m back from Barkham Road. The existing gardens are mature and contain many trees. Ground levels rise by approximately 5m from front to rear of the site.

   Last year duplicate applications (F/2000/1074 and F/2000/1075) were received for redevelopment of the site with 9 dwellings. The latter (F/2000/1075) was refused in September 2000, under delegated powers, on the grounds of density being significantly below the minimum required by PPG3 and Council policy, inappropriate mix of dwellings and adverse impact on streetscene of Plots 1 and 2 which were 3 storey.

   The former (F/2000/1074) duplicate application was the subject of an appeal against non-determination which was dismissed on the same grounds. A copy of the Inspector's decision letter is attached.

   An appeal against non-determination was received on 7th March 2001 in respect of application F/2000/2907 and therefore this application cannot be determined although the Committee is requested to endorse the resolution that the application would have been approved subject to a s106 agreement and conditions in the attached report.

2. **Proposal** – Demolition of the existing 3 dwellings and erection of 15 two storey dwellings (6 detached, 3 pairs of semi-detached and 3 terraced dwellings) with associated access and parking. The dwelling mix comprises the following:

6 x 2	bedroomed	houses	- 40%
5 x 3	"	"	- 33%
3 x 4	"	"	- 20%
1 x 5	"	"	- 7%
15			

   A tree survey has also been submitted with the applications. The applicant has also offered a contribution of £15,000 towards off-site highway improvements/local sustainable transport initiatives.

3. **Consultations** -
   - ***Highway Authority :*** No objection in principle, subject to conditions, and legal agreement to secure financial contribution of £15,000.
   - ***Arboriculturalist :*** Principle of development in relation to trees was agreed on the previous application. These applications are very similar in relation to trees and therefore there is no objection to planning permission being granted subject to conditions.

- ***Environmental Health :*** No environmental health objection subject to condition regarding hours of construction.
- ***Recreation :*** No on-site public open space is being provided on site. A contribution of £5,000 is requested to upgrade existing facilities at The Junipers play area.
- ***Education :*** A contribution of £18,011 is requested towards the primary sector only.
- ***Public Rights of Way :*** No objection.
- ***The Ramblers Association :*** Suggest that a public right of way could be provided through the site.
- ***Police Crime Prevention Design Adviser :*** Layout of homes creates good natural surveillance over the access road and parking. Rear gardens are secure and provided that the footpath along the top of the site is well fenced, the proposal addresses the crime risk as well as could be expected.
- ***Environment Agency :*** No objection, in principle, subject to conditions re. soakaways and surface water source control measures. (Officer comment: the condition regarding soakaways is not considered to be enforceable as required by circular and therefore has been proposed as an informative instead).
- ***Town Council :*** Awaiting reply.
- ***Letters of representation :*** 18 letters of objection received. Objections can be summarised as follows:
  - proposed development would be out of character with area
  - density too high resulting in over-development of the site
  - existing infrastructure inadequate
  - increased traffic generation
  - impact on highway safety
  - congestion would be exacerbated particularly at peak hours
  - devaluation of properties
  - noise and disruption during construction works
  - garages and Plot 15 forward of the established building line
  - visual impact of development exacerbated by topography of site
  - impact on trees and green route
  - lack of on-site parking resulting in on-street parking
  - inadequate sight lines
  - inappropriate mix of dwellings
  - increased surface water discharge
  - proposal does not reduce reliance on cars
  - loss of light
  - increased overlooking resulting in loss of privacy
  - contrary to local plan policies
  - access road inadequate in width
  - any contributions need to be specific improvement
  - access too close to bus stops

4. **Appraisal** – Main issues:

   A. Principle of development: Policies STV1 and SH1 of South East Area Local Plan; WOS1, WOS3 and WH1 of the Wokingham District Local Plan (Deposit Draft).

B. Impact on visual amenity and character of area: Policies SBE1/2 of South East Area Local Plan and WBE1, WBE11 and WBE12 of the Wokingham District Local Plan (Deposit Draft).

C. Impact on amenity of neighbouring occupiers: Policies SBE1/2 of South East Area Local Plan and WBE1 of the Wokingham District Local Plan (Deposit Draft).

D. Housing mix and density: PPG3, Policies H9 of the Berkshire Structure Plan, SH8 of the South East Area Local Plan and WH6 of the Wokingham District Local Plan (Deposit Draft).

E. Services, Amenities and Infrastructure : Policies LD6 of the Berkshire Structure Plan; SPS1 and SR2 of the South East Area Local Plan, and WOS4 and WR7 of the Wokingham District Local Plan (Deposit Draft).

F. Highway issues: Policy WOS3 of the Wokingham District Local Plan (Deposit Draft).

G. Concerns of the Parish Council and local residents.

A. <u>Principle of development</u>
The site is located within the settlement boundary of Barkham Hill where the principle of development is normally acceptable subject to no adverse impact on character of area, amenity of neighbouring occupiers, etc.

B. <u>Impact on visual amenity and character of area</u>
In commenting on density and its impact on the character of the area the Inspector on the previous appeal for 9 dwellings (para.17) stated that by amalgamating a number of existing plots, the proposal would create its own sense of place, which would be satisfactorily accommodated within the surrounding area. The design of the development, particularly along the Barkham Road frontage has been much improved by revised plans. The dwellings on Plots 1-9 which are a mix of 2 and 3 bedroomed homes have been well designed, giving the impression from the front of a detached dwelling to be in keeping with the general character of the area. One of the garages to the front has also been deleted and the remaining garage to the front of Plot 1 would be sited 4.6m further back than the existing garage which would be demolished.

There are many good quality trees on this site which the tree survey accurately identified. Many of these are visible from the public footpath to the rear of the site as well as the Barkham Road. This part of the Barkham Road is also designated as a green route as defined by Wokingham District Local Plan (Deposit Draft).

The Arboricultural Officer has identified the most significant trees and included these in a draft Tree Preservation Order. The development would result in the loss of 3 trees that had been included in Group 1 being removed but it is considered that this would not adversely affect the overall amenity provided by this group of trees. The planting of new trees would mitigate the loss of these trees. No other trees proposed to be included in the Tree Preservation

Order would be removed. Additional planting would enhance the Barkham Road frontage, a green route, and where appropriate within the site.

In view of the above, the design and layout of the revised scheme is considered acceptable and the character, visual amenity of the area and streetscene would not be so adversely affected so as to warrant refusal.

C. Impact on amenity of neighbouring occupiers

The dwelling on Plot 2 would project 10.8m forward of the adjacent property, 275 Barkham Road, and the distance between the properties would be approximately 3.7m. Whilst there would be an increase in overlooking from Plots 5 to 9 to the rear of the property, the distance to the boundary would be 11m which is considered adequate. There would also be some loss of light to 269 Barkham Road by reason of the position and design of Plot 15. However, it is considered that a refusal on grounds of loss of light, privacy and overlooking could not be sustained.

The other relationships between proposed and existing properties are considered acceptable.

D. Housing mix and density

Policies H9 of the Berkshire Structure Plan, SH8 of the South East Area Local Plan and WH6 of the Wokingham District Local Plan (Deposit Draft) seek a variety of house sizes particularly for smaller dwellings, which has been identified through the housing needs survey. These aim to achieve 45% 1 / 2 bedroomed dwellings, 30% 3 bedroomed dwellings and 25% 4+ bedroomed dwellings. Compared to the original scheme for 9 dwellings which comprised 66% of dwellings with 4+ bedrooms, the scheme has been much improved with a higher proportion of 2 and 3 bedroomed houses and the mix is now considered to be acceptable in this location.

Revised PPG3 'Housing' advises that schemes should aim to achieve a minimum of 30 dwellings per hectare. However, consideration needs to be given to the character of the surrounding area and the nature of the site. As such, it is constrained by the access into the site, the need for adequate distances to prevent overlooking/overdominance to existing properties and gardens and existing trees. The existing density for the site is 5 dwellings per ha. As proposed, the development would now provide 27 dwellings per ha. which is a considerable increase compared to the previous proposal of 16 dwellings per ha. Bearing in mind the constraints of the site, the density is considered acceptable in this instance in light of both policy and the character of the area.

E. Services, Amenities and Infrastructure Requirements

As no formal public open space is being provided as part of the proposal, the applicant is willing to offer a contribution of £5,000 towards upgrading of play facilities at The Junipers play area in lieu of on-site provision. The applicant has also agreed to a contribution of £18,011 towards primary sector education. Both of these are considered justified and adequate.

F. Highway issues

There is sufficient land available within the application site and the public

standards. Furthermore, the traffic generated by the development will n result in a material impact on the highway network. The applicant has als offered a financial contribution of £15,000 towards local highwa improvements/sustainable transport initiatives to alleviate any impact th development may have.

G. The concerns of the Parish Council and neighbouring residents
The concerns of the Parish Council and neighbouring residents have bee noted. Issues of impact on amenities, occupiers, trees and character of are have been dealt with above. With regard to highway safety and layout th Highway Officer raises no objection (refer paragaph F). With regard to th comments made by the Ramblers Association in relation to the provision of a additional footpath through the site, the inclusion of a public footpath coul increase risk of crime and in this case is not considered justified as the p footpath link to Barkham Road is less than 100m north east of the site.

5. **Conclusion** – The principle of residential development is acceptable in this location, as supported by the Inspector at appeal. Compared to the appeal application the design of the Barkham Road frontage, density and housing mix has been much improved and considered acceptable and improves the uses of land on the site. Whilst there would be some loss of light and loss of privacy to adjacent occupiers, this is not sufficient to warrant refusal.

6. **Recommendation** – GRANT planning permission on planning application F/2000/2908 subject to an S106 agreement to secure £5,000 towards upgrading of facilities at The Junipers play area, £18,011 towards primary sector education and £15,000 towards highway improvements/sustainable transport initiatives and the following conditions and endorse the resolution that application F/2000/2907 would have been approved subject to a s106 agreement and conditions in the attached report.:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. Prior to the commencement of development, details of the slab levels and the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained. These details shall include boundary treatment, hard surfaced area, any proposed changes in levels and any underground services. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

6. (a) No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

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

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

(d) The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

7. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the Local Planning Authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming dangerous or diseased before the end of a period of five years after completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

8. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

9. Notwithstanding the provisions of the Town and Country Planning, (Genera Permitted Development) Order 1995 (or any Order revoking and re-enacting tha Order with or without modification) no additional windows or similar opening shall be constructed in the first floor level or above of the side elevation of Plo 15, facing 267 Barkham Road, hereby permitted except for any which may be shown on the approved drawing(s).

10. The first floor windows in the side elevations of Plots 2, 3, 5, 10, 11, 12 and 15 shall be obscure glazed and fixed shut with the exception of a top opening fan light if required and shall be so maintained thereafter.

11. Surface water source control measures shall be carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development commences.

12. The area shown on the permitted drawings for vehicle parking and/or garaging/turning shall I be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

13. The dwellings shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

14. Notwithstanding the plans submitted, the access road serving the development shall be constructed in accordance with the standards contained within the Berkshire Design Guide.

15. Before the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays of 2.5m x 120m in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

16. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

17. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

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. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

4. & 5.In the interests of visual amenity.

6.&7.To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

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

9.&10. To safeguard the residential amenities of the occupiers of neighbouring properties.

11. To prevent the increased risk of flooding and to improve water quality.

12. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

13.& 14. In the interests of highway safety.

15, 16 & 17. In the interests of highway safety and convenience.

Informatives:

1. You are advised, in compliance with *The Town & 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 H9, LD6
   South Area Local Plan policies STV1, SH1, SH8, SPS1, SR2, SBE1 & SBE2
   Deposit Draft Wokingham District Local Plan policies WOS1, WOS3, WOS4, WBE1, WH6, WBE11 & WBE12.

2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for the discharge of sewage ot trade effluent onto or into ground and for surface water runoff into ground water. Such consent maybe withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

3. You are advised that no soakaways should be constructed such that they penetrate the water table and they shall not exceed 3m in depth below existing ground level.

4. The applicant is advised that should great crested newts be found on-site that all works shall cease immediately and that English Nature be contacted.

Basia Polnik
07.03.01

(BP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Bewley Homes
C/O Romans Professional Services
4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Application Number: F/2000/2908

Parish: **WOKINGHAM**

Location: **269 - 273, Barkham Road, Wokingham.**

Proposal: **Proposed erection of 15 dwellings and demolition of existing 3 dwellings. (Duplicate Application).**

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 development, by virtue of the number of dwellings, would be out of character with its surroundings and detrimental to the character and appearance of the area. As such the proposal is considered contrary to policies SBE1 and SBE2 of the South East Area Local Plan and to policies WOS1, WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

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 H9 and LD6.

South East Area Local Plan Policies STV1, SH1, SBE1/2, SH8, SPS1 and SR2.

Deposit Draft Wokingham District Local Plan Policies WOS1, WOS3, WH1, WBE1, WBE11, WBE12, WH6, WOS4 and WR7.

John Mitchell
Development Control Manager
Date: 21/03/2001

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.

Wokingham District Plan Deposit Draft (as amended) February 2000

The Wokingham District Local Plan deposit draft was placed on deposit from 21st October 1997 until 2nd December 1997.

A large number of objections were received. As a result the council agreed to a number of pre-inquiry amendments. The purpose of making amendments is to update the plan to take account of changed circumstances and to change the plan where alterations suggested by objectors are acceptable to the council.

The changes in respect of chapter 6 (major development south of the M4 motorway) were agreed for the purpose of advertisement at the Environmental Services committee on 22nd June 1998 and were confirmed at the meeting of 21st September 1998.

Changes in respect of the rest of the plan were agreed by the committee at meetings on 9th November 1998, 15th February 1999 and 22nd March 1999. They have been used for development control purposes since 23rd April 1999. They were published in 'Wokingham District Local Plan Deposit Draft 1999, Proposed Amendments to the Deposit Draft 1999'. They were formally advertised from 23rd April 1999 to 11th June.

On 13th September 1999 the Environmental Services Committee decided not to proceed with certain proposed amendments and to make certain additional proposed amendments.

On 1st February 2000 the Committee agreed a number of amendments to the Transport Chapter. The purpose of these amendments is to take account of changes since the publication of the Deposit Draft, most notably the abolition of Berkshire County Council in April 1998 and the publication of the Transport White Paper in July 1998 and to ensure consistency between the policies set out in the Local Plan and the policies and strategies contained in the Local Transport Plan.

This document is a consolidated document which contains the text of the deposit draft and the text of the amendments. The origin of text is shown by typeface, amendments are referenced as to their source and text which is not being recommended to the inquiry is struck through. The document does not include the appendices or the changes to the proposals map.

In case of any queries please contact:

The Policy and Information Team,
Environmental Services Department,
Wokingham District Council,
Shute End,
Wokingham,
RG40 1WR

Telephone 0118 974 6478.

1.0 OVERALL STRATEGY

INTRODUCTION

1.1 In developing the District Local Plan the Council agreed an Overall Strategy (set out in para. 0.9) for the plan. The Overall Strategy seeks to slow down the rate of development within the District and to promote sustainable development in order to protect and enhance the quality of the environment within the plan area and also to meet the social and economic aspirations of the District.

1.2 In considering development proposals the achievement of sustainable development is a fundamental principle. However there are other issues that form part of the overall sustainable development approach which also need to be considered when dealing with development proposals. It is the aim of this chapter to set out the fundamental policies from which the remaining policies of the plan take their lead.

1.3 The plan area is under pressure to accommodate new homes, jobs, services and improved transport facilities and in doing so maintain a prosperous economy. It is important that local commerce and industry produces a dynamic local economy that makes a positive contribution to the character, environment and quality of life of those who live and work in the District.

POLICY FRAMEWORK

Strategic Policy

1.4 This approach accords with the overall approach to development adopted by Berkshire County Council in the *Berkshire Structure Plan 1991 - 2006* which states that:

> 'Sustainable levels, forms and locations of development are ... sought which contribute towards meeting the needs and aspirations of today's society for homes, jobs and services, without compromising the ability of future generations to meet their own needs. This implies a greater reliance on the use of renewable resources at an acceptable level, coupled with the conservation of non-renewable resources and the reduction of land, water and air pollution. In addition, growth during the Plan period needs to be kept down to levels which can be accommodated within ... environmental and other limits.' (Para. 3.7 of Berkshire Structure Plan 1991 - 2006).

POLICIES

1.5 The policies set out below aim to ensure that such an approach is achieved.

POLICY WOS1: SUSTAINABLE DEVELOPMENT

THE COUNCIL WILL ENSURE, WHERE POSSIBLE, THAT DEVELOPMENT IS SUSTAINABLE AND IMPROVES THE QUALITY OF LIFE WITHIN THE PLAN AREA BY PURSUING THE FOLLOWING OBJECTIVES:

A) TO CONTINUE TO SLOW DOWN THE RATE OF DEVELOPMENT WITHIN THE PLAN AREA TO ENSURE THAT THE BEST OF THE EXISTING ENVIRONMENT

Cont.

IS CONSERVED WHILST PROVIDING APPROPRIATE DEVELOPMENTS WHICH MEET LOCAL NEEDS

B) GIVE PRIORITY WITHIN a) TO MEETING THE DISTRICT'S ECONOMIC AND SOCIAL NEEDS, INCLUDING THE PROVISION OF LOW-COST HOUSING AND A WIDER RANGE OF EMPLOYMENT OPPORTUNITIES

C) CONSERVING AND ENHANCING THE PATTERN OF TOWN AND PARISH COMMUNITIES BY RETAINING AND EMPHASISING THE BALANCE BETWEEN TOWNS AND VILLAGES, COUNTRYSIDE AND SETTLEMENTS, OPEN RIVER VALLEYS AND ENCLOSED WOODLANDS

D) TO PROVIDE FOR EMPLOYMENT, HOUSING, SHOPPING AND SERVICES IN PLACES THAT MINIMISE THE NEED FOR TRAVEL BY PRIVATE CAR

E) THAT NEW DEVELOPMENT MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER, ENVIRONMENT, LANDSCAPE, HERITAGE WITHIN THE PLAN AREA

F) ~~TO CONSERVE NATURAL RESOURCES TO MINIMISE POLLUTION~~ **(PA 1/3)**

F1) TO CONSERVE NATURAL RESOURCES **(PA 1/3)**

F2) TO MINIMISE POLLUTION (PA 1/3)

G) TO SEEK IMPROVEMENTS TO INFRASTRUCTURE, SERVICES AND AMENITIES.

H) TO ENCOURAGE AND SUSTAIN BALANCED RURAL COMMUNITIES **(PA 1/1)**

I) TO DEVELOP BROWNFIELD SITES IN PREFERENCE TO GREENFIELD SITES **(PA 1/2)**

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Limiting the Spread of Development

1.6 The 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 special reason to locate there~~ *OR FOR WHICH A RURAL LOCATION IS ESSENTIAL.* **(PA 1/4)** Although these uses are acceptable in principle, they must also be acceptable in practice.

1.7 In order to be consistent in the treatment of settlements having common characteristics, it has been necessary to draw up a definition of the classification of settlements as used in the policies and proposals contained in this plan and as shown on the proposals map.

1.8 An 'identified' settlement or built-up area must possess all the following characteristics:

(i) a sizeable amount of development in a compact form (if development is dominated by, or interspersed with, areas of land that are characteristically rural or open, it will not come within this criterion)

(ii) possess a range of basic services, such as a primary school, shop and community facilities, providing a forum for social contact

(iii) be physically and socially cohesive.

1.9 For the purposes of this plan the identified settlements are:

ARBORFIELD CROSS	SHINFIELD
BARKHAM HILL	SINDLESHAM
CHARVIL	SPENCERS WOOD
EARLEY/SONNING/WOODLEY	SWALLOWFIELD
FINCHAMPSTEAD	THREE MILE CROSS
FINCHAMPSTEAD NORTH	TWYFORD
HURST	WARGRAVE
PINEWOOD	WINNERSH
RISELEY	WOKINGHAM.

1.10 Areas of sporadic development exist within the plan area which involve very few properties and/or are dominated by areas of undeveloped rural land either between, or to the rear and in front of properties causing them to be characterised by a loose settlement pattern, or to form a narrow strip of development in what is a distinctly rural area. These areas of development have not been included within the identified settlements.

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

SUBJECT TO THE DETAILED PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN, DEVELOPMENT WILL BE ALLOWED WITHIN THE BOUNDARIES OF THE IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN THE TEXT.

OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN AND STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS AND SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).

Implementation: Through the development control process.

Monitoring: Planning applications determined.

1.11 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the appropriateness of the use of existing buildings and the design of new buildings or extensions to existing buildings, are very important.

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

1.12A LANDSCAPING SCHEMES SHOULD BE COMPRISED PREDOMINANTLY, IF NOT WHOLLY, OF LOCALLY NATIVE SPECIES. **(PA 1/5)**

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.

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS

e) THE LOCAL TOWNSCAPE

f) THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

Cont.

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

Published by: Wokingham District Council
Planning Department
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1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

1.4.01 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the design of new buildings or extensions to existing buildings and the creation of new spaces within that environment, are very important.

1.4.02 The District Council is particularly concerned to promote a high standard of design in new buildings, and to ensure that new buildings are responsive to their location. This means that new buildings need to be appropriate in terms of their function, siting, scale, form, massing, materials, colour and texture in their relationship with adjoining buildings and sites. Accordingly, new buildings will be expected to make an acceptable and positive contribution to the built environment. In addition, developments that incorporate public access should accommodate sculptures or other works of art to provide visual interest, where this is considered appropriate by the local planning authority. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

1.4.03 In the case of schemes involving more than one building, regard will be paid to the impact of the development over a wider area, involving an assessment of criteria additional to those referred to in paragraph 1.4.02 above. Accordingly, schemes should relate to the "grain" of the area, and take account of their effect on the skyline, pedestrian and vehicular movements in the area, vistas, safety and environmental constraints. Where large sites exist which would significantly affect the urban fabric urban design briefs/appraisals will be prepared/required to establish the wider context within which applications will be considered.

❖ *SBE1 DESIGN OF NEW DEVELOPMENT*

NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:

(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA,

(B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK,

(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.

❖ *SBE2 INAPPROPRIATE DESIGN*

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY

VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

1.4.04 Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but to seek opportunities to enhance the quality of the built environment.

1.4.05 Often the more attractive and successful urban environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

1.4.06 In some areas, local shopping centres in particular, where comprehensive development has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric surrounding the buildings may be sufficient to rejuvenate the area as a whole.



❖ SBE3 REFURBISHMENT AND REDEVELOPMENT

ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.

❖ SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

SUNLIGHT, DAYLIGHT AND NOISE

1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND

Tel. (0118) 974 6448 (Direct Line)
Date: June 4, 2001
My ref:F/2000/2907
Your ref: APP/X0360/A/01/059944

Environmental Services Department
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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: Bewley Homes PLC
SITE: 269-273 Barkham Rd, Wokingham

With reference to this appeal, I enclose 2 copies of the latest notification letter. This has been sent to the people on the original list. In addition, those on the enclosed duplicated list have also been informed.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. June 4, 2001
My ref: F/2000/2907
Your ref:

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DX: 33506 – Wokingham

Dear Sir/Madam

NOTICE OF INFORMAL HEARING

APPEAL BY: Bewley Homes PLC
SITE: 269-273, Barkham Road
PROPOSAL: Proposed erection of 15 dwellings & demolition of existing 3 dwellings(Dupllicate application)

Further to my letter of March 16, 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 Tuesday June 19th, 2001.

As your interests may be affected, this is to give you notice of the Hearing in order that you may, if you so desire, attend 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.

The Planning Inspectorate will send the decision on this Appeal only to those persons who ask to be notified.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

F/2000/2907

R Wood
294 Barkham Road
Wokingham
Berks
RG41 4DA

F/2000/2907

Mr N Weeks
5 The Shires
Wokingham
Berks
RG41 4SZ

F/2000/2907

BR MILLARD
304 BARKHAM ROAD
WOKINGHAM
BERKSHIRE
RG41 4DA

F/2000/2907

MRS J ANDREWS
275 BARKHAM ROAD
WOKINGHAM
BERKSHIRE
RG41 4BY

Applicationo	Name & Address
F/2000/2907	R Adams 6 Blandford Drive Barkham Road RG41 4EN
F/2000/2907	P Jay 17 The Shires Wokingham RG41 4SZ
F/2000/2907	A & McCormack Acorns 281a Barkham Road Wokingham RG41 4BY
F/2000/2907	A & A Wrobel 306 Barkham Road Wokingham Rg41 4DA
F/2000/2907	Mrs J Bundred 298 Barkham Road Wokingham RG41 4DA
F/2000/2907	Mr M Bundred 298 Barkham road Wokingham RG41 4DA
F/2000/2907	C Elsmore 292 Barkham road Wokingham RG41 4DA
F/2000/2907	S Kearney 318 Barkham Road Wokingham RG41 4DA
F/2000/2907	Dr K & Mr R Kennedy 4 Blandford drive Wokingham RG41 4EN
F/2000/2907	J Williams Martin Pole Nicholas 7 Broad Street Wokingham RG40 1AY

F/2000/2907

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300 Barkham road
Wokingham
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F/2000/2907

C S Barson
327a Wokingham Road
Wokingham
Berkshire
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F/2000/2907

N Morris
267 Barkham Road
Wokingham
Berks

F/2000/2908

Mr C Benham
Chestnuts
14 The Shires
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F/2000/2908

R Webber
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Wokingham District Council
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Berkshire
RG41 1BN

Your Ref: f/2000/2907

Our Ref: APP/X0360/A/01/1059944

Date: 9 May 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BEWLEY HOMES PLC
SITE AT 269-273 BARKHAM ROAD, WOKINGHAM, RG41 4BY

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

Miss A Groves

217L(BPR)

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APP |
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CHANCELLORS
CHARTERED TOWN PLANNING CONSULTANTS

COMMENTS ON LOCAL AUTHORITY STATEMENT

Paragraph 5.03

In response to Paragraph 18 of the Inspector's appeal letter on the previous scheme, smaller dwellings have been introduced, whilst maintaining a very similar form of layout and design.

At paragraph 17 of the letter, the Inspector noted that the proposal, by amalgamating a number of existing substantial plots, would create its own sense of place and be satisfactorily accommodated within the surrounding area. In other words, the Inspector felt that the essential form and layout of the proposal was acceptable. In this respect, therefore, the layout must be regarded as attractive.

Other than the deficiency in density and mix proposed, his other concern rested with the 3-storey development element of the scheme, on plots 1 and 2 at the front. This aspect has been addressed in the current appeal, such that all the development proposed is 2 storey in height.

Paragraph 5.04

No evidence is provided to explain why the gross density of 27 dph would be 'at the cost of the character and appearance of the area'. Moreover, no details are provided as to why the impact of the proposal on the streetscene is unacceptable. Whilst the Inspector was concerned about this aspect of the previous refusal, this concern rested with the proposed 3 storey height, noting that there was no other development like this in Barkham Road.

At paragraph 25, he referred to the 'unusual three storied height' giving them a 'tall and dominating appearance', which he noted would 'not fit into the context of the building pattern along Barkham Road, and so appear alien and out of place'. As noted above, the current appeal proposal is for all 2-storey dwellings.

Paragraph 5.05

It is an inevitable consequence of development proposals and indeed increasing density, over and above the previous scheme, that the spacious character of the site will be reduced. Similarly, increasing density by providing more smaller dwellings will also mean a greater concentration of development.

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The new development will be clearly be closer to the road than is currently the case, where the existing properties are located 50 m back in particularly large plots. Obviously to make the best use of such a previously developed site for housing, as required by PPG3, it is inevitable that development will be required to be brought further forward. The majority of the development on the north west side of Barkham Road is typical frontage development, such that to an extent the existing development at the appeal site is rather unusual. At the front of the site, Plots 1-4 would be slightly forward of No. 275 Barkham Road, whilst Plot 15 would be more or less in line with Nos. 265 and 267.

Paragraph 5.06

As noted above, increasing density means providing different forms of development, such as semi-detached properties. Developing this site with all detached properties has already been found to be unacceptable at appeal.

The statement submitted on behalf of Bewley Homes notes how the design of dwellings, Plots 1-4 takes the external form of 2 detached houses. This is an example of how good design can assist with ensuring that relatively high density development blends in with lower density surroundings to maintain the overall character of the area.

Paragraph 5.07

As noted above, the dwelling on Plot 15 would be positioned more or less in line with Nos. 267 and 265 (2.8m forward). The design of the dwelling incorporates a hipped front gable over the garage, which would significantly reduce the visual impact. It is not accepted that this element of the scheme would appear cramped or detract from the spacious character, particularly as the gap between the new dwelling and No. 267, 3.6m is more or less identical to the gap the other side, with No. 265 (2.8m).

Paragraph 5.08

The scheme is based on the overall concept of the previous appeal, which the Inspector considered would create its own sense of place and be satisfactorily accommodated within the surrounding area, and provides more dwellings, including a better mix. When these factors are taken into account, the proposal must be deemed to be acceptable in relation to planning policies. The South East Area Local Plan pre-dates PPG3 and dates back to a time when the approach to residential development was different.

It is considered that the scheme would make a positive contribution to the area, by virtue of the sensitive design, which would ensure that higher density design and smaller units, would be successfully integrated with surroundings.

Paragraph 5.09

The Inspector clearly felt that the previous appeal scheme was acceptable in terms of overall layout, hence his comments about creating its own sense of place. By careful design, the appellant has achieved more dwellings and a better mix, without compromising the character of the area. The design concept for Plots 1-4 is a good example of this, as explained above.

The comments about alternative ways of developing the site are noted, but the gross density is short of PPG3 requirements. This appeal scheme achieves a higher density, but maintains the overall character. Plot 15 on the current appeal equates to Plot 9 on the previous scheme, in terms of layout, footprint and design. The Inspector did not raise any concerns about this aspect of the proposal. Moreover, Plots 1-4 on the new scheme, by giving the visual impression of 2 detached houses, would be very similar in appearance to Plots 1 and 2 on the previous scheme.

****

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Po Box 157
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Berkshire
RG41 1BN

Your Ref: f/2000/2907

Our Ref: APP/X0360/A/01/1059944

Date: 9 May 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BEWLEY HOMES PLC
SITE AT 269-273 BARKHAM ROAD, WOKINGHAM, RG41 4BY

I enclose a copy of the appellants statement relating to the above appeal.

Due to the unfortunate delay in sending out the documents, if you have any comments on the points raised, please send 2 copies to me no later than 12 weeks from the starting date (30/05/2001). Comments submitted after that deadline may not be seen by the Inspector.

I apologise for any inconvenience caused.

Yours faithfully

Miss A Groves

211AL(BPR)

43131
11 MAY 2001
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Application No. F/2000/2907 & F/2000/2908 (duplicate) **Received 27.11.00** **Wokingham**

Applicant: **Bewley Homes PLC**
Location : **269-273 Barkham Road, Wokingham**
Proposal : **Demolition of 3 dwellings and erection of 15 dwellings**

1. **Introduction** – This site, 0.56 ha. in total, is located on north western side of Barkham Road within the settlement boundary of Barkham Hill. The site comprises of 3 bungalows sites approximately 50m back from Barkham Road. The existing gardens are mature and contain many trees. Ground levels rise by approximately 5m from front to rear of the site.

   Last year duplicate applications (F/2000/1074 and F/2000/1075) were received for redevelopment of the site with 9 dwellings. The latter (F/2000/1075) was refused in September 2000, under delegated powers, on the grounds of density being significantly below the minimum required by PPG3 and Council policy, inappropriate mix of dwellings and adverse impact on streetscene of Plots 1 and 2 which were 3 storey.

   The former (F/2000/1074) duplicate application was the subject of an appeal against non-determination which was dismissed on the same grounds. A copy of the Inspector's decision letter is attached.

   An appeal against non-determination was received on 7th March 2001 in respect of application F/2000/2907 and therefore this application cannot be determined although the Committee is requested to endorse the resolution that the application would have been approved subject to a s106 agreement and conditions in the attached report.

2. **Proposal** – Demolition of the existing 3 dwellings and erection of 15 two storey dwellings (6 detached, 3 pairs of semi-detached and 3 terraced dwellings) with associated access and parking. The dwelling mix comprises the following:

6 x 2 bedroomed houses		-	40%
5 x 3	" "	-	33%
3 x 4	" "	-	20%
1 x 5	" "	-	7%
15			

   A tree survey has also been submitted with the applications. The applicant has also offered a contribution of £15,000 towards off-site highway improvements/local sustainable transport initiatives.

3. **Consultations** -
   - ***Highway Authority :*** No objection in principle, subject to conditions, and legal agreement to secure financial contribution of £15,000.
   - ***Arboriculturalist :*** Principle of development in relation to trees was agreed on the previous application. These applications are very similar in relation to trees and therefore there is no objection to planning permission being granted subject to conditions.

- ***Environmental Health :*** No environmental health objection subject to condition regarding hours of construction.
- ***Recreation :*** No on-site public open space is being provided on site. A contribution of £5,000 is requested to upgrade existing facilities at The Junipers play area.
- ***Education :*** A contribution of £18,011 is requested towards the primary sector only.
- ***Public Rights of Way :*** No objection.
- ***The Ramblers Association :*** Suggest that a public right of way could be provided through the site.
- ***Police Crime Prevention Design Adviser :*** Layout of homes creates good natural surveillance over the access road and parking. Rear gardens are secure and provided that the footpath along the top of the site is well fenced, the proposal addresses the crime risk as well as could be expected.
- ***Environment Agency :*** No objection, in principle, subject to conditions re. soakaways and surface water source control measures. (Officer comment: the condition regarding soakaways is not considered to be enforceable as required by circular and therefore has been proposed as an informative instead).
- ***Town Council :*** Awaiting reply.
- ***Letters of representation :*** 18 letters of objection received. Objections can be summarised as follows:
  - proposed development would be out of character with area
  - density too high resulting in over-development of the site
  - existing infrastructure inadequate
  - increased traffic generation
  - impact on highway safety
  - congestion would be exacerbated particularly at peak hours
  - devaluation of properties
  - noise and disruption during construction works
  - garages and Plot 15 forward of the established building line
  - visual impact of development exacerbated by topography of site
  - impact on trees and green route
  - lack of on-site parking resulting in on-street parking
  - inadequate sight lines
  - inappropriate mix of dwellings
  - increased surface water discharge
  - proposal does not reduce reliance on cars
  - loss of light
  - increased overlooking resulting in loss of privacy
  - contrary to local plan policies
  - access road inadequate in width
  - any contributions need to be specific improvement
  - access too close to bus stops

4. <u>Appraisal</u> – Main issues:

   A. Principle of development: Policies STV1 and SH1 of South East Area Local Plan; WOS1, WOS3 and WH1 of the Wokingham District Local Plan (Deposit Draft).

B. Impact on visual amenity and character of area: Policies SBE1/2 of South East Area Local Plan and WBE1, WBE11 and WBE12 of the Wokingham District Local Plan (Deposit Draft).

C. Impact on amenity of neighbouring occupiers: Policies SBE1/2 of South East Area Local Plan and WBE1 of the Wokingham District Local Plan (Deposit Draft).

D. Housing mix and density: PPG3, Policies H9 of the Berkshire Structure Plan, SH8 of the South East Area Local Plan and WH6 of the Wokingham District Local Plan (Deposit Draft).

E. Services, Amenities and Infrastructure : Policies LD6 of the Berkshire Structure Plan; SPS1 and SR2 of the South East Area Local Plan, and WOS4 and WR7 of the Wokingham District Local Plan (Deposit Draft).

F. Highway issues: Policy WOS3 of the Wokingham District Local Plan (Deposit Draft).

G. Concerns of the Parish Council and local residents.

A. Principle of development

The site is located within the settlement boundary of Barkham Hill where the principle of development is normally acceptable subject to no adverse impact on character of area, amenity of neighbouring occupiers, etc.

B. Impact on visual amenity and character of area

In commenting on density and its impact on the character of the area the Inspector on the previous appeal for 9 dwellings (para.17) stated that by amalgamating a number of existing plots, the proposal would create its own sense of place, which would be satisfactorily accommodated within the surrounding area. The design of the development, particularly along the Barkham Road frontage has been much improved by revised plans. The dwellings on Plots 1-9 which are a mix of 2 and 3 bedroomed homes have been well designed, giving the impression from the front of a detached dwelling to be in keeping with the general character of the area. One of the garages to the front has also been deleted and the remaining garage to the front of Plot 1 would be sited 4.6m further back than the existing garage which would be demolished.

There are many good quality trees on this site which the tree survey accurately identified. Many of these are visible from the public footpath to the rear of the site as well as the Barkham Road. This part of the Barkham Road is also designated as a green route as defined by Wokingham District Local Plan (Deposit Draft).

The Arboricultural Officer has identified the most significant trees and included these in a draft Tree Preservation Order. The development would result in the loss of 3 trees that had been included in Group 1 being removed but it is considered that this would not adversely affect the overall amenity provided by this group of trees. The planting of new trees would mitigate the loss of these trees. No other trees proposed to be included in the Tree Preservation

Order would be removed. Additional planting would enhance the Barkham Road frontage, a green route, and where appropriate within the site.

In view of the above, the design and layout of the revised scheme is considered acceptable and the character, visual amenity of the area and streetscene would not be so adversely affected so as to warrant refusal.

C. Impact on amenity of neighbouring occupiers

The dwelling on Plot 2 would project 10.8m forward of the adjacent property, 275 Barkham Road, and the distance between the properties would be approximately 3.7m. Whilst there would be an increase in overlooking from Plots 5 to 9 to the rear of the property, the distance to the boundary would be 11m which is considered adequate. There would also be some loss of light to 269 Barkham Road by reason of the position and design of Plot 15. However, it is considered that a refusal on grounds of loss of light, privacy and overlooking could not be sustained.

The other relationships between proposed and existing properties are considered acceptable.

D. Housing mix and density

Policies H9 of the Berkshire Structure Plan, SH8 of the South East Area Local Plan and WH6 of the Wokingham District Local Plan (Deposit Draft) seek a variety of house sizes particularly for smaller dwellings, which has been identified through the housing needs survey. These aim to achieve 45% 1 / 2 bedroomed dwellings, 30% 3 bedroomed dwellings and 25% 4+ bedroomed dwellings. Compared to the original scheme for 9 dwellings which comprised 66% of dwellings with 4+ bedrooms, the scheme has been much improved with a higher proportion of 2 and 3 bedroomed houses and the mix is now considered to be acceptable in this location.

Revised PPG3 'Housing' advises that schemes should aim to achieve a minimum of 30 dwellings per hectare. However, consideration needs to be given to the character of the surrounding area and the nature of the site. As such, it is constrained by the access into the site, the need for adequate distances to prevent overlooking/overdominance to existing properties and gardens and existing trees. The existing density for the site is 5 dwellings per ha. As proposed, the development would now provide 27 dwellings per ha. which is a considerable increase compared to the previous proposal of 16 dwellings per ha. Bearing in mind the constraints of the site, the density is considered acceptable in this instance in light of both policy and the character of the area.

E. Services, Amenities and Infrastructure Requirements

As no formal public open space is being provided as part of the proposal, the applicant is willing to offer a contribution of £5,000 towards upgrading of play facilities at The Junipers play area in lieu of on-site provision. The applicant has also agreed to a contribution of £18,011 towards primary sector education. Both of these are considered justified and adequate.

F. Highway issues

There is sufficient land available within the application site and the public highway to provide an access road that would accord with the appropriate

standards. Furthermore, the traffic generated by the development will not result in a material impact on the highway network. The applicant has also offered a financial contribution of £15,000 towards local highway improvements/sustainable transport initiatives to alleviate any impact the development may have.

G. The concerns of the Parish Council and neighbouring residents
The concerns of the Parish Council and neighbouring residents have been noted. Issues of impact on amenities, occupiers, trees and character of area have been dealt with above. With regard to highway safety and layout the Highway Officer raises no objection (refer paragaph F). With regard to the comments made by the Ramblers Association in relation to the provision of an additional footpath through the site, the inclusion of a public footpath could increase risk of crime and in this case is not considered justified as the public footpath link to Barkham Road is less than 100m north east of the site.

5. **Conclusion** – The principle of residential development is acceptable in this location, as supported by the Inspector at appeal. Compared to the appeal application the design of the Barkham Road frontage, density and housing mix has been much improved and considered acceptable and improves the uses of land on the site. Whilst there would be some loss of light and loss of privacy to adjacent occupiers, this is not sufficient to warrant refusal.

6. **Recommendation** – GRANT planning permission on planning application F/2000/2908 subject to an S106 agreement to secure £5,000 towards upgrading of facilities at The Junipers play area, £18,011 towards primary sector education and £15,000 towards highway improvements/sustainable transport initiatives and the following conditions and endorse the resolution that application F/2000/2907 would have been approved subject to a s106 agreement and conditions in the attached report.:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. Prior to the commencement of development, details of the slab levels and the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained. These details shall include boundary treatment, hard surfaced area, any proposed changes in levels and any underground services. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

6. (a) No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

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

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

(d) The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

7. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the Local Planning Authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming dangerous or diseased before the end of a period of five years after completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

8. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

9. 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 first floor level or above of the side elevation of Plot 15, facing 267 Barkham Road, hereby permitted except for any which may be shown on the approved drawing(s).

10. The first floor windows in the side elevations of Plots 2, 3, 5, 10, 11, 12 and 15 shall be obscure glazed and fixed shut with the exception of a top opening fan light if required and shall be so maintained thereafter.

11. Surface water source control measures shall be carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development commences.

12. The area shown on the permitted drawings for vehicle parking and/or garaging/turning shall I be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

13. The dwellings shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

14. Notwithstanding the plans submitted, the access road serving the development shall be constructed in accordance with the standards contained within the Berkshire Design Guide.

15. Before the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays of 2.5m x 120m in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

16. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

17. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

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. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

4. & 5.In the interests of visual amenity.

6.&7.To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

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

9.&10. To safeguard the residential amenities of the occupiers of neighbouring properties.

11. To prevent the increased risk of flooding and to improve water quality.

12. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

13.& 14. In the interests of highway safety.

15, 16 & 17. In the interests of highway safety and convenience.

Informatives:

1. You are advised, in compliance with *The Town & 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 H9, LD6
   South Area Local Plan policies STV1, SH1, SH8, SPS1, SR2, SBE1 & SBE2
   Deposit Draft Wokingham District Local Plan policies WOS1, WOS3, WOS4, WBE1, WH6, WBE11 & WBE12.

2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for the discharge of sewage ot trade effluent onto or into ground and for surface water runoff into ground water. Such consent maybe withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

3. You are advised that no soakaways should be constructed such that they penetrate the water table and they shall not exceed 3m in depth below existing ground level.

4. The applicant is advised that should great crested newts be found on-site that all works shall cease immediately and that English Nature be contacted.

Basia Polnik
07.03.01

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Huw Edwards
Charles Planning Associates
39 Locks Heath District Centre
Locks Heath
SOUTHAMPTON
Hampshire
SO31 6DX

Application Number: F/2000/1075

Parish: **WOKINGHAM**

Location: **269 - 273 Barkham Road, Wokingham**

Proposal: **Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application)**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason
1. As the proposed density would be significantly below the minimum required by PPG3, it would fail to make the best use of land to be developed. The proposal would therefore be contrary to PPG3 and the Local Planning Authority's density policy for the Wokingham District Local Plan (Deposit Draft)

Reason
2. The proposal fails to incorporate an appropriate mix of dwelling sizes. The proposal would therfore be contrary to Berkshire Structure Plan Policy H9, South East Area Local Plan Policy SH8 and Wokingham District Local Plan (/Deposit Draft) Policy WH6.

Reason
3. The Proposed dwellings on Plots 1 and 2, by virtue of their design and location would form an alien feature in the streetscene, detrimental to the visual amenity of the area. As such the proposal is considered contrary to Policies SBE1 and SBE2 of South East Area Local Plan and WBE1 of Wokingham District Local Plan (Deposit Draft).

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 H9.

   South East Area Local Plan : Policies STV1,SBE1, SBE2 and SH8.

   Deposit Draft Wokingham District Local Plan : Policies WBE1, WOS1, WBE11, WBE12, WH6 and Density Policy.

John Mitchell
Development Control Manager
Date: 11/09/2000

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.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Bewley Homes
C/O Romans Professional Services
4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Application Number: F/2000/2908

Parish: **WOKINGHAM**

Location: **269 - 273, Barkham Road, Wokingham.**

Proposal: **Proposed erection of 15 dwellings and demolition of existing 3 dwellings. (Duplicate Application).**

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 development, by virtue of the number of dwellings, would be out of character with its surroundings and detrimental to the character and appearance of the area. As such the proposal is considered contrary to policies SBE1 and SBE2 of the South East Area Local Plan and to policies WOS1, WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

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 H9 and LD6.

South East Area Local Plan Policies STV1, SH1, SBE1/2, SH8, SPS1 and SR2.

Deposit Draft Wokingham District Local Plan Policies WOS1, WOS3, WH1, WBE1, WBE11, WBE12, WH6, WOS4 and WR7.

John Mitchell

John Mitchell
Development Control Manager
Date: 21/03/2001

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.

Appeal Decision

Hearing held on 26 September 2000

by David Vickery DipT&CP MRTPI

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

PLANNING SERVICES
PCL
DC
APP
CS
COPIES TO:
ACK:
FILE:
Date
17 OCT 2000

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Appeal Ref: APP/X0360/A/00/1044914
269-273 Barkham Road, Wokingham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Bewley Homes PLC against Wokingham District Council.
- The application (ref: F/2000/1074) is dated 16 February 2000.
- The development proposed is the demolition of three residences and the erection of nine 3, 4 and 5 bedroom houses.

Summary of Decision: The appeal is dismissed and planning permission refused.

Procedural Matters

1. The appellant asked that three additional plans should be considered as part of the proposal. These were the site plan (Drawing No. 99.73.021B) and a plan of the house on plot 3 (Drawing No. 99.73.023A), which were amendments to previously submitted plans, together with a new front street scene (Drawing No. 99.73.031A). The amended plans show a small change in the position of the house on plot 9; new trees on plots 1, 5 and 9; and two additional trees felled in the rear garden of plot 5. The house on plot 3 is now shown as having 3 bedrooms rather than 4 bedrooms.

2. Neither the Council nor local people present at the hearing had any objections to the appellant's request as the amended plans had been previously seen and considered as part of a duplicate planning application (Council ref. F/2000/1075). In these circumstances, I consider that my accepting the amended plans and dealing with them as part of this proposal would not prejudice the case of any party.

3. At the hearing the appellant submitted a Unilateral Undertaking dated 26 September 2000 under section 106 of the Act. This provides for a payment of £50,000 to the Council for local pedestrian and cycle route improvements and road safety schemes within Wokingham District. I deal with this matter later.

Main Issues

4. I consider that there are two main issues in this case:

   i. Whether the proposed density and mix of dwellings would satisfy the provisions of the existing and emerging development plan and government guidance in Planning Policy Guidance Note 3: *Housing* (PPG3).

   ii. The effect of the proposed houses on plots 1 and 2 on the character and appearance of the street scene.

Planning Policy

5. Policy H9 of the Berkshire Structure Plan 1995 says that favourable consideration will

generally be given to residential development proposals which add to the range of densities, dwelling types and sizes, with specific emphasis being given to the provision of, amongst other categories, smaller dwellings.

6. The South East Area Local Plan 1994 is time expired, but the Council considers that it contains the most up-to-date adopted policies, except in relation to housing provision, and so has resolved that it will continue to carry weight. This is not entirely correct due to the publication in March 2000 of the revised PPG3. I consider later the weight to be attached to the Local Plan policies in this context.

7. Policy SH8 says that on sites over 0.4 hectares (which includes this site) the development should incorporate a reasonable mix and balance of house types and sizes to cater for a range of housing needs. The policy goes on to say that particular consideration will be given to the need to achieve a range of housing densities and dwelling sizes for lower cost and smaller (one and two bedroomed) dwellings.

8. Policies SBE1 and SBE2 of the Local Plan set out various criteria for the design of new development. The criteria in policy SBE1 include being appropriate to the character of the area, making a positive contribution, and retaining important natural or landscape features of the site. Policy SBE2 does not normally permit development which would adversely affect the character of the area because of, for instance, its siting, scale, form or massing.

9. The deposit draft Wokingham District Local Plan 1999 (WDLP) is at a reasonably advanced stage as it has nearly completed a public inquiry into objections raised to it. All of the relevant polices in the WDLP have been the subject of objections. Therefore, bearing in mind the advice in paragraph 48 of Planning Policy Guidance Note 1: *General Policy and Principles* (PPG1), I can give only limited weight to the WDLP.

10. The Council has introduced a density policy into the WDLP which states that on sites over 0.3 hectares, no residential development shall be permitted at a net density of less than 30 dwellings per hectare (dph), subject to such density not compromising the quality of the environment. Policies WOS3 and WBE1 in the WDLP are similar in their intent to policies SBE1 and 2 in the Local Plan. Policy WH6 expects a mix and balance of densities, dwelling types and sizes, with particular emphasis on small (1, 2 and small 3 bedroomed) dwellings.

11. PPG3 deals with designing for quality at paragraphs 54 to 56, and says that there should be designs and layouts which make more efficient use of land without compromising the quality of the environment. New housing development must be informed by the wider context of buildings, townscape and landscape. PPG3 also says that the inefficient use of land should be avoided, that is developments of less than 30 dph net. Housing development should be encouraged at between 30 to 50 dph net (paragraph 57).

12. PPG3 says that a community's need for a mix of housing types is a material planning consideration (paragraph 14). Assessments of local housing need should be taken into account in determining the type and size of additional housing (paragraph 11 of PPG3).

13. Paragraph 38 indicates that the policy in PPG3 may supersede policies in development plans which have not yet been reviewed when considering planning applications. Bearing in mind the advice in paragraph 54 of PPG1, I consider that the development plan is not fully up-to-date in reflecting government advice, and that more weight should therefore be given to PPG3 policy.

14. The site lies within the settlement boundary of Barkham Hill in both the Local Plan (policy

proposed houses having 5 bedrooms. This would represent an extreme bias towards larger sized dwellings which would ignore the Housing Needs Survey assessment of a local requirement for more small to medium sized dwellings. The proposal would create a significant area of housing of similar characteristics. I consider that policy considerations indicate that some smaller sizes of dwellings should be introduced on the site, which would also have the effect of increasing the density.

22. On this issue, therefore, I conclude that the proposal would not satisfy the provisions in PPG3 for the more efficient use of land, or for a mix of dwelling sizes and types. The proposal would also be contrary to similar policies in the existing and emerging development plan.

The Second Issue – Effect on Character and Appearance

23. The houses on plots 1 and 2 would be three stories in height, taking advantage of the rise in ground levels from the front of the site towards the rear so that its ridge height would be similar to that of the adjacent No. 275. The proposed houses would be set well back from the road, just in front of No. 275. The bottom storey would contain the entrances and garages, and would be screened from Barkham Road by an earth mound, the existing trees and new tree planting near to the corner of the proposed access road.

24. There are no three storey dwellings along this part of Barkham Road, most dwellings being single storey bungalows or two storey houses in a variety of designs. I saw that the existing trees on the frontage have high canopies, so that views of these two proposed houses would be seen underneath them, particularly in winter when there would be less leaves on the trees. The proposed access would remove part of an existing, high frontage hedge so that the proposed houses would be seen at an angle along the proposed access and joint driveway to the properties. The proposed mounding would screen some of these views, but it would be restricted in length and height due to the existing trees and the proposed joint driveway. The proposed tree planting would take time to mature, even if semi-mature trees were used, and it would not fully screen the angled views from the proposed access road.

25. Despite some mitigating factors, I consider that the proposed houses would be clearly seen from the entrance to the proposed access road and, to a lesser extent, from Barkham Road itself. The unusual three storied height of the proposed houses would give them a tall and dominating appearance in these views. The excessive height would result in a visual impression of a large building mass, especially when compared to the more modest surrounding buildings. They would not fit into the context of the building pattern along Barkham Road, and so would appear alien and out of place.

26. I conclude on this issue that the proposed houses on plots 1 and 2 would seriously harm the character and appearance of the street scene, and that the proposal would therefore be contrary to policies SBE1 and SBE2 of the Local Plan, WOS3 and WBE1 in the emerging WDLP and to government guidance in PPG3.

Other Considerations

27. There are a large number of trees on the site, although none of them are protected by a Tree Preservation Order. The appellant and the Council have undertaken tree survey work with the result that the proposal has been designed so that it would retain most trees commonly held to be of value. Three trees of value are proposed to be felled, but additional planting is proposed along the road frontage. For these reasons, I am satisfied that the proposal would not adversely affect the visual value of the trees to the surrounding area.

STV1) and the WDLP (policy WOS2) where development will normally be allowed. The site is previously developed land as three detached bungalows (No. 271 is split level) presently occupy it.

Reasons

The First Issue – Density and Mix of Dwellings

15. On density, the uncontested figures were that the existing dwellings on the site were at approximately 5 dph, and the proposal would result in around 16 dph. Both main parties agreed that the full application of the draft policy in the WDLP and the relevant advice in PPG3 would produce about 17 dwellings on the site.

16. The appellant's concerns about increasing the density and introducing smaller dwellings on the site related to possible detrimental effects on the local environment. In particular, that a greater land take would result in buildings being forward of the existing dwellings on either side along Barkham Road, an adverse effect on the many trees on the site, and a loss of amenity (privacy and visual dominance) to the occupiers of adjacent houses and gardens. Both parties accepted at the hearing that the proposed shared surface access road would be capable of serving up to 25 dwellings.

17. The site lies within a defined settlement on previously developed land where government policy as expressed in PPG3 is to avoid its inefficient use. The proposed houses would be large dwellings with substantial plots, particularly those to the rear part of the site (plots 3 to 6). Although existing densities are low, this is because most of houses are frontage plots with very long gardens. This proposal would, by amalgamating a number of these existing plots, create its own sense of place, which would be satisfactorily accommodated within the surrounding area. I saw that the area consists of a mixture of dwelling sizes and designs, and that smaller dwellings would not, in principle, be out of place on this site.

18. I consider the proposed density would represent a very high level of land take which, as PPG3 says, can no longer be sustained. On the other hand, I accept that the environmental concerns mentioned by the appellant are genuine ones, which would temper the advice in PPG3 (as accepted in the WDLP policy) of encouraging densities of around 30 dph. It is, as both main parties acknowledged, a matter of judgement and balance. However, I have no doubt that the proposed development density on this site would be too low, bearing in mind PPG3 advice, and even allowing for the specific environmental concerns. It would be possible to increase the density on the site by the introduction of smaller dwellings with an attractive layout and design of high quality.

19. Turning to the matter of dwelling mix, the Council's Housing Needs Survey in 1997 showed that the proportions of dwelling types required are 45% 1 and 2 bedrooms, 25% 3 bedrooms and 30% 4+ bedrooms. As at March 1999, only 25% of completions had 1 or 2 bedrooms and 47% had 4+ bedrooms. This proposal would result in 34% being 3 bedroomed houses and 66% being 4+ bedroomed houses.

20. On a site of this area (about 0.56 hectares), the existing and emerging development plan policies expect and/or require a mix of house sizes and types, with an bias towards smaller dwellings. I have already concluded that there is no reason in principle why the site could not accommodate smaller dwellings. PPG3 seeks to provide a mix of dwelling sizes, and it is this policy that I shall apply in this case, for the reasons I have previously set out. As before, it is matter of judgement and balance in applying this PPG3 policy.

21. The proposal would be weighted towards larger dwellings with, for instance, four of the

28. The most affected existing occupiers in terms of possible loss of privacy would be those in No. 275, which has no side windows in its elevation facing the site, although there are some front bay windows. I saw that there was a reasonable fence, tree and shrub screening along the joint rear boundary so that there would be no overlooking from any proposed ground floor windows. There are no side windows at first floor level in the proposed house on plot 2. The windows at first floor level in the proposed houses on plots 3 and 4 would be located at a sufficient distance from the joint boundary to prevent serious overlooking. Although the house on plot 2 would be further forward than No. 275, I do not consider that any overshadowing would be such as to justify a refusal of permission on that point alone.

29. Concerns were expressed about traffic generation and possible adverse effects on highway safety. However, no traffic figures of any kind (either existing or from the proposal) or accident statistics were put forward at the hearing. The Council as highway authority had no objections to the proposal. From the information available, I consider that the limited amount of extra traffic generated by another six dwellings would not adversely affect highway safety.

30. At the hearing a local resident indicated that some of the existing ponds on the site might contain the Greater Crested Newt and other protected species. However, no owner of these ponds had seen such fauna, nor did the Council's records indicate that, in particular, the Greater Crested Newt was present in the area. It is unlikely, therefore, that nature conservation interests would be harmed.

31. The Council was unable to say at the hearing exactly which local pedestrian and cycle route improvements or road safety schemes the payment in the Unilateral Undertaking would be used for. There are no relevant policies in the development plan which require a payment for these purposes. The Council were unable to say whether the proposal would have been refused permission on highway grounds had the Unilateral Undertaking not been completed. I conclude, therefore, that the Unilateral Undertaking's provisions are not necessary, are not directly related to the proposed development and are not reasonable. It would not comply with the tests set out in Circular 1/97 *Planning Obligations*, and so has no weight in the assessment of this proposal.

Conclusion

32. I have taken account of all other matters before me, but none is as important as those which have led to my decision. For the reasons given above, I conclude that the appeal should be dismissed.

Formal Decision

33. In exercise of the powers transferred to me, I dismiss the appeal and refuse planning permission for the demolition of three residences and the erection of nine 3, 4 and 5 bedroom houses.

Information

34. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

David Vickery

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr H Edwards MSc MRTPI	Associate of Charles Planning Associates, 39 Locks Heath District Centre, Locks Heath, Southampton, Hampshire, SO31 6DX.
Mr D Grainger DipArb(RFS) F.Arbor.A	A F Technical Services, 21 Burpham Lane, Guildford, Surrey, GU4 7LN.
Mr Morris BSc(Hons) MRTPI	Representing the appellant company.

FOR THE LOCAL PLANNING AUTHORITY:

Mrs Polnik BSc DipTP MRTPI	Senior Planning Office with the Council.
Mr Etherington DipArb(RFS) F.Arbor.A	Senior Arboriculturalist with the Council.
Mr Auton I.Eng FIHE	Senior Assistant Engineer with the Council.

INTERESTED PERSONS:

Mr and Mrs Wareham	Local residents, 269 Barkham Road, Wokingham, Berks., RG41 4BY.
Mr Dunn	Local resident, 271 Barkham Road, Wokingham, Berks., RG41 4BY.
Mr Jalland	Local resident, 275 Barkham Road, Wokingham, Berks., RG41 4BY.
Mrs Hill	Local resident, 273 Barkham Road, Wokingham, Berks., RG41 4BY (site visit only).

DOCUMENTS

Document	1	List of persons present at the Hearing.
Document	2	The Council's letter of notification of the hearing and list of those notified.
Document	3	Two letters of representation in response to the Council's notification.
Document	4	Appendices One to Eleven of Mr Edwards' Statement.
Document	5	Unilateral Undertaking under section 106 of the Act, dated 26 September 2000, submitted by Mr Edwards at the hearing.
Document	6	Appendices A to G of Mrs Polnik's Statement.
Document	7	Policies T7 of the Structure Plan, ST3 of the Local Plan and WT7 of the WDLP submitted by Mr Auton at the hearing.
Document	8	Letter dated 26 September 2000 from Mr and Mrs Jalland.

PLANS

Plans	A-K	The application plans: 99.73.020 – Location Plan (Plan A); 99.73.021A – Site Plan (Plan B – now superseded); 99.73.022 – Houses 1 + 2 (Plan C); 99.73.023 – House 3 (Plan D – now superseded); 99.73.024 – House 4 (Plan E); 99.73.026 – House 5 (Plan F); 99.73.027 – House 6 (Plan G); 99.73.028A – Houses 7 + 8 (Plan H); 99.73.029 – House 9 (Plan I); 99.73.030A – Site Survey (Plan J); and 99.73.021 – Tree Survey based on the Site Plan (Plan K).
Plan	L	Amended plan 99.73.021B – Site Plan, submitted with the appeal.
Plan	M	Amended plan 99.73.023A – House 3, submitted with the appeal.
Plan	N	New plan 99.73.031A – Street Scene, submitted with the appeal.

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 21st December 2000

Location: 269 – 273 Barkham Road, Wokingham.

Proposal: Proposed erection of 15 dwellings and demolition of existing 3 dwellings (duplicate application).

Application Number: F/2000/2907

In response to your consultation dated 7th December 2000 for the above application, the arboricultural comments are as follows:

The principle of development in relation to trees was agreed on the previous applications which were dismissed on appeal (but not on tree grounds). This application is very similar in relation to trees and I have no objection to planning permission being granted.

Should planning permission be granted I would recommend that the attached conditions be imposed. I would also recommend that an additional condition be imposed requiring that details of the construction of the foundations and floor slab to the garages on plots 1 to 5 be submitted and approved prior to any demolition and construction commencing.

Neil Etherington
Senior Arboriculturist

WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Condition 01	Attached to Detailed Planning Consent

(a) No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

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

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

(d) The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the LPA has first been sought and obtained.

REASON

To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

Condition 02	Attached to Detailed Planning Consent

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the LPA; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the LPA gives written consent to any variation.

REASON

To secure the protection throughout the time that the development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

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WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Landscape Condition 01 - Attached to Detailed Planning Consent

No development of the site shall take place without the prior written approval of the LPA of the reserved matters, that is details of:

The landscaping of the site (including any proposed changes to existing ground levels, means of enclosure and boundary treatments, hard surfaced areas and materials, planting plans, specifications and schedules, existing plants to be retained and showing how account has been taken of any underground services.

Completion of the above works to have been carried out no later than 12 months from the time of project completion.

REASON

To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

Landscape Condition 02 - Attached to Detailed Planning Consent

No development shall take place until a schedule of landscape maintenance for a minimum of 5 years has been submitted and approved in writing by the LPA. The schedule shall include details of the arrangements for its implementation.

Any plants dying within 5 years of being planted shall be replaced with a suitable replacement specimen.

REASON

To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

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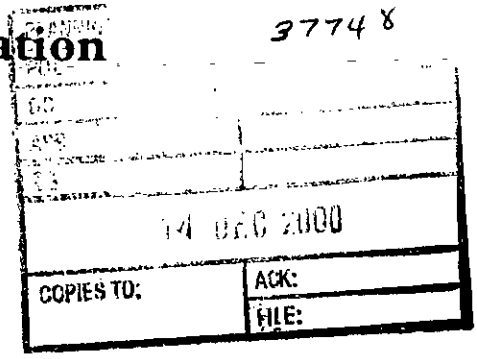
The Ramblers' Association
Working for walkers

37748





Berkshire Area
Groups: East Berks
Great Park • Loddon Valley
Mid-Berks • Pang Valley
South East Berks • West Berks

12 December 2000

Your ref: Mrs B Polnic

Mr J Mitchell
Development Control Manager
WOKINGHAM DISTRICT COUNCIL

70 Broad Hinton
TWYFORD
Berks RG10 OLP

Tel/Fax: 0118 9320285

Dear Sir

Application Nos. F/2000/2908

Site: 269 0 273 Barkham Road, Wokingham

In response to your letter of 6 December, can you please tell me whether a public right of way will, or could be provided, permitting walkers from Barkham Road to access Footpath Wokingham 2 which adjoins the northern boundary of the site?

Yours faithfully
D W BOUNDS
Footpath Secretary
Ramblers' Association - Loddon Group

Registered charity number 1089289

THAMES VALLEY
POLICE

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax. 01635 295126

Date 20th December 2000

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Mrs. B. Polnik
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 2907

Dear Mrs. Polnik

269 - 273, Barkham Road, Wokingham.

Thank you for the details of this application.

The layout of the houses on this proposal creates good natural surveillance over the access road and parking.

Rear gardens are secure, and provided that the footpath along the top of the site is well fenced, the proposal addresses the crime risk as well as could be expected.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the crime risks that this proposal faces include burglary and car crime.

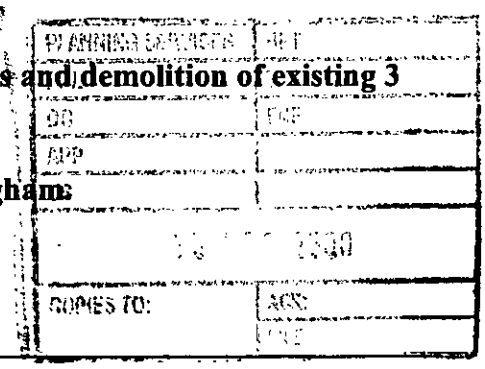
The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments into account when arriving at its decision.

I trust this will be of assistance and thank you for your consultation.

Yours sincerely.

P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

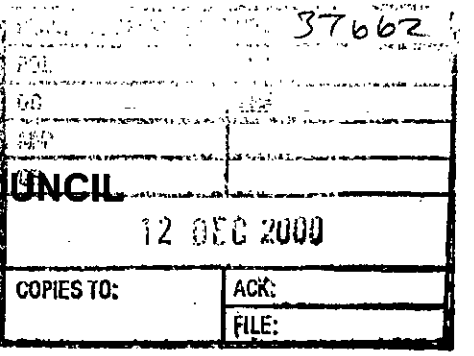
From:	**Graham Barnwell, Public Rights of Way Officer**
To:	**Mrs. B. Polnik, Planning**
Date:	**12th December 2000.**
Application No.	**F/2000/2907**
Proposal:	**Proposed erection of 15 dwellings and demolition of existing 3 dwellings**
Site Address:	**269/273 Barkham Road, Wokingham.**
Applicant:	**Bewley Homes.**



Observations:

No objection to this application.

GRAHAM BARNWELL



WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Mrs B Polnik
Planning

Your Ref: F/2000/2907

Date. December 11, 2000

PROPOSED: PROPOSED ERECTION OF 15 DWELLINGS AND THE DEM,OLITION OF 3 EXISTING DWELLINGS.

LOCATION: 269-273 BARKHAM ROAD, WOKINGHAM

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following conditions be imposed should planning consent be granted :

Standard Planning Condition C070 regarding construction noise.

John Mullaney

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

OBS-BLP

our refs: Mrs B Hinitz
F2000/2907/2908

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08 MAR 2001

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294 Barkham Rd
Wokingham
Berks RG41 4DA

5 March 01

Dear Madam

In reply to your circular dated 1 March regarding the Proposed erection of 15 dwellings on the site of 269-273 Barkham Rd

The District Council has already permitted the erection of a small number of houses on a site formerly occupied by one bungalow approximately 100 yards towards Wokingham on the same side of the road so there is no reason to suppose that the proposed development above referred to will not be permitted likewise

There are two matters I would like to be considered in this connection

A. The site slopes steeply down to the Barkham Rd, I hope that adequate provision will be made to deal with storm water which might otherwise flood on to the Barkham Road and possibly houses + gardens opposite which are below the road level

B. When the proposed dwellings are occupied there will be probably over 15 cars accessing to Barkham Rd This road is already very congested especially at peak times making the road both difficult and dangerous to cross. the problem continues at off peak times due to much increased speeds. A reduction of speed limit in this area would be helpful

Yours etc

5, The Shires
Wokingham
Berks
RG41 4SZ

4 th March 2001

Application Nos. F/2000/2907 and F/2000/2908

Dear Mrs Polnik,

I am writing to object to the above Planning Applications relating to 269-273 Barkham Road, Wokingham.

Barkham Road is already an extremely busy road and during peak hours is often effectively gridlocked. My son takes a council provided coach from the end of Sandy Lane, down Barkham Road to the Forest School. Since starting last September he has regularly been late for school as a result of the bus being unable to get through the traffic and on one occasion last year the bus was involved in an accident. There are also numerous accidents and near misses involving cars in Barkham Road as a consequence of the very high levels of traffic for which the road was simply not designed.It is my opinion that any additional development which will result in yet further traffic on Barkham Road should be resisted

On a seperate point I also object to the fact that the development would involve the removal of a number of large and established trees.

Yours sincerely

N. Weeks

Nigel Weeks

OBS-BLP

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Tel. 0118 977 5330

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Stewart Kearney
318 Barkham Road
Wokingham
Berks
RG41 4DA

2 January 2000

John Mitchell
Development Control Mgr
Wokingham District Council

Dear John

Ref: F/2000/2907

I am hoping that you will be able to help with regards to an objection I placed against the above planning proposal at 269-273 Barkham Road.

I placed my objection to the proposal via your web site on 22 December 2000. However I have been told that the site isn't always operating properly and that my objection may not have been received. I did try and contact the planning officer, Mrs B Polnik, over the Christmas period, but I received no confirmation that my objection had been received.

To this end, I have attached a copy of my original objection, and I look forward to hearing from you in the near future.

Yours Sincerely,

Stewart Kearney

Dear Mrs B Polnik

22 December 2000

Ref: F/2000/2907

The decision to increase the number of properties to be built on 269-273 Barkham Road, from 9 to 15 defies belief. Barkham Road has a number of unique detached and semi-detached properties set in long, although not necessarily wide plots. I object to the development on the following points:

1. CARS - the plot currently holds three detached houses. On average each home has 2 cars. The original proposal increased the development to 9 houses (18 cars), and now the proposal is for 15 houses (30 cars). This is a 500% increase on the traffic currently coming out onto this section of the road.

2. DRAINAGE - with the amount of open ground which will be replaced with bricks and concrete, there will be an increase in the amount of water running off onto Barkham Road. There is already a build up of water on the road about 500 yards from the proposed development, the loss of open ground will only worsen the situation.

3. TRAFFIC - Barkham Road is already very busy, especially at peak hours. Additional cars trying to merge into the queues will only make the situation worse.

4. APPEARANCE - Barkham Road has a number of older properties, this proposed high density development is out of keeping with the general look and appearance of other houses on this road.

It also seems bizarre to have a garage block facing onto the road - again this is not in keeping with other properties on the road.

5. LAYOUT / DESIGN - The neighbouring properties will not only overshadow the neighbouring properties, but at least one is positioned closer to the road, than its would be neighbour at 275 (?). Surely these potential buildings should not be allowed to be closer to the road.

6. PLANNING - the aim of this development appears to be for the developers to make vast amounts of money, without considering the look, feel and appearance of the surrounding area. The plans for these houses have in no way reflected the character of Barkham Road.

Finally, I recognise that areas in Wokingham will be redeveloped, and that Barkham Road must move with the times. Clearly a number of houses and plots have already been redeveloped, but in keeping the existing properties. However this wish to build high density housing in a location where it would not match the existing properties is clearly a mistake. If a small number of replacement detached houses does not meet current planning requirements, then I cannot see how "bunging" a small development into this plot can be the answer. The personal greed of those people owning these plots, and the money driven developers should not over-ride the destruction of one of Wokingham's oldest roads.

I look forward to hearing from you in the near future.

Regards

Stewart Kearney
T. 0118 977 5330

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DC BP | ENF
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Martin & Pole Nicholas
inc. Watts & Son
Est. 1846

12 January 2001
JW/lea/

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS
R N Price BSc FRICS
Associates
R G Griffiths ARICS
(Management Surveyor)
G J R Lewis
(Chattels Auctioneer)
Consultants
D A H Lawrence FRICS
W J Dulborough FRICS
I C Neale FRICS
E J Rus FRICS
Chartered Surveyors

Ms B Polnik
Environmental Services Department
Planning Services
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Ms Polnik

APPL NO F/2000/2907
269-273 BARKHAM ROAD, WOKINGHAM

Further to my letter dated 22 December I have now had the opportunity to view the plans and to compile this objection letter on behalf of the occupiers of 275 Barkham Road. I hope that you will give its contents your serious consideration.

Policy Background

The relevant policies are set out in the adopted South East Area Local Plan (SBE1 & SBE2) and the emerging district wide Local Plan (WOS3, WBE1, WH1 & WH6).

SBE1 refers to the need for good design and the contribution to the character and setting of an area. SBE2 resists proposals that would be inappropriate in terms of relationships to other properties and the density and character of the area.

Policy WOS3 combines the principles of those two policies into a criteria- based policy for defining acceptable new development. In the preamble to WOS3 reference is made to the need for new development to be;

> "appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings...In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car."

Continued/..

These principles are carried through into policy WOS3 as criteria a, c & f. The relevance of these to our objection are discussed later in this letter.

Policy WH1 encourages residential development on unidentified sites in identified settlements subject to compliance with criteria that again, amongst other matters, seeks to protect local character and prevent any adverse impact on neighbouring properties. WH6 encourages the provision of accommodation to meet identified local housing needs for smaller family housing and accommodation or singles or couples.

In addition to the above the Council has adopted a new housing density policy to encourage higher density housing on appropriate sites, in accordance with PPG3. These last two items are of particular relevance as failure to comply with these led to the previous proposal for nine 3, 4, & 5 bedroom dwellings being refused and subsequently being dismissed at appeal. The inevitable repercussions of which is the current application for more housing on the site.

Grounds for Objection

Our client accepts that this large site is suitable for redevelopment for housing and accepts the principle of seeking the more efficient use of available development sites to provide much needed housing. The objection is against the proposed layout of the proposal and the potential for overlooking to their property and between the proposed properties. A further objection is against the development's generous accommodation of the car. This is perhaps best illustrated by the siting of two large garage blocks on the frontage.

Layout & Concept

Plots 1-5 are very small two bedroom houses with tiny gardens measuring no more than 5.2 metres in length and on average measuring just 13 m². However, to serve these little houses are two garage blocks. The triple garage measures 52 m² and has a ridge height of 5.5 metres while the double garage measures 33 m² and also has a ridge height of 5.5 metres. This is in addition to 5 uncovered car parking bays. How does the use of so much space for car parking accord with the Council's stated intent to reduce reliance on the car? PPG3 seeks more efficient use of land for housing and para.s 59-62 encourages the reduction in car parking provision. Para.62 states that developments with more than 1.5 off street spaces are unlikely to reflect the Government's emphasis on securing sustainable residential environments.

The back to side distance between plots 1-5 and plot 6 is just under 6 metres and the distance from the back of plot 6 to our client's garden boundary is 5.5 metres. The back of Plot 15 is just 10.5 metres away from the back elevations of plots 13 & 14. The potential for overlooking between the houses is considerable. Plots 6-8 are three bedroom family houses but enjoy only an average sized garden of 22 m².

Continued/...

Plots 8 & 9 have gardens of 5.5 metres in length that face south-west. There is a good quality silver birch tree on the common boundary measuring c12 metres in height and with a c5 metres canopy spread (according to the applicant's own tree survey). The shadow from this tree is likely to be a nuisance for future occupiers. Plot 10 has one of the largest gardens on the scheme but it is almost totally enclosed by high (12 metres) oak trees and faces north. According to the proposed layout only a fraction of the garden will not be overhung by tree canopies. The long-term survival of these trees must therefore be in doubt.

The conclusion of the above analysis is that in order to reach a higher density and to provide a mix of housing that could still retail at a high value (hence the garages) the developer has proposed a layout that still fails to comply with your policies. It poorly relates to its neighbours, creates poor relationships within the site, fails to make a positive contribution to the character of the area and a high level of car parking (in excess of Central Government advice) is proposed. All of these make the proposed development contrary to criteria a, c & f of emerging policy WOS3 and adopted policies.

Alternatives

As stated before our client accepts that residential use of the site is the best option and that the site is probably under-developed at present. Of course the developer will be keen to keep the number of dwellings to 15 or fewer to avoid having to provide affordable housing (Policy WH7). If the Council is minded to concede that the proposed mix of 15 dwellings is acceptable then it is our view that this can still be achieved in a less harmful way. The presence of so many trees on the site would tend to lend itself towards a mix of houses and flats so communal gardens could be used in the more sensitive areas. This would be a more efficient use of the land and perhaps enable the developer to offer more spacious accommodation for the smaller dwellings than currently proposed.

It is accepted that a proposal should not be rejected simply because there is a better alternative. However, in this case the proposal fails to comply with adopted and current policies and should therefore be rejected. I hope that these comments can be taken in to consideration and that you will keep me informed of your progress in determining this application.

Yours sincerely

Julie Williams BSc(Hons) DipTP MRTPI
for Martin & Pole, Nicholas
Planning Department

Cc Mr and Mrs Jalland

17, The Shires
Wokingham
Berkshire
RG41 4SZ

22nd December 2000

Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire

Your ref: Mrs. B. Polnik
F/2000/2907 & F/2000/2908

Dear Mrs. Polnik

Re: Proposed erection of 15 dwellings and demolition of existing 3 dwellings at 269 -273 Barkham Rd., Wokingham

I would like to comment on the above proposal. I understand that the basis of this application is to increase the number of dwellings to be built, and to make other modifications in response to the refusal of an earlier application made by Bewley Homes to erect 9 dwellings on this site.

I am aware that following the Local Plan Inquiry, that the original proposals to build a sizeable estate south of the M4 at Grazely has been rejected. I understand that as a result pressure has been put upon the Wokingham to increase the density of housing developed on 'brown field' sites, in order to meet government targets for new dwellings. I note that in rejecting the original application, and in the subsequent appeal that PPG3 is quoted as providing guidance in this matter - the principle being that of 'sustainable urban development'.

I did not comment on the original proposal, though in my view a development of 9 dwellings where 3 had previously stood was not in keeping with the character of the area and would be detrimental. I was, however disconcerted at the reasons for rejecting the application. I consider that the revised application is less desirable than the original and I am concerned that the interpretation being put on the guidance in PPG3 is not consistent with the spirit of the guidance and the Local Plan. I believe if this approach continues, it will be much to the detriment of Wokingham.

Although a small number of inappropriate higher density properties were erected along this section of Barkham Road in the past, the area is characterised by larger houses set back from the road. All development in recent times has been high quality, low density housing, and just beyond the site towards Barkham the countryside either side of the road opens out into fields. The proposed development is on the fringes of Wokingham town, and it is most unlikely that the residents of the new estate will be able to reach local amenities without using cars. Although there is a bus service into Wokingham, the frequency and quality of this service is poor, and there are no cycle

paths. The Barkham Road is very congested at peak times, and I believe there are several road improvement schemes under consideration - for example at the junctions of Molly Millers Lane and Bearwood Road. The problems around the level crossing adjacent to Wokingham Station result in significant difficulties for traffic approaching Wokingham from the Barkham Road - this development will potentially add another 30 cars to the existing situation.

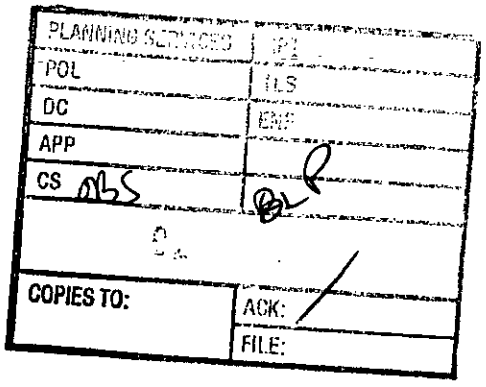
My understanding of the intent of PPG3 was to encourage development close to existing amenities, I would not interpret the proposed site as being an 'urban development' - it is around 2 miles to the railway station, local library, shopping etc. It would also seem that the development is not in the spirit of the Local Plan - e.g. policy SBE1, which recommends development which is appropriate to the character of the area and making a positive contribution.

When moving in to this area 2 years ago, I made inquiries to find out the local planning policy, and I was pleased to find that the Council were conscious of the need to retain the character of the area. This contributed to the decision to move to Wokingham. In relation to my current address, I understood that it was the intention to retain some green land between Barkham and Woose Hill in order to preserve the different identity and character of the two areas - Woose Hill being higher density development. This proposal weakens the differentiation, and it will become progressively difficult to retain the strategy. If the planning authority encourage the philosophy of maximising the density of development irrespective of the location, the character of Wokingham and Barkham will be lost - together with its ability to attract prosperity by providing an attractive environment in close proximity to thriving business and well connected to major transport systems.

Your web site claims that the main strategy for Wokingham District Council's district plan is to slow down development and to protect the environment - this proposal seems to be at odds with this strategy.

Yours faithfully

Peter Jay



300 Barkham Road
Wokingham
Berks
RG41 4DA

Tel: 0118 978 3395

2 January 2001

Mrs B Polnik
Case Study Officer
Wokingham District Council
Shute End
Wokingham
Berks

Dear Mrs Polnik

F/2000/~~2097~~ 907 and F/2000/~~2098~~ 908: 269 - 273 Barkham Road, Wokingham

I write further to your letter dated 6 December 2000 and the subsequent posting of notices concerning these applications. I have numerous concerns and objections regarding the above and detail some of them below.

I cannot help but contrast the developer's approach to the above application against the previous ones and wonder if this new proposal is designed to be as contentious as possible.

Before the previous duplicate applications were submitted, the neighbour who is spearheading this development showed site plans to some of the neighbours and Bewley Homes wrote to the immediate neighbours with copy plans, inviting them to raise any concerns with them.

For the above applications, the communication has been conspicuous by its absence. Indeed, the proposed development looks set to cause the maximum detrimental impact on the neighbourhood as possible. No 275 will suffer much more from this proposal with not only more properties bordering them but also increased numbers of people and traffic.

The garages for plots 3, 4 and 5, and once again Plot 15, are shown as forward of the established building line - a situation WDC have previously advised local residents is unacceptable. From the other side of the road, this development will have a major impact due to the topographical features of the site, resulting in all the properties and accompanying cars being visible.

If 2 x 3 storey, large detached dwellings were deemed alien to the streetscene, then surely 5 x 2 bedroom terraces and 2 garage blocks must be.

However, despite all the above I understand from your Planning Department that the developers did not seek to discuss possible compromises with you before the two applications were submitted.

continued .....

'Green Route' - Policy WBE12

I am concerned that despite recommendations from Environmental Design on 27/4/2000 and again on 31/7/2000 that Tree Preservation Orders be placed on trees threatened by the previous applications, recent enquiries suggest that these have not yet been served. This is probably a unique site in Barkham Road with the steep rise in ground levels from the street and the amount of mature trees all over the site along with mature, high hedgerow at the front of the 3 properties. This contributes greatly to the green route into Wokingham that WDC has consistently documented, over a number of years, as requiring protection at all costs. The applications detail proposals for re-planting of hedges and trees but there will be significantly less in the way of hedgerow at the front of the development than there is now and thus the development's impact on the streetscene will be exacerbated.

Documents in the case files for the previous applications indicate that Environmental Design supported the refusal of planning permission for 9 houses on the basis that it was contrary to WBE12 and was unacceptable as the plans stood in relation to the retention of the best trees on the site.

From the limited information available at this stage, I find it difficult to see how the new applications address these very real concerns.

Traffic Implications

I am extremely concerned at the impact on the streetscene, the local residents and indeed other users of Barkham Road, from the increased number of cars which will go hand in hand with 15 properties. In fact, one can only guess at the number of cars involved for new residents, let alone additional cars for their visitors. Whilst I am aware that PPG3 seeks to reduce the reliance on cars by not providing large areas for parking, unless someone is going to dictate that people buying these new properties may not do so if they have more than 1.5 cars per property - making them just about unsellable - how is this going to work in practice?

Additionally, if this development is granted on the existing basis, the lack of parking for plots 1 - 5 and the gap between the garage blocks may well result in the areas to the side of the double garage and the back of the triple garage becoming an overspill car park in the future. This road has been referred to as a 'minor road' in the case file but it has major traffic flows all through the day and particularly at peak times. Lack of adequate parking on the site may leave residents and visitors with little option but to park on the road.

This would be totally unacceptable, particularly from a safety point of view with two bus stops in very close proximity (which are additionally pick up and drop off points for locals schools). Surely, the application of PPG3 in instances such as these would be totally inappropriate and may well lead to casualties and increased congestion on this stretch of road.

I am amazed that the sight line guidelines were relaxed in the previous application in such a potentially dangerous situation and I now look for WDC to ensure this does not happen again.

continued .....

PPG3

The application of PPG3, and WDC's own density policy, to increase significantly the density of development in Barkham Road, would seem to indicate that WDC now views this area as an integral part of Wokingham Town. If this is the case, what will happen to the gaps between settlements adjacent to Limmerhill Lane which have always been sacrosanct. Perhaps WDC should use this application to communicate some of its future plans which, due to the Plan process, are difficult to see at this stage with any clarity.

Moreover, if this proposed development has larger implications for other residents in Wokingham District, particularly in the application of PPG3 and WDC's own density policy, then they should be advised and their comments sought as a matter of urgency.

271 Barkham Road

The timing of this application and its inherent deadlines have made meaningful research difficult due to the Christmas holidays. However, I am currently researching the origins of this property which I believe may have implications for this application. Whilst being unable to comply with your deadline of 3 January 2001 for comments, I do not anticipate a long delay and I trust you will still consider these additional comments.

Summary

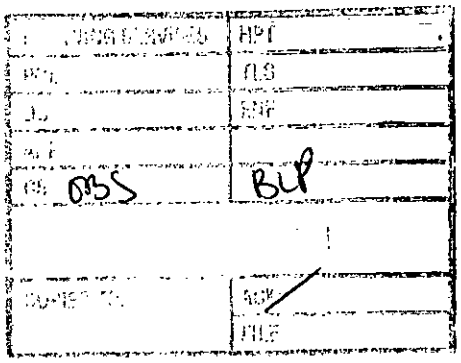
In summary, I believe these applications should be refused on the following basis:

- The proposals represent an over development of this site, irrespective of PPG3 guidelines, which will have a detrimental effect on the locality
- The location of the site within a defined 'green route'
- The topographical layout of the site and its inability to hide any of the development, resulting in visual dominance
- The very real impact on the mature trees and hedges, both now and in the future
- The houses and garages shown forward of the established building line, which has rigorously been preserved by WDC when other residents have sought to build forward of it in the past
- The significant impact on the streetscene and local residents of the increased number of cars and inadequate parking on the site.

Yours sincerely

Kaye Dix

Kaye Dix



300 Barkham Road
Wokingham
Berks
RG41 4DA

Tel: 0118 978 3395

2 January 2001

Mrs B Polnik
Case Study Officer
Wokingham District Council
Shute End
Wokingham
Berks

Dear Mrs Polnik

F/2000/~~2007~~ 907 and F/2000/~~2008~~ 908: 269 - 273 Barkham Road, Wokingham

I write further to your letter dated 6 December 2000 and the subsequent posting of notices concerning this application. My very real objections to this scheme are:

Number of Dwellings

I am aware that the previous application on this site was refused on the basis of the number of dwellings being below the land take acceptable to PPG3. The view that the land area is capable of supporting seventeen dwellings has been expressed by both the local council and the Inspector (at the previous application appeal). However, the Inspector commented further that environmental concerns are genuine and that these would temper the advice of PPG3. As acknowledged by both parties to the appeal, Bewley Homes plc and the Council, *'it is a matter of judgement and balance.'*

Two units short of the theoretical appropriate density does not appear to introduce much judgement and balance, a development of considerably closer to the original nine properties more adequately reflecting this view.

It should also be considered that the site is constrained by access, the need for adequate distances to prevent overlooking to existing properties and the position of existing mature trees.

Mix of Dwellings

During the course of the appeal on the previous application, the Inspector acknowledged that the views on mix of dwellings require *'judgement and balance in applying this PPG3 policy.'* The Inspector made reference to the Council's Housing Needs Survey and the proportions of dwelling types required. However, it may be more appropriate to consider the Council's Planning Commitments for Housing as at 31 March 2000 which monitors planning against the Needs Survey conducted by

David Couttie Associates. In section 1.03, Meeting Housing Need, the report acknowledges that the required mix is not being achieved throughout the district stating that *'a disproportionate number of the one and two bed dwellings are concentrated in four parishes - 29% in Wokingham.'* In this context the need for a mix, and therefore a higher number of dwellings on this particular site, is unsubstantiated. Indeed, when one considers the two bedroom dwellings recently provided near the swimming pool, on the Reading Road, on the site of the old garage near the station and on the old football ground there appears to be a need to encourage a mix moving away from the current proposal. The inclusion of this proposed mix can only exacerbate the imbalance currently being created throughout the parish of Wokingham. Individual sites must be considered as an element of the district and not in splendid isolation. PPG3, para 56 states that *'new housing development of whatever scale should not be viewed in isolation. Considerations of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality.'*

Sight Lines

The recommendation for refusal of the previous application, under point E, states that the normal requirement for visibility splays in this type of situation would be 4.5m x 120m. It also makes reference to the reduction of splays to 2.5m x 120m which the Highway Authority considers to be acceptable. How this can be justified is not clear, particularly when one considers:

- The weight of traffic on this road
- The site entrance is situated, from the town, on a rising approach which will tend to distort perceptions of approaching traffic
- The increase in number of dwellings

Can we now have some comfort that these sight line requirements will be more vigorously upheld for this particular application ?

On the previous application the Inspector called into doubt the justification of the payment of a Unilateral Undertaking for unspecified highways work. It is hoped that,if a £50,000 incentive is not now an issue, then this will allow the Highways Department to apply the previously defined standards as appropriate and thus help to ensure the safety of the local residents and other road users.

Impact on Street Scene and Environment

This application is unacceptable in terms of its impact on the street scene. The block of five two bedroomed houses and associated garages, in two blocks, are every piece as objectionable as the pervious applications' three storey properties. They do not blend in with the existing frontage of detached properties and present an alien feature since they do not fit into the context of the building pattern along Barkham Road. They would result in a visual impression of a large building mass, especially compared to the surrounding buildings. The introduction of more hard landscaping will increase the risk of storm damage through water discharge. Properties on the south side of Barkham Road have suffered as a consequence of this year's storms.

Tree Loss and Impact on the Green Route

The previous application for nine properties was criticised for its impact upon the trees in this site and the subsequent impact upon the Green route that Barkham Road has been designated as for many years. Indeed, at a meeting with the developers on 4 August 2000, Mrs Polnik expressed concern over the *'resultant impact upon the character of the area ..... particularly when viewed from Barkham Road.'*

It seems inconceivable that fifteen properties can cause less damage than the previous application for nine, either as a result of the construction process, impact on established water courses or as a result of new owners' requirements.

Layout

The site layout on Plan A00/106 P/01 dated November 2000 represents an unacceptable congestion of the site, particularly when what appears to be an unadopted road serves nine properties, which is considerably more than the Council's guidelines.

Plot 15 and the garages for plots 3, 4 and 5 are in front of the building line established at 265 and 267 Barkham Road. Plots 6, 7 8, and 9 represent an unacceptable dominance and over looking to 275 Barkham Road. The layout is ill-considered with the balance of the two bedroom properties being concentrated on the left hand side of this site and thus presenting an unacceptable mass when viewed from the road.

Off Street Parking

There is a completely inadequate supply of off street parking. Notwithstanding the requirements of PPG3 more off street parking must be provided in order to ensure that no parking occurs on Barkham Road (refer also to concerns over sight lines). Whilst I appreciate that PPG3 seeks to reduce dependence on the car there are no suitable alternatives in this part of Barkham Road. I would be happy to accompany a policy maker from Mr Prescott's department on the one mile walk to the station on a cold, wet and dark morning in order to provide them with a gauge to demonstrate their understanding of the realities of travel in this area. Cars are a necessity here, not a nice to have.

In summary it would appear that this site is compromised by the requirements of PPG3, the impact on the environment and the green route, access from the road, the topography of the site and the amenity currently enjoyed by the local community. It may be more appropriate for each of these plots to be developed on an individual basis.

Yours sincerely

Stephen Dix

Stephen Dix **ARICS**

letter in 22/12/00

Acorns
281a Barkham Road
Wokingham
Berkshire
RG41 4BY

B. Polnik

Planning Officer
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

OBS BCP

21 December 2000

Dear Sir/Madam

RE: APPLICATION NUMBER F/2000/2907

We write with reference to your letter of 6th December concerning the above application.

We are extremely concerned to note that a possible further fifteen dwellings might be built nearby, not least because of the volume of additional traffic movements which will obviously occur in this vicinity.

We are further seriously concerned about the application due to the problems we already experience with our water supply. The water company has already had to take remedial action to improve our supply and, even now, there are times when our bathroom water struggles to come out of the tap if water demand is heavy.

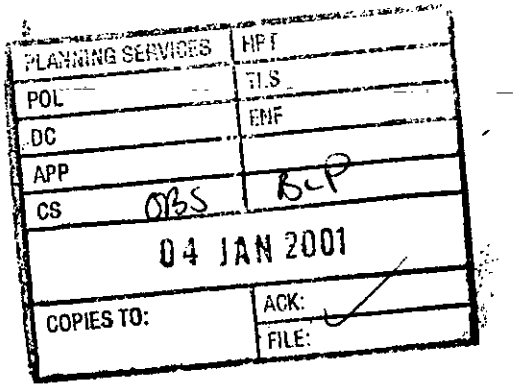
We feel there is insufficient water pressure to sustain more housing along the Barkham Road and would therefore request that this application is refused.

Yours faithfully

A. McCormack M McCormack

A and M McCormack

4 Blandford Drive
Wokingham,
RG41 4EN
31st December 2000



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

Dear Sir/Madam,

Proposals:	Proposed erection of 15 dwellings and demolition of existing 3 dwellings (duplicate application)
Location:	269-273 Barkham Road Wokingham
References:	F/2000/2907 & F/2000/2908 Mrs B Polnik

Thank you for your recent letters regarding the above applications. Our comments are as follows:

1/ Site Layout
The proposal represents over-development of the site. The density and mix of housing is not in keeping with the immediate locality and will therefore have a detrimental effect on the Barkham Hill settlement.

We are particularly concerned that, given typical car ownership levels for the area, there will be insufficient parking spaces within the site, leading to the hazard of cars being parked on the main road or on pavements.

As Barkham Road is a designated 'green route', we believe that planning guidelines regarding housing density should be applied sympathically and with due consideration for the area.

2/ Impact on environment of Barkham Road
The proposal would change the tree-dominated appearance of the site as viewed from Barkham Road. The existing chalet-style dwellings, which are set back from the road and well screened by trees, would be replaced with higher buildings set closer to the road, in front of the existing building line for the locality.

We are also concerned that, in addition to the planned loss of a number of mature trees, there would, in time, be pressure to remove additional trees as future residents find they have an adverse impact on their properties.

3/ Accesses off a private road
The plans appear to show that 9 of the 15 dwellings will be accessed from the narrower 'shared surface'. We understand that this significantly exceeds design guidelines, adopted by Wokingham District, of five access points off a private road.

The plans also do not appear to include provision for turning/manoeuvring vehicles, such as refuse collection, on the adopted part of the road.

If this proposal is to be approved, then the entire road should be of a standard suitable for adoption.

4/ Contributions to local improvements
We understand that a sum of £50,000 was offered during a previous development application for this site, to cover unspecified improvements to the local environment. We are concerned about the general nature of such payments being made to ease the planning process without any up-front spending plans.

If this application is granted, we would like to see any such incentive payments be used for specific, agreed improvements to the environment of the Barkham Hill settlement within a year.

Yours faithfully,

Dr KM Kennedy
Mr RJ Kennedy

PLANNING
POL
DC
APP
CS DCP
13 DEC 2000
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FILE:

OBS TO 2000/2908.

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 11 December 2000 20:44
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

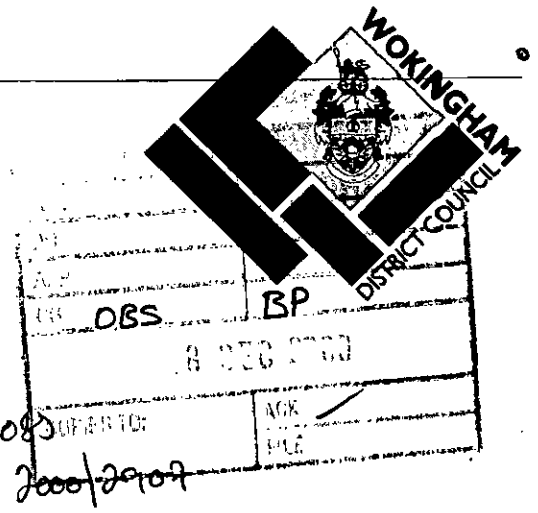
NatureofEmail: Object
ApplicationNumber: F/2000/2908
Correspondent_FullName: Mr Christopher benham
Correspondent_StreetAddress: Chestnuts
Correspondent_Address2: 14 The Shires
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 4SZ
Correspondent_Telephone: 0118 9790032
Correspondent_Email: benhams5@aol.com

Comments:

As a recent house owner in the Shires I am alarmed that within a 6 month period I find myself contesting yet another development on the same plot of land. Please find detailed below my reasons for objecting to the proposed development:
1) How are you you going to fit 15 houses into such a small area. This is nearly double the previous number of houses that was rejected in the application earlier this year. I suspect it will be a major eyesore from the road and to all of the surounding residents.
2)How will the traffic infrastructure cope?. The Barkham Road is already a heavily congested area, I believe you already have made provision for a minimum of two roundabouts located at the Bearwood Road and Barkham Bull junctions. Working on the assumption that each household has 2 cars that is another 30 cars that will be rushing in and out of that small development. Perhaps you should plan for another roundabout.
3) The Barkham Road is rapidly turning into what was once a semi rural area into an extension of Wokingham. This development is just another step towards Wokingham lossing its character as a market town.
4) With the proposed removal of established trees this development will guarantee the loss of privacy to many of the surrounding neighbours 275 and 267 Barkham Road as well as some of the houses on the shires development.
5) In relation to the additional noise that 30+ cars and probably in excess of 60+ residents bring with it I dread to think of the increased volume of noise in the vicinity.

As my opening comment states, I am gobsmacked that I find my self appealing again after 2-3 months since the last apppeal. If you read my initial letter objecting to the first proposed development I point out to you that this development is driven by the potential financial gain of three house owners (269, 271 and 273 Barkham Road). I suspect they are financial backed by the potential property developer/builder who along with the residents offer no consideration to their neighbours or the surrounding area. Their only consideration is to their pocket I therefore strongly recommend that this proposal is firmly rejected.

Ian Jordan



From: WebComments@wokingham.gov.uk
Sent: 17 December 2000 09:50
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2000/2907
Correspondent_FullName: Mrs. J. Bundred
Correspondent_StreetAddress: 298 Barkham Road
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 4DA
Correspondent_Telephone: 0118 9794439
Correspondent_Email:

Comments:

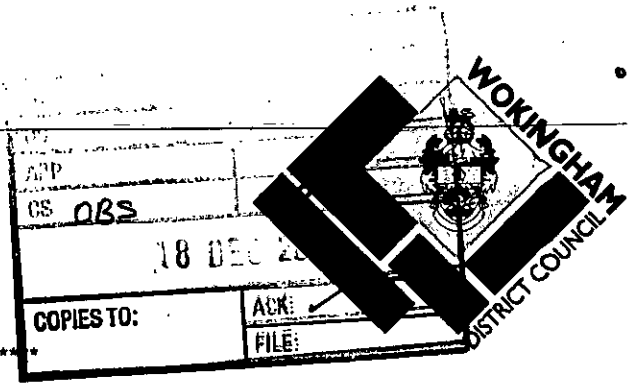
I object strongly for the following reasons:

1. Safety - we have 3 children and there are two bus stops used by school children directly outside the proposed site. Barkham Road is too busy as it is and an additional road with 15 dwelings will increase the danger of cars overtaking and pulling out.

2. We will be directly over looked by the proposed dwellings and will therefore suffer a loss of privacy. Because of the lie of the land, our top floor including bathrooms and bedrooms will be directly level with windows in the proposed dwellings.

3. This is too high a density of dwellings for a residential area, replacing 3 houses with 15 is not acceptable and will materialy alter the nature of this part of Barkham Road.

Ian Jordan



From: WebComments@wokingham.gov.uk
Sent: 17 December 2000 09:38
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2000/2907
Correspondent_FullName: Mr. M.R. Bundred
Correspondent_StreetAddress: 298 Barkham Road
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 4DA
Correspondent_Telephone: 0118 9794439
Correspondent_Email: mikeb@softweb.co.uk

OBS
2000/2907

Comments:

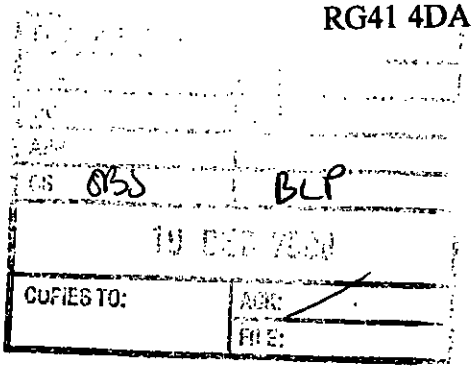
We object strongly to this planning application. This proposal is far too dense for this residential area and would increase the traffic on Barkham Road.

We live directly opposite and will be directly affected by the noise and disruption caused by the building of these proposed dwellings.

We would be prepared to accept a smaller number of residential homes but not to replace 3 dwellings with 15.

BY HAND. 18/12/2000

306 Barkham Road
Wokingham
Berkshire
RG41 4DA



17 December 2000

Mr John Mitchell
Development Control Manager
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Sir

Re: Application No. F/2000/2907 269 – 273 Barkham Road, Wokingham

We recently received your letter concerning the above application. We are very unhappy about the proposed development.

The traffic can be very fast at this stretch of the road. The access road will come down to the main road and we invisage accidents where children, on bikes, run out into oncoming traffic.

The amount of traffic, in and around Wokingham, is already far too great. We all know the situation and yet the council still allows more houses to be built. We simply cannot have more development along this road because of the heavy traffic.
We understand that no survey of road usage has been done for this particular section of road. This should be a prerequisite before permission is granted, especially as the planning officers never see the road during rush hour. We noticed that your last site visit was at 2.30 in the afternoon, which is hardly peak period.

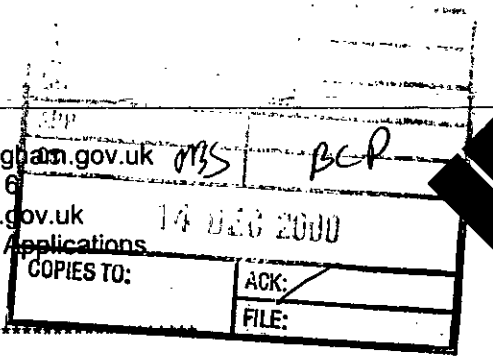
The other objections we raised on earlier plans for the same site stand. We particularly object to the large number of houses. Nine, as proposed last time, was too many, and now you want to allow fifteen. Increasing the number of proposed houses forces us to ask ourselves if you are taking any notice of objections to this scheme.

Yours sincerely

Alison Wrobel Allan Wrobel

Allan and Alison Wrobel

Ian Jordan





From: WebComments@wokingham.gov.uk
Sent: 13 December 2000 23:16
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2000/2907
Correspondent_FullName: Ron Adams
Correspondent_StreetAddress: 6 Blandford Drive,
Correspondent_Address2: Barkham Road,
Correspondent_Town: Wokingham.
Correspondent_County: Berkshire
Correspondent_PostCode: RE41 4EN
Correspondent_Telephone: 0118 979 2774
Correspondent_Email: rjadams@waitrose.com

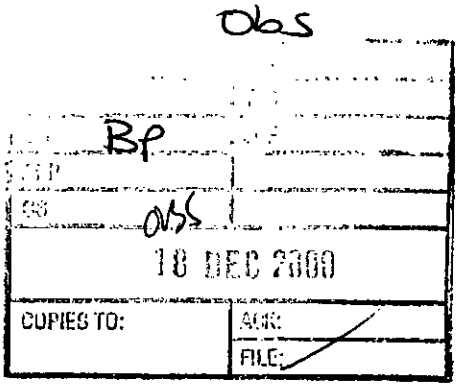
BD to
2000/2907
BP

Comments:

I feel that the qty of 13 houses is
too hight the previous appliclation for 9 was much better.
13 is over development and will add
probably 20 to 26 cars to Barkham
Road. this road needs considerable resurfacing work, especially to reduce noise.
Mr.Prescott is wrong in saying we need higher density building.

Tele: 0118 979 2774 44 0118 9792774
Email: rjadams@waitrose.com

6 Blandford Drive,
Barkham Road,
Wokingham,
Berkshire,
RG41 4EN



18th December 2000

Wokingham District Council,
Environmental Services Dept.,
Shute End,
Wokingham,
RG40 1WR

For the attention of John Mitchell
Development Control Manager.

Dear Mr. Mitchell,

Re: Application Number F/2000/2907

Thank you for your letter dated the 6rh December with regard to the proposed development.

I feel I must object to the high density that is now proposed. The pervious proposal, the plans that I did inspected at Shute End, were quite acceptable.

Considering the high volume of traffic which use Barkham Road, especially in the morning between 07.00 and 09.30 hrs and in the evening between 16.00 and 18.30 hrs. it is often virtually impossible to join the traffic, particularly if you want to cross the traffic, having an additional 15 dwellings will probably increase the volume by at least another 30 cars.

Apart from the traffic volume, it is not in keeping with other developments in this area considering the small size of the plot, (the development in which I now live is a good example). Allowing a development of this size, considering the small size of each property will now have to be, will in fact bring down the value of the whole area.

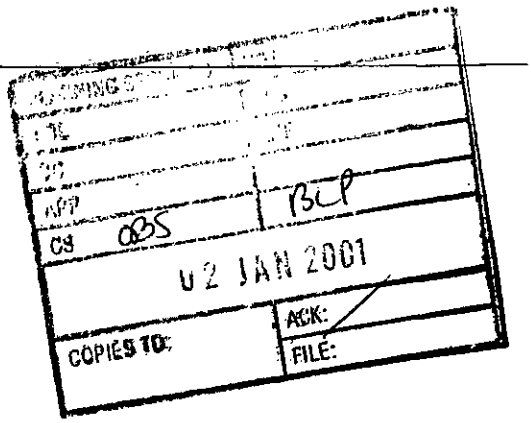
One also must consider the state of the Barkham Road, it has been hacked up so much of recent years and has poor drainage also has such a noisy surface, any additional traffic makes living on the road even more unacceptable than it already is.

I trust that you will consider these points before allowing this development.

Yours sincerely,

Ron Adams

Ian Jordan



From: WebComments@wokingham.gov.uk
Sent: 01 January 2001 18:14
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2000/2908
Correspondent_FullName: Ron Webber
Correspondent_StreetAddress: 19 the Shires
Correspondent_Address2: Barkham
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 4SZ
Correspondent_Telephone: 0118 9782470
Correspondent_Email: ron.webber@cwcom.net

Comments:

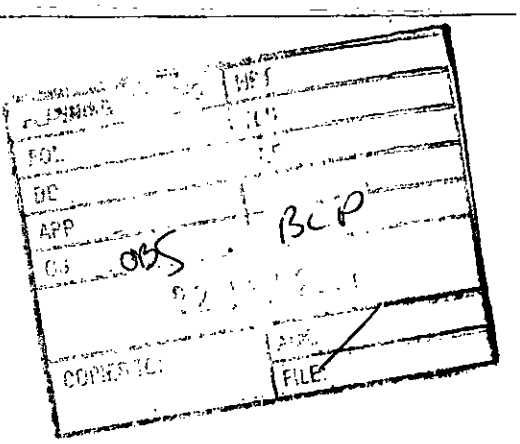
I object to the application on 2 grounds.

1) The density of the development is significantly out of keeping with the surrounding properties.

2) We have a picture window in the Dining Area of our kitchen which currently has very pleasant views across the gardens of the properties affected by this application. This view will be significantly affected by the planned development and will impact our privacy.

I believe this objection is technically out of date but we did not receive the letter, due to the Christmas post, in time to investigate the application before this weekend.

Ian Jordan



From: WebComments@wokingham.gov.uk
Sent: 30 December 2000 21:54
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2000/2908
Correspondent_FullName: Clive Elsmore
Correspondent_StreetAddress: 292 Barkham Road
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County:
Correspondent_PostCode: RG41 4DA
Correspondent_Telephone:
Correspondent_Email: CliveE@Bigfoot.com

Comments:

30/12/2000

Dear Sirs,
Re Planning Application F/2000/2907
269-273 Barkham Road

I am writing to object to the proposed erection of 15 dwellings on land previously occupied by 3 dwellings, for the following reasons:

The visual amenity of the area will be damaged by such excessive development.

The proposed mix and density of dwellings is out of keeping with the rest of the area.

Proposed buildings are too far forward from the existing building line.

The development does not have sufficient parking spaces for the number/type of dwellings and will inevitably lead to parking on Barkham Road particularly by visitors. You cannot force reduced car usage by simply reducing the number of parking spaces.

The number of small properties (likely to be occupied by adults only) will result in a higher number of cars than if there were fewer properties which were bigger and occupied by families.

The site line at the entrance is inadequate particularly with the large number of vehicles accessing the development and the high (40MPH) speed limit of Barkham Road.

The entrance is too close to existing bus stops.

The entrance will be yet another obstacle to any intended shared path/cycleway along Barkham Road.

The original application for seven larger/quality dwellings was more acceptable

PLANNING SERVICES | RPT
POL | LS
DC DBS | BPS
APP |
CS |
13 FEB 2001
COPIES TO: | ACK
FILE:

Nigel Morris,
267, Barkham Road,
Wokingham.

Telephone (0118) 978 0[illegible]

7 / 2 / 01

Dear Mrs Polnik.

Below please find details concerning my objection to planning application ref. F/2000/2908/7.

The application is for permission to demolish three homes, and their replacement with fifteen.

Whilst not objecting to the principal of redeveloping the site, I do object to the position and size, of the house proposed for plot 15, which is the largest of the proposed new homes, and of a size that extends beyond the line of the front of my house, and also extends beyond the line of my house at the rear.

The effect of the building in this position, will be that of a substantial reduction in the amount of light admitted to my sole kitchen window, which will face a two storey brick wall with a gable adding further height at the rear side. In addition, the sole window that provides light to my stairwell, would also suffer a notable reduction in light. My safe use of both areas is likely to be reduced without the use of electric lighting, and use of the areas,during winter months inparticular, are going to rely heavily on lighting, just to achieve a cheerful level of brightness.

I understand the house on plot 15, needed to be positioned only 2 metres from my boundary, due to the placing of a tree preservation order on a pine tree at the other side of the proposed house. This situation, if correct, would suggest that a pine tree, outweighs the importance placed on my quality of life, and the benefit of light enjoyed in this house by my grandparents, parents, and now myself, in what is my lifelong family home.

I did object to the original application, but am unsure whether this will be applied to this application. I realise this appeal for your help is late in the process, but your help would be much appreciated.

Yours sincerely,

N Morris

PLANNING SERVICES	HPT
POL	TLS
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CS OBS	BP
29 JAN 2001	
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	FILE:

327a, Barkham Road
Wokingham
Berks
RG 41 4DJ

25th January 2001

The Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Sirs

Ref: Planning Application F/2000/2907
Barkham Road

I would like to object to the subject planning application in Barkham Road on the following grounds.

1. The density of traffic is already too high on Barkham Road and the additional cars requiring entry on to the road by infil building such as that proposed will make travel on Barkham Road more difficult and dangerous for the local residents.

2. The semi rural nature of Barkham Road will be further eroded by such development.
The three houses that are to be demolished sit well back from the road (approx 100 metres) providing an open and rural aspect to the road in front of them. The building of 15 houses on this site will require them to be built close to the road eliminating the open aspect.

I hope that you will be able to take these views into account when making your decision on this application.

Yours Faithfully

C S Barson

BEWLEY
HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

PLANNING SERVICES HPS 9-0336
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DC EMF
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CS
26 FEB 2001
COPIES TO: ACK:
FILE:

AM/cfb/020
22 February 2001

The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

For the attention of Mrs Polnik

Dear Madam

RE: 267-273 BARKHAM ROAD, WOKINGHAM
PLANNING APPLICATION F/2000/2907

Please find enclosed a copy of a planning appeal submitted in relation to the failure to determine the planning application within the period.

Please note that this appeal has been submitted under a contractual obligation to the land owner and I sincerely hope that we can proceed to the satisfactory determination of the application prior to any hearing.

Yours faithfully

ANDREW MORRIS BSc(Hons), DipTP MRTPI
Associate Director Strategic Land

Enc

269/271 Barkham Road
Wokingham
RG41 4BY



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(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

ROMANS LAND AND PLANNING
(0118) 936 6677

DATED 2001

(1) Mr and Mrs R P Wareham

(2) Mr and Mrs I D Dunn

(3) Mrs B A Hill

(4) Bewley Homes plc

(5) Wokingham District Council

PLANNING OBLIGATION
Pursuant to Section 106
Town & Country Planning Act 1990
Relating to 269-273 Barkham Road
Wokingham Berkshire

Collyer-Bristow
4 Bedford Row
London WC1R 4DF

IRW/B4602.52/Planning Obligation re Bewley 1

THIS DEED is made the day of 2001

by (1) **ROGER PAUL WAREHAM and JOSEPHINE WAREHAM** both of 269 Barkham Road Wokingham Berkshire ("the First Owners") (2) **IAN DAVID DUNN and MARGARET DUNN** both of 271 Barkham Road Wokingham Berkshire ("the Second Owners") (3) **and BETTY ANNIE HILL** of 273 Barkham Road Wokingham Berkshire ("the Third Owner") (together "the Owners") and (4) **BEWLEY HOMES plc** whose registered office is at Inhurst House Brimpton Road Baughurst Hampshire RG26 5JJ ("the Developer") and (5) Wokingham District Council of Civil Offices Shute End Wokingham Berkshire RG40 1WL ("the Council")

WHEREAS:-

(1) The Owners have interests in land at 269 to 273 Barkham Road Wokingham Berkshire ("the Land") as more particularly described in the First Schedule

(2) The Developer has an interest in the Land as contracting purchaser of the freehold interest therein

(3) The Council is the local planning authority for the area in which the Land is situated

(4) The Developer has applied to the Council for planning permission to demolish the three existing dwellings and to erect fifteen new dwellings ("the Development") under Planning Application Reference F/2000/2907 (now under appeal reference APP/X0360/A/01/1059944) ("the Application")

(5) The Developer acknowledges that:-

(a) under Policy WR7 of the draft deposit Wokingham District Local Plan there is a requirement to provide 0.14 hectares of public open space which the Developer considers inappropriate in the context of the Development

(b) the implementation of the Development is likely to impose additional demands upon existing recreational facilities within the area of the Council

(c) it is appropriate to contribute the sum of £5,000 towards the provision of additional play equipment in the Junipers play area in the vicinity of the Land

(d) the implementation of the Development is likely to impose the need for educating children at primary schools within the vicinity of the Land, which schools presently have inadequate capacity

(e) it is appropriate to contribute the sum of £18,011 towards the provision of primary sector education in the area of the Council

(6) The Owners and the Developer consider that certain planning obligations should be entered into as of the date of this Deed (subject to any conditions as are set out in this Deed) in respect of the Land

NOW THIS DEED witnesseth as follows:-

1. Definitions and Interpretation

In this Deed:-

1.1 "the Act" means the Town & Country Planning Act 1990

1.2 "the Planning Obligations" mean the obligations specified in the Second Schedule

1.3 Words importing one gender shall be construed as importing any other gender

1.4 Words importing the singular shall be construed as importing the plural and vice versa

1.5 The clause and paragraph headings in the body of this Deed and in the Schedules do not form part of this Deed and shall not be taken into account in its construction or interpretation

1.6 Obligations entered into by more than one person shall be joint and several

2. The Planning Obligations

2.1 The Planning Obligations contained in this Deed are planning obligations for the purposes of Section 106 of the Act

2.2 The Planning Obligations may be enforced by the Council

2.3 No person shall be liable for a breach of covenant contained in this Deed after he shall have parted with all interest in the land or the part in respect of which such breach occurs but without prejudice to liability for any subsisting breach of covenant prior to parting with such interest

2.4 The Planning Obligations contained in the Second Schedule to this Deed shall not come into effect until commencement of the Development pursuant to planning permission granted pursuant to the Application

2.4.1 For the purposes of this provision Section 56 of the Act shall subject to Clause 2.4.2 below determine when the Development is begun

2.4.2 The term "Material Operation" in Section 56 of the Act shall not include operations in connection with site clearance demolition archaeological investigation investigation for the purposes of assessing contamination remedial action in respect of any contamination diversion and laying of services the carrying out of works below ground floor level and the erection of means of enclosure for the purposes of site security and/or the display of advertisements

IN WITNESS whereof this Deed has been duly executed the day and year first above written

FIRST SCHEDULE

The Land

The First Owners	Freehold land comprised in Land Registry Title No. BK27499	269 Barkham Road Wokingham Berkshire
The Second Owners	Freehold land comprised in Land Registry Title No. BK80212	271 Barkham Road Wokingham Berkshire
The Third Owner	Freehold land comprised in Land Registry Title No. BK174784	273 Barkham Road Wokingham Berkshire

SECOND SCHEDULE

The Planning Obligations

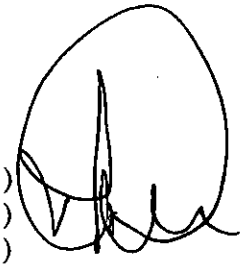
The Owners and the Developer agree prior to commencement of the Development to pay to the Council:

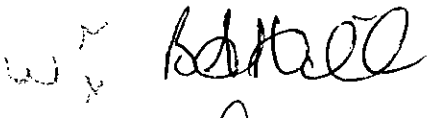
1. the sum of £5,000 towards the provision of additional play equipment in the Junipers play area
2. the sum of £18,011 towards the provision of primary sector education in the area of the Council

SIGNED and **DELIVERED** as a Deed by **ROGER PAUL WAREHAM** in the presence of:-

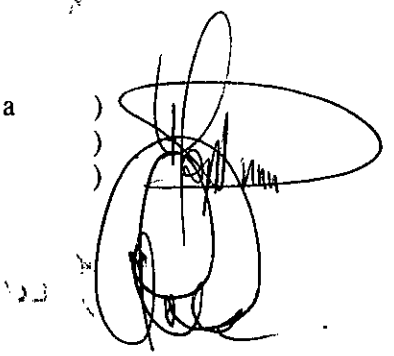
SIGNED and **DELIVERED** as a Deed by **JOSEPHINE WAREHAM** in the presence of:-

SIGNED and **DELIVERED** as a)
Deed by **IAN DAVID DUNN**)
in the presence of:-)

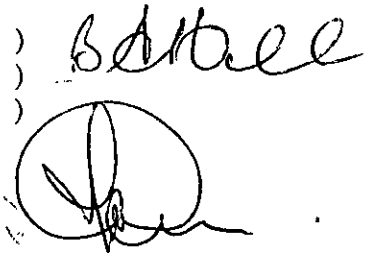




SIGNED and **DELIVERED** as a)
Deed by **MARGARET DUNN**)
in the presence of:-)



SIGNED and **DELIVERED** as a)
Deed by **BETTY ANNIE HILL**)
in the presence of:-)



THE COMMON SEAL of)
BEWLEY HOMES PLC was)
was hereunto affixed in the presence)
of-)

Tel. No. 0118 974 6323 (Direct Line) Fax. 0118 974 6313

Date: 30th May 01

Your ref. MC/jmcc/1981/01

My ref. TC/P15[20002360]

PLANNING SERVICES	HPT
POL	TLS
DC BP ME	ENF
APP	
CS	
01 JUN 2001	
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	FILE:

Mr M Chrystal
Chancellors
45 High Street
Odiham
Hook
Hampshire
RG29 1LF

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Chrystal,

PLANNING APPEAL BY BEWLEY HOMES PLC
LAND AT 269 – 273 BARKHAM ROAD, WOKINGHAM

I refer to your letter dated 9th April 01 and apologise for my delay in replying.

As you are aware, the Inspector dealing with the previous appeal for residential development of this site did not consider that the highway related obligations contained within the Unilateral Undertaking satisfied the necessary tests within Circular 1/97, and that the additional traffic generated would not adversely affect highway safety. This reasoning was based on a proposal for a total of 9 dwellings, although the appeal due to be considered in June consists of a total of 15 dwellings.

I acknowledge that in view of the Inspectors previous comments, it would be difficult for the Highway Authority to insist a financial contribution be made towards highway improvements within the vicinity of the site. This was a view I clearly expressed to Andrew Morris of Bewley Homes. However, it is entirely acceptable for a developer to offer a financial contribution towards planned highway improvements that would directly benefit the occupiers of the new development, as is the case here.

I attach for your information a copy of a recent report considered by the Council's Highways Committee on the 24th April 2001 setting out proposals for traffic management improvements to the Barkham Road/Molly Millars Lane area, which the financial contribution is intended to help fund. The measures are aimed at relieving the congestion that currently occurs along Barkham Road and Molly Millars Lane, which often extends past the appeal site during the morning peak period.

I therefore consider that whilst the financial contribution is not necessary for the development to proceed, that it would assist in bringing forwarded planned highway improvements that would offer benefits to the new occupiers of the development.

I hope this is helpful, however if you require any further assistance please contact me on 0118 9746323.

Yours sincerely,

T. Callaghan
Team Leader Highways Development Control.

cc: Basia Polnik – Senior Planning Officer

WARD ISSUES: EMMBROOK, EVENDONS, WESCOTT

7.00 MOLLY MILLARS LANE, WOKINGHAM: TRAFFIC MANAGEMENT SCHEME

Purpose of Report

7.01 To update Members on the design of the scheme and to seek Committee approval to tender for the scheme.

Suggest Action

7.02 The sub-committee is advised to RESOLVE:

a) to approve the current scheme as described in paragraphs 7.06 to 7.10

b) to authorise a public consultation and that comments resulting from the consultation process be presented to the next highway sub committee.

c) in parallel with the consultation tender documents will be prepared in order that invitations to tender will be invited immediately after the scheme is finalised

d) resolve to advertise and consult upon the reduction of the existing 40 mph speed limit to 30 mph as shown on drawing number 51021/OB/10 (sheet 1), with any objections being reported to a future meeting of this Sub Committee.

Background Information

7.03 Drawings numbered 51021/OB/10 sheet 1 to 4 attached to this report show the proposals. Larger scale plans of the outline proposals will be on display at the meeting.

7.04 At the October 2000 meeting of the Sub-committee, Members approved the outline design of the Molly Millars Lane scheme and resolved that a report should be submitted to the Sub-Committee as soon as there is significant progress regarding the acquisition of land.

7.05 In parallel with negotiations on land acquisition, investigations have been carried out into a revised scheme that would avoid acquisition of some of the land.

7.06 Previous proposals have shown a visibility splay at the proposed Molly Millars Lane/Barkham Road mini-roundabout that resulted in a requirement for land outside of the existing highway boundary to both the north and the south of the junction. To the north, this land is being made available in association with a planning consent. The land to the south was the subject of negotiations on land acquisition, but would no longer be required if the revised proposals are accepted. The revised scheme proposes a slightly smaller

roundabout on Barkham Road offset to the north. This allows drivers to have the necessary visibility to the left as they leave Molly Millars Lane. It also takes account of the proximity of the proposed mini-roundabout on Woosehill Lane and the toucan crossing between the two roundabouts. The reduction in visibility both into and out of the junction is not considered to have an adverse impact on road safety, as vehicle speeds will be quite low in the area between the two roundabouts. However, Members should be aware that some drivers may perceive there to be a reduction in road safety.

7.07 The revised layout would provide marginally less capacity than the previous scheme. However, capacity assessments have been carried out that indicates that it would still provide an improvement when compared with the existing situation.

7.08 A protected line for highway improvement works associated with the construction of a roundabout exists at the junction of Finchampstead Road and Molly Millars Lane. The land was purchased by the county council, and is now required for the construction of a mini roundabout and shared cycleway / footway. It is therefore necessary to obtain possession of the following areas of land: -

- Unregistered land opposite the Peugeot Garage
- No. 81 Finchampstead Road is privately owned. However the Council purchased the front section of the garden following/during the previous sale of this land.
- The Oaks Family Centre is owned by the Council and managed by Community Services. Necessary approvals to take possession of a section of the front garden of the property will be required.

7.09 The shared use cycleway/footway will not have priority over roads that intersect with it other than at the toucan crossings as indicated in drawings 51021/OB/10 sheet 1 to 4. Regrettably, it was not possible to safely implement priority measures for cyclists along the route. Tabletop crossings, as proposed in the October committee report were to be placed very close to the kerb. As detailed design has progressed, this detail has been revised. Instead of a priority, the cyclists' crossing areas have been highlighted by coloured surfacing. This should make motorists more aware of cyclist crossing the side roads and accesses along the route.

7.10 The rest of the scheme remains as approved at the October meeting, namely:

a) the provision of mini-roundabouts in Barkham Road at its junctions with Woosehill Lane and Molly Millars Lane and, Molly Millars Lane at its junction with Fishponds Road;

b) improvement of the existing roundabout at the junction of Finchampstead Road with Molly Millars Lane;

c) the provision of a shared-use footway/cycleway along Molly Millars Lane. Will provide a link with the proposed Finchampstead to

Wokingham Cycle Route to Woosehill via Woosehill Lane and Smiths Walk.

d) the provision of toucan crossings: in Barkham Road to the south-west of the proposed roundabout at the junction of Molly Millars Lane; in Molly Millars Lane west of its junction with Finchampstead Road; and, in Finchampstead Road to the south west of its junction with Molly Millars Lane.

7.11 It is recommended that the revised scheme be taken forward for consultation and that tender documents be prepared so that they may be issued immediately after consultation results are considered and the scheme is finalised.

Financial Implications

7.12 It is estimated that the scheme would cost £611,000, inclusive of design fees. The estimated cost also includes £140,000 for four Toucan crossings. This overall cost is exclusive of the cost of moving or protecting statutory undertakers' services, which may add significantly to the cost of the scheme. This estimate is based on the work being carried out at the existing contractors planned highway maintenance rates. Funding of this scheme is likely to available through a Section 106 Agreement and details of funding sources will be reported at the next committee.

Consultations with Parish and Town Councils / Voluntary Sector Organisations

7.13 The Wokingham Town Council has been involved in preparation of the scheme and will be consulted further.

Environmental Implications

7.14 Increasing the road capacity of Molly Millars Lane is likely to result in a reduction in peak hour congestion and hence a slight improvement in local air quality.

7.15 The provision of cycling measures will encourage more cycling and will provide a relatively safe environment for vulnerable road users.

7.16 The nearest air quality monitoring station is Wok.7, Shute End, Wokingham. The results of this site can be seen in the Air Quality Report appended to this Agenda.

Community Safety Implications

7.17 The introduction of the proposals has been assessed at saving two personal injury accidents per annum.

Equal Opportunity Implications

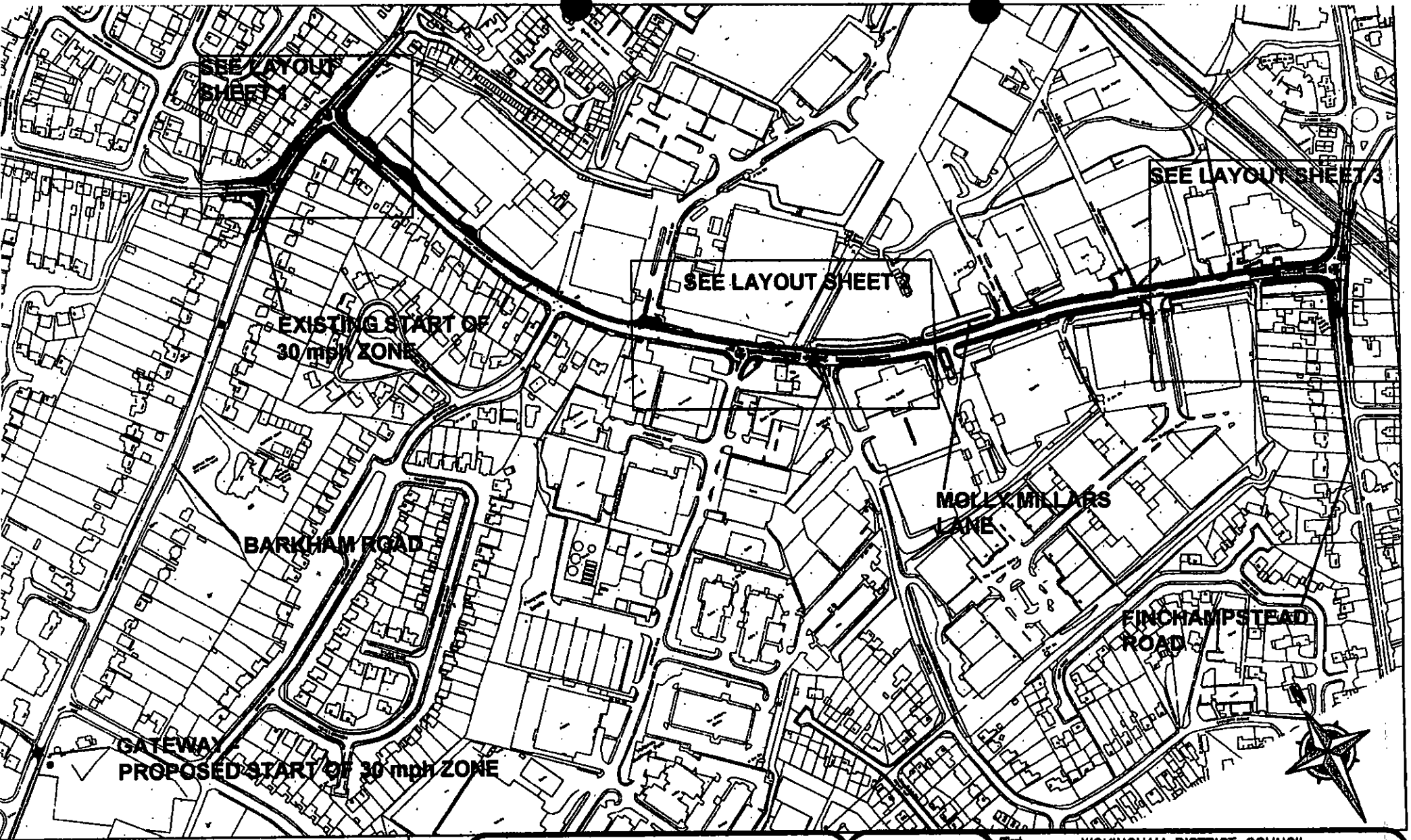
7.18 The detailed design of the proposals will take into account the needs of mobility and visually impaired people.

Time Constraints

7.19 None

Background Papers	Held By
HSC Agenda 19 October 2000	Head of Engineering Services

Parkman
March 2001



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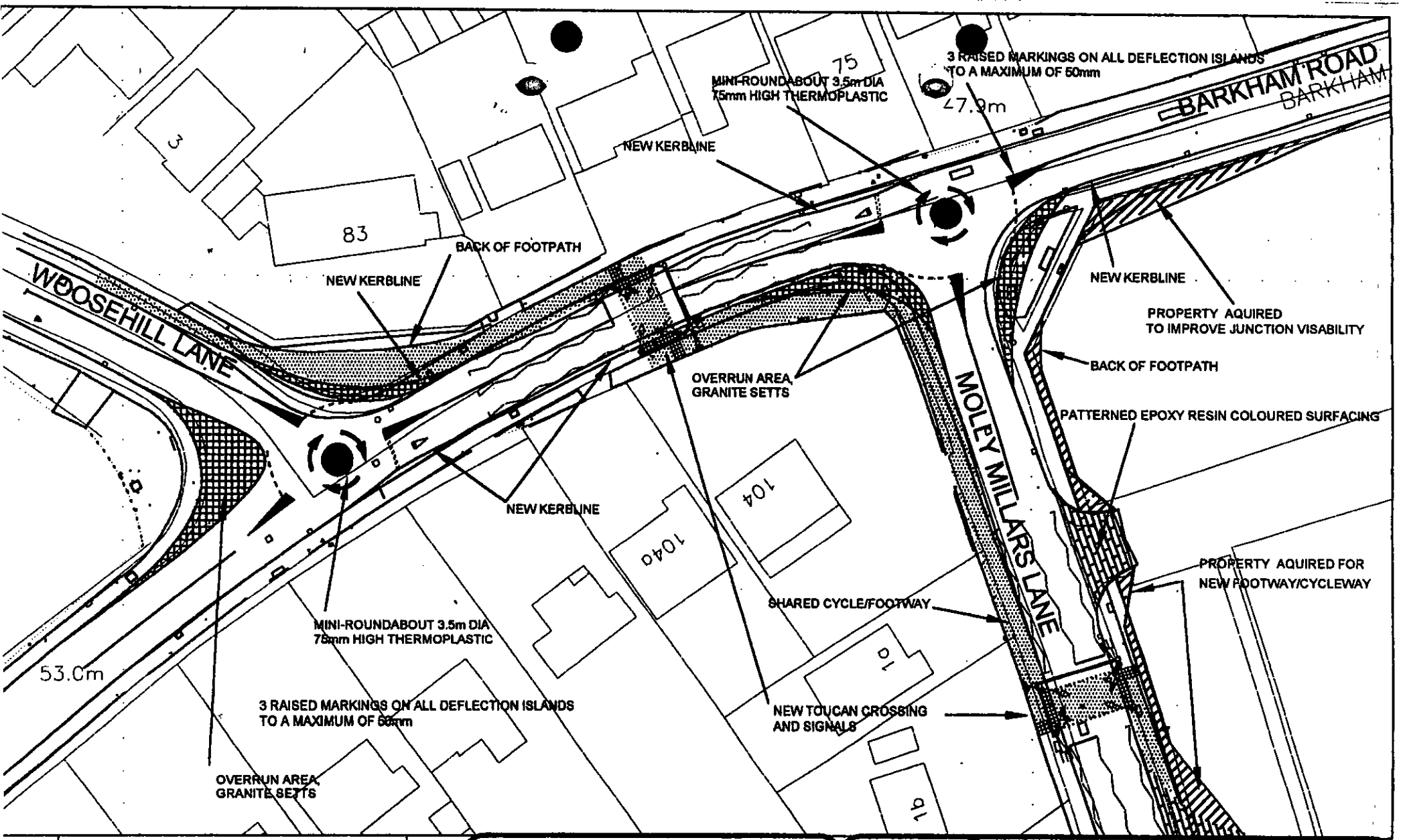
Engineering Services Section
Environmental Services Department
PO Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Fax: (0118) 974 6313

PARKMAN

Client	WOKINGHAM DISTRICT COUNCIL
Project	MOLLY MILLARS LANE TRAFFIC MANAGEMENT
Drawing Title	GENERAL LAYOUT SHEET 1 OF 4
Purpose	COMMITTEE
Draft / Issue	
Scale	1:250, A4
Issuing Office	WOKINGHAM
Drawing number	
Version	



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Engineering Services Section
Environmental Services Department
PO Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Fax: (0118) 974 6313

Client	WOKINGHAM DISTRICT COUNCIL
Project	MOLLY MILLARS LANE TRAFFIC MANAGEMENT
Drawing Title	GENERAL LAYOUT SHEET 2 OF 4
Purpose	COMMITTEE
Draft / Issue	Scale 1:500, A4
Issuing Office	WOKINGHAM
Drawing number	51021/08/10
Version	A

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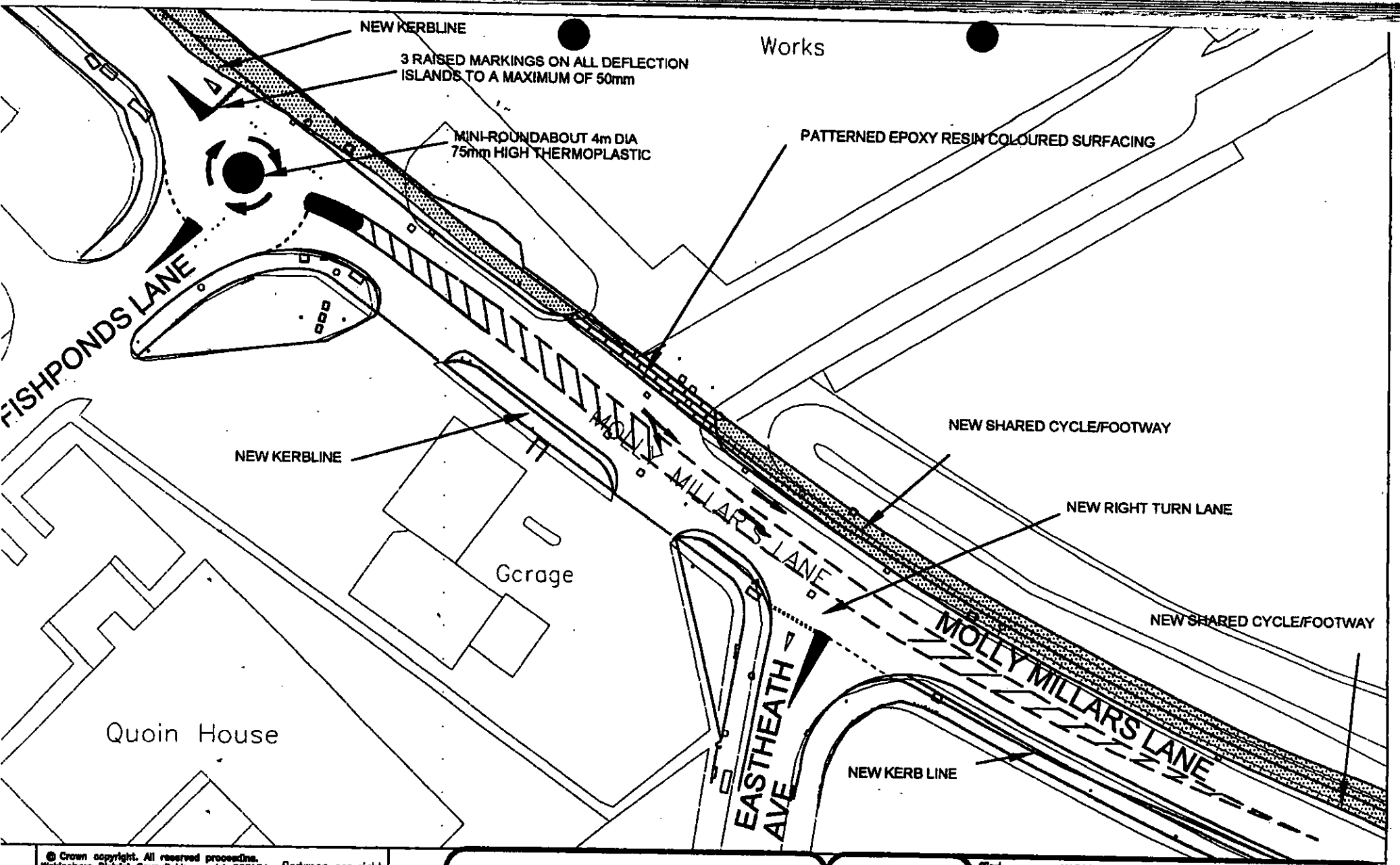

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Engineering Services Section
Environmental Services Department
PO Box 153
Shute End, Wokingham
Berkshire RG40 1WL
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Fax: (0118) 974 6313

PARKMAN

Client	WOKINGHAM DISTRICT COUNCIL
Project	MOLLY MILLARS LANE TRAFFIC MANAGEMENT
Drawing Title	GENERAL LAYOUT SHEET 3 OF 4
Purpose	COMMITTEE
Draft / Issue	
Scale	1:500, A4
Issuing Office	WOKINGHAM
Drawing number	
Version	

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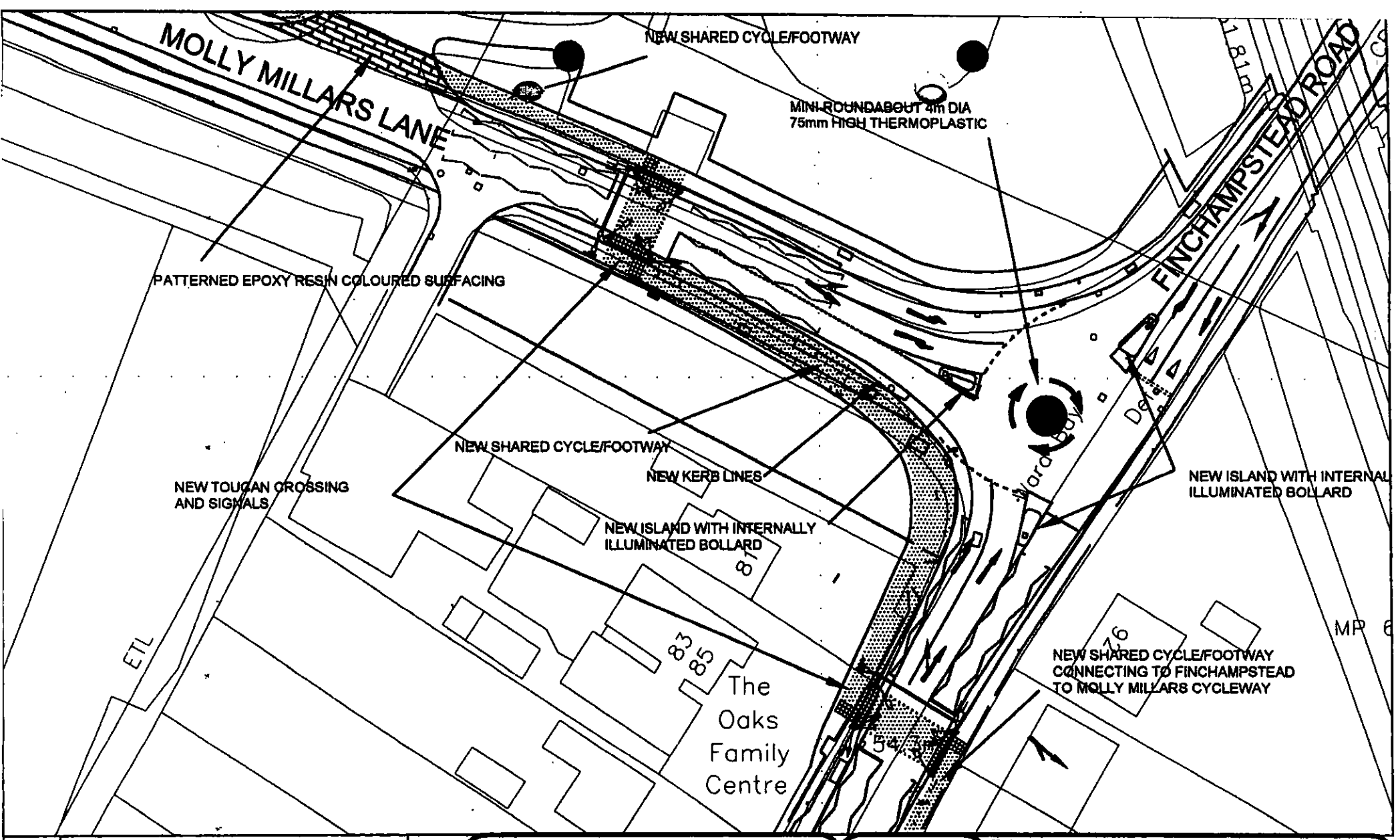

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Engineering Services Section
Environmental Services Department
PO Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Fax: (0118) 974 6313

PARKMAN

Certificate no. FS 15024

Client	WOKINGHAM DISTRICT COUNCIL
Project	MOLLY MILLARS TRAFFIC MANAGMENT
Drawing Title	GENERAL LAYOUT SHEET 4 OF 4
Purpose	COMMITTEE
Draft / Issue	
Scale	1:250, A4
Issuing Office	WOKINGHAM
Telephone	0118 936 7300
Drawing number	51021/OB/10
Version	A

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 0117-3728528
Switchboard 0117-3728000
Fax No 0117-3728804

GTN 1371-8528

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

Your Ref: f/2000/2907

Our Ref: APP/X0360/A/01/1059944

Date: 5 June 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BEWLEY HOMES PLC
SITE AT 269-273 BARKHAM ROAD, WOKINGHAM, RG41 4BY

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 D A Wildsmith BSc(Hons) MSc CEng MICE FIHT.

You have already been given notice of the arrangements for this hearing.

Yours faithfully

Ms A Kumar

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

206C

44129
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APP |
CS DG
06 JUN 2001
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01256703142

CHANCELLORS

Chartered Town Planning Consultants
45 High Street, Odiham, Hook, Hants. RG29 1LF
Tel: 01256 703090
Fax: 01256 703142
E-mail: chancellors.planning@dial.pipex.com

43857

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FACSIMILE TRANSMISSION

TO: Mike Evans, Planning

FAX NO: 0118 974 6484

FROM: Murray Chrystal

SUBJECT: Bewley Homes, Barkham Road appeal

TOTAL NO. PAGES (including this page): 3

DATE: 29th May 2001

IF YOU DO NOT RECEIVE ALL PAGES, PLEASE TELEPHONE IMMEDIATELY:

SPECIAL MESSAGES:

Letters on education and open space. Still awaiting letter from Highways on justification for contribution, as requested.

Murray Chrystal

If this information has been faxed to the wrong address, pleasetelephone Chancellors immediately on the above number.

01256703142

Tel. (0118) 974 6156 (Direct Line)
Fax. (0118) 974 6135
Email. Helen Rowlay@wokingham.gov.uk
Date. May 21, 2001
My ref.
Your ref.

Education & Cultural Services Department
Quality and School Support
P.O. Box 156
Shute End, Wokingham
Berkshire RG40 1WN
Tel: (0118) 974 6106
Fax: (0118) 974 6103
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr M Chrystal
45 High Street
Odiham
Hook
Hampshire RG29 1LF

Dear Mr Chrystal,

Further to your fax dated 8 May 2001 please find enclosed a copy of the relevant Education Policy regarding developers' contributions. The document highlights the approach taken by the Council in requesting education contributions from housing developments across the district.

If, as a result of development there is a net gain of a number of houses, and the schools in the relevant catchment area are full an education contribution will be sought by applying the pupil yield factor to the net gain in houses built. The pupil yield is an average figure and does not differentiate between the size of new houses built. We will not, however, seek contributions if the new houses are one-bedroomed properties.

The formula used to calculate the developer contribution is based on the DfEE cost multiplier formula which estimates the cost of providing additional school places on a per pupil level across the country.

Formula: No of places* cost multiplier figure* regional factor.

For the 2000/01 financial year the cost multiplier figures set by the DfEE for Wokingham were

Primary Sector:-	£4,720 per place
Secondary Sector:-	£6,280 per place
VI Form Sector:-	£8,267 per place
Regional Factor:-	1.06

The cost multiplier figures have increased for the 01 /02 financial year.

The education contribution requested for your development has been calculated on the above basis and is based on the information provided by our Planning department.

The current protections for the school indicate the relevant schools will be full for the 2001/02 school year.

If you have any further queries please let me know.

Yours sincerely,

H Rowlay

Helen Rowlay
School Planning and Asset Management Team Leader

01256703142

Tel: (0118) 9746454 (Direct Line)
Fax: (0118) 974 6484
Email: Mike.Evans@wokingham.gov.uk
Date: 18.4.2001
My ref: 2907

Murray Chrystal
Chancellors
45 High Street
Odiham
Hook
Hampshire
RG29 1LF

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

PROPOSED ERECTION OF 15 DWELLINGS, 269-273 BARKHAM ROAD, WOKINGHAM : APP/X0360/A/01/1059944

Dear Mr Chrystal,

Thank you for your letter of the 9th April regarding the above matter. Under policy WR7 of the draft deposit Wokingham District Local Plan there is a requirement to provide 0.14 hectares of public open space. If the view is taken that there are benefits in not providing this on site in terms of better use of urban land there is still likely to be an impact from the additional population on existing recreational facilities. Therefore a contribution towards the maintenance or improvement of existing facilities is appropriate. The Junipers is an area of open space in close proximity to the appeal site. The payment would be used to provide additional play equipment. The payment of £5,000 is considered reasonable in terms of the impact bearing in mind the proportional cost of providing the alternative of public open space.

Please let me know if you require further information.

Yours sincerely

M. Evans
Team Leader Enforcement

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30 MAY 2001	
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Chancellors re appeal
at 269-273 Barkham

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

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Switchboard 0117-3728000
Fax No 0117-3728804

GTN 1371-8528

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

Your Ref: f/2000/2907

Our Ref: APP/X0360/A/01/1059944

Date: 4 May 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BEWLEY HOMES PLC
SITE AT 269-273 BARKHAM ROAD, WOKINGHAM, RG41 4BY

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 A Fussey JP BSc DipTP MRTPI.

You have already been given notice of the arrangements for this hearing.

RECEIVED IN PLANNING SERVICES
DEPT 43089
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FILE
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CONF
APP
CS DC
10 MAY 2001
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Yours faithfully

Anjali Kumar

Ms A Kumar

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

Tel: (0118) 974 6448 (Direct Line)

Fax: (0118) 974 6484

Date: April 19, 2001

My ref: F/2000/2907

Your ref: APP/X0360/A/01/1059944

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: Bewley Homes PLC

SITE: 269-273 Barkham Rd, Wokingham

HEARING DATE: TUESDAY 19TH JUNE 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.

The Planning Inspectorate

Room 1202W
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9878460
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8460

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

Your Ref: f/2000/2907

Our Ref: APP/X0360/A/01/1059944

Date: 4 April 2001

42071

PLANNING SERVICES
DC
PP
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05 APR 2001
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Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BEWLEY HOMES PLC
SITE AT 269-273 BARKHAM ROAD, WOKINGHAM, RG41 4BY

I am writing to confirm that the hearing into this appeal will start at 10:00 on Tuesday 19/6/2001 at The Council Offices, Shute Wnd, 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.

June 19/6

We will confirm the Inspector to you at a later date.

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:

– diarised 31/5

- 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.

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) 9746454 (Direct Line)
Fax: (0118) 974 6484
Email: Mike.Evans@wokingham.gov.uk
Date: 18.4.2001
My ref: 2907

Murray Chrystal
Chancellors
45 High Street
Odiham
Hook
Hampshire
RG29 1LF

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

PROPOSED ERECTION OF 15 DWELLINGS, 269-273 BARKHAM ROAD, WOKINGHAM : APP/X0360/A/01/1059944

Dear Mr Chrystal,

Thank you for your letter of the 9th April regarding the above matter. Under policy WR7 of the draft deposit Wokingham District Local Plan there is a requirement to provide 0.14 hectares of public open space. If the view is taken that there are benefits in not providing this on site in terms of better use of urban land there is still likely to be an impact from the additional population on existing recreational facilities. Therefore a contribution towards the maintenance or improvement of existing facilities is appropriate. The Junipers is an area of open space in close proximity to the appeal site. The payment would be used to provide additional play equipment. The payment of £5,000 is considered reasonable in terms of the impact bearing in mind the proportional cost of providing the alternative of public open space.

Please let me know if you require further information.

Yours sincerely

ME

M. Evans
Team Leader Enforcement

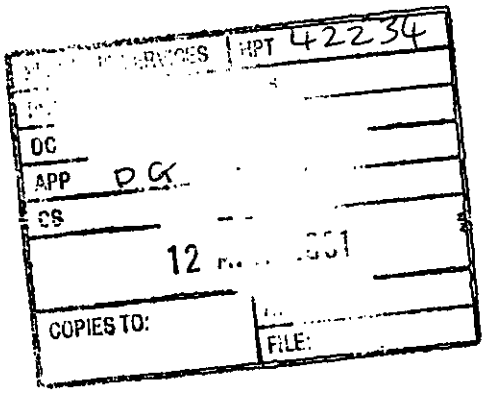
File: 180401
Chancellors re appeal
at 269-273 Barkham

CHANCELLORS
CHARTERED TOWN PLANNING CONSULTANTS

Our Ref:MC/jmcc/1981/01

9th April 2001

Recreation Section
Community Services
PO Box 154
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WN



Dear Sir

PLANNING APPEAL BY BEWLEY HOMES PLC
LAND AT 269-273 BARKHAM ROAD, WOKINGHAM

An appeal has been lodged against the non-determination of planning application F/200/2907 (erection of 15 dwellings). This will be heard before an Inspector at an informal hearing scheduled for 19th June. We will be appearing at the hearing on behalf of the appellant.

The Local Authority refused a duplicate application, F/2000/2908, on 21st March. In the report to the Development Control Committee, it is noted that a contribution of £5,000 is being sought to upgrade facilities at The Junipers play area. I would be grateful if you could provide details of how this figure is derived, in relation to Circular 1/97.

Statements need to be submitted to The Planning Inspectorate on 17th April and I would therefore an early response to this request.

Yours faithfully

Murray Chrystal

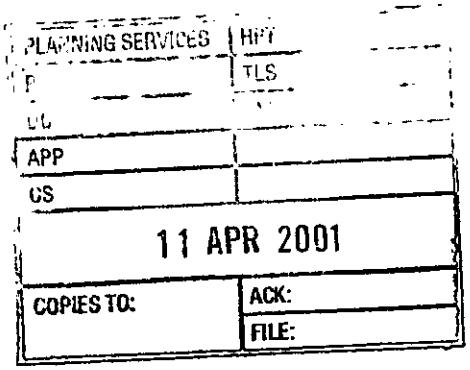
Murray Chrystal Dip. TP MRTPI

01256 703090
45 High Street, Odiham,
Hook, Hampshire RG29 1LF
01256 703142
chancellors.planning@dial.pipex.com

J. C. Woolf MA DipTP MRTPI D. C. B. Bond BA MRTPI M. Chrystal DipTP MRTPI
Chancellors is a trading name of Chancellors Associates. Registered Office: 3 Worcester Street, Oxford OX1 2PZ. Registered in England No. 2114427

CHANCELLORS

CHARTERED TOWN PLANNING CONSULTANTS



Our Ref:MC/jmcc/1981/01

9th April 2001

~~Education Department~~
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WN

Dear Sir

PLANNING APPEAL BY BEWLEY HOMES PLC
LAND AT 269-273 BARKHAM ROAD, WOKINGHAM

An appeal has been lodged against the non-determination of planning application F/200/2907 (erection of 15 dwellings). This will be heard before an Inspector at an informal hearing scheduled for 19th June. We will be appearing at the hearing on behalf of the appellant.

The Local Authority refused a duplicate application, F/2000/2908, on 21st March. In the report to the Development Control Committee, it is noted that a contribution of £18, 011 is requested towards primary sector education provision. I would be grateful if you could provide details of how this figure is derived, in relation to Circular 1/97.

Statements need to be submitted to The Planning Inspectorate on 17th April and I would therefore an early response to this request.

Yours faithfully

Murray Chrystal

Murray Chrystal Dip. TP MRTPI

01256 703090
45 High Street, Odiham,
Hook, Hampshire RG29 1LF
01256 703142
chancellors.planning@dial.pipex.com

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Tel: (0118) 9746454 (Direct Line)
Fax: (0118) 974 6484
Email: Mike.Evans@wokingham.gov.uk
Date: 9.4.2001
My ref: 2907

Murray Chrystal
Chancellors
45 High Street
Odiham
Hook
Hampshire
RG29 1LF

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

PROPOSED ERECTION OF 15 DWELLINGS, 269-273 BARKHAM ROAD, WOKINGHAM : APP/X0360/A/01/1059944

Dear Mr Chrystal,

Thank you for your letter of the 5th April regarding the above matter. I can confirm that the appeal proposal would have been refused for the same reason as application F/2000/2908.

Please contact me if I can be of further assistance.

Yours sincerely

ME

M. Evans
Team Leader Enforcement

File: 060401
Chancellors re appeal
at 269-273 Barkham

CHANCELLORS

CHARTERED TOWN PLANNING CONSULTANTS

PLANNING SERVICES	HPT
POL M6	TLS
DC BP	ENF
APP	
GS	
06 APR 2001	
COPIES TO:	ACK:
	FILE:

Our Ref:MC/jmc/c.1981/01
Your Ref:F/2000/2907

5th April 2001

Environmental Services Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Mrs B Polnik

Dear Mrs Polnik

APPEAL BY BEWLEY HOMES PLC
LAND AT 269-273 BARKHAM ROAD, WOKINGHAM
PLANNING APPLICATION REFERENCE F/200/2907

We are instructed by Bewley Homes PLC to appear at the informal hearing into the above appeal, scheduled for 19th June.

The duplicate application, ref. F/2000/2908, was refused on 21st March for the following reason:-

> **"The proposed development, by virtue of the number of dwellings, would be out of character with its surrounding and detrimental to the character and appearance of the area. As such the proposal is considered contrary to policies SBE1 and SBE2 of the South East Area Local Plan and to policies WOS1, WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft)."**

Presumably the appeal scheme would have been refused for the same reason, if the Planning Authority had been able to determine the application? Perhaps you could confirm this in writing, as soon as possible, given that the statements need to be submitted to The Planning Inspectorate by 17th April. It is clearly important

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✉ 45 High Street, Odiham, Hook, Hampshire RG29 1LF
Ⓕ 01256 703142
ⓔ chancellors.planning@dial.pipex.com

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Chancellors is a trading name of Chancellors Associates. Registered Office: 3 Worcester Street, Oxford OX1 2PZ. Registered in England No. 2114427

that both sides, and the Inspector, understand the precise nature of the Authority's objection to the scheme.

Yours sincerely

Murray Chrystal

Murray Chrystal Dip. TP MRTPI

Tel: (0118) 9746454 (Direct Line)
Fax: (0118) 974 6484
Email: Mike.Evans@wokingham.gov.uk
Date: 6.4.2001
My ref: 2907

Andrew Morris
Bewley Homes plc
Inhurst House
Brimpton Road
Baughurst
Hampshire
RG26 5JJ

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

PROPOSED ERECTION OF 15 DWELLINGS, 269-273 BARKHAM ROAD, WOKINGHAM : APP/X0360/A/01/1059944

Dear Mr Morris,

I am writing to you regarding the above appeal. Prior to the appeal we will need an agreement or undertaking in relation to the matters outlined in the committee report:

£5,000 for upgrading Junipers play area
£18,011 towards primary sector education
£15,000 towards highway improvements/sustainable transport initiatives

Your early response on this matter would be appreciated.

Yours sincerely

ME

M. Evans
Team Leader Enforcement

File: 060401 Bewley Homes re appeal at 269-273 Barkham

Tel. (0118) 974 6448 (Direct Line)
Date: March 21, 2001
My ref: F/2000/2907
Your ref: APP/X0360/A/01/1059944

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 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Groves

APPEAL BY: Bewley Homes PLC
SITE: 269-273, Barkham Rd, Wokingham

With reference to this appeal, I enclose 2 copies of an amendment to the conditions sent to you on Friday last.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

TOWN AND COUNTRY PLANNING ACT 1990
SECTION 78 APPEAL

APPELLANT:	BEWLEY HOMES
APPEAL SITE:	269-273 BARKHAM ROAD, WOKINGHAM
PROPOSAL:	PROPOSED DEMOLITION OF 3 EXISTING DWELLINGS AND ERECTION OF 15 DWELLINGS

LOCAL PLANNING AUTHORITY REFERENCE : F/2000/2907

DEPARTMENT OF THE ENVIRONMENT
TRANSPORT & THE REGIONS REFERENCE : APP/X0360/A/01/1059944

Amendment to Condition 8.

Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Basia

Received this letter having already had a start date of 21/02. Phoned Inspectorate — their mistake, say ignore this one.

You may want to put it on file with this note in case of repercussions.

Den
08/03/01

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

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

Your Ref: F/2000/1526

Our Ref: APP/X0360/A/01/1058654

Date: 7 March 2001

40843

PC
DC
APP
CS DC
08 MAR 2001
COPIES TO:
ACK:
FILE:

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY L NEMETH ESQ
SITE AT 15 SANDY LANE, WOKINGHAM

I have received an appeal form and accompanying documents for this site. I am the case officer. 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 appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. 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.

You must submit a copy of a completed appeal questionnaire and supporting documents to the appellant and me (including relevant development plan policies when appeals are against non-determination).

Within 6 weeks from the starting date -

You must submit 2 copies of your statement to me if the appeal questionnaire does not comprise the full details of your case. The appellant must submit 2 copies of any statement to me if it proves necessary to add to the full details of the case made in the grounds of appeal. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000.* 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.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. In most cases the visit will be arranged within 12 weeks of the **starting date**.

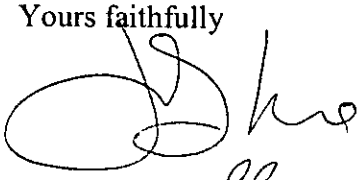
You **must keep to the timetable** set out above and ensure your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay the issue of their decision to wait for them. As I have given details of the timetable, I will not send you reminders.

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, you must submit a completed, signed and dated copy before the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully



Miss A Groves PP

102(BPR)

Tel. (0118) 974 6448 (Direct Line)
Date: March 16, 2001
My ref: F/2000/2907
Your ref: APP/X0360/A/01/1059944

Miss A Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

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: Bewley Homes
SITE: 269-273 Barkham Rd, Wokingham

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. March 16, 2001
My ref: F/2000/2907
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

Andrew Morris
Bewley Homes PLC
Inhurst House
Brimpton Rd
Baughurst
Hants
RG26 5JJ

Dear Sir

APPEAL BY: **Bewley Homes**
SITE: **269-273 Barkham Rd, Wokingham**

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

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

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

Your Ref: f/2000/2907

Our Ref: APP/X0360/A/01/1059944

Date: 7 March 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BEWLEY HOMES PLC
SITE AT 269-273 BARKHAM ROAD, WOKINGHAM, RG41 4BY

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 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.

APPEALS | HPT
TLS
DC | ENF 40842
DG
08 MAR 2001
COPIES TO: | ACK:
FILE:

You must submit a copy of a completed appeal questionnaire and supporting documents to the appellant and me (including relevant development plan policies when appeals are against non-determination).

Within 6 weeks from the starting date -

You and the appellant must make sure that I receive 2 copies of your hearing statement. 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 we receive from interested parties.

Within 9 weeks from the starting date -

You and the appellant must make sure that I receive 2 copies of any comments on each other's hearing statement and on any representations received from interested parties. I will forward the appellant's 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)

Hearing Statement

In your hearing statement you will need to give full details of the case which you will put forward at the hearing, including maps and plans, to which you intend to refer.

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 statement of case is due.

Costs

Costs can be awarded in hearing cases. 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 received 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.

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
  Appeals Registry
  Tollgate House
  Houlton Street
  BRISTOL
  BS2 9DJ
  Fax no: 0117 987 8769

- **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 as they will have everything which you sent them at application stage, but send them any supporting documents not previously sent to them 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.

2) Write to you and the LPA and tell you the procedure for your appeal.

3) Tell you the timetable for us receiving further information or representations.
If your representations are received after the deadline, they will not normally be seen by our Inspector and will be returned to you.

4) Tell you about the arrangements for the site visit, hearing or inquiry.

5) Tell you our Inspector's decision.

Published by the Planning Inspectorate September 2000

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St Clements House
2-16 Colegate
Norwich NR3 1BQ

The Planning Inspectorate

For official use only
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PLANNING APPEAL FORM

Please send each appeal on a separate form

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 BEWLEY HOMES PLC

Address INHURST HOUSE
BRIMPTON ROAD,
BAUGHURST, HANTS
Postcode RG26 5JJ.

Your reference AJM/BEW
Daytime phone no 01189 708200
Fax no 01189 708201
E-mail address andym@bewley.co.uk

B. AGENT DETAILS (if any)

Name ANDREW MORRIS

Address AS ABOVE.

Postcode

Your reference
Daytime phone no 01189 708 241
Fax no
E-mail address

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM D.C

Date of the planning application 6/12/2000

LPA's application reference no F/2000/2907

Date of LPA's decision notice (if issued) —

D. APPEAL SITE ADDRESS

Address 269-273 BARKHAM ROAD, WOKINGHAM

Postcode RG41 4BY

National grid reference SU 792677

(Please see the key on an Ordnance Survey map for instructions; this should be 2 letters and 6 numbers, eg TQ 298407)

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed)

DEMOLITION OF THREE RESIDENCES AND ERECTION OF FIFTEEN 2, 3, 4 & 5 BEDROOM HOUSES

Size of the whole appeal site (*in hectares*)

0.5612

Area of floor space of proposed development *(in square metres)*

502.43

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 which you do not like. ☐
3. Refuse approval of details listed under a previous outline planning permission. ☐
4. Grant approval of details listed under a previous outline planning permission subject to conditions which you do not like. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

or 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. GROUNDS OF APPEAL

If you want your appeal dealt with by the written procedure, your **FULL STATEMENT MUST** be made, otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting permission, if appropriate. Please continue on a separate sheet(s) if you need to and attach them to this form. If you have requested a hearing or an inquiry, please provide a brief outline of your case.

THE PLANNING AUTHORITY HAVE FAILED TO DETERMINE THE CURRENT PLANNING APPLICATION WITHIN THE PRESCRIBED PERIOD.

G. GROUNDS OF APPEAL (continued)

H. CHOICE OF PROCEDURE

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 tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☐

Can the whole site be seen from a road or other public land and there is no need for the Inspector to enter the site (eg to take measurements or to enter a building)? If yes, please tick the box. If so, we will arrange an unaccompanied site visit. ☐

2. HEARING ☑

Although you may prefer a hearing, we will decide whether a hearing is suitable for your appeal after consulting the LPA.

3. INQUIRY ☐

Please give reasons why you think an inquiry is necessary.

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* ✔

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 notice served	Date the notice was served
R. WAREHAM	269 BARKHAM ROAD	22/02/01
B. TILL	273 BARKHAM ROAD	22/02/01
I. DUNN	271 BARKHAM ROAD	22/02/01

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 notice served	Date the notice was served

PLEASE SIGN BELOW

I confirm that this section has been fully completed and the details of the ownership of the appeal site are correct, to the best of my knowledge.

Signed [signature] (on behalf of) BEWLEY HOMES PLC

Name (in capitals) ANDREW J. MORRIS BSc(Hons) DipTP MRTPI Date 22 February 2001

Please turn over

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 **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. ☐

    _____

    _____

K. PLEASE SIGN BELOW

(Unsigned forms will be returned. Signed forms 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 documents to the LPA – ***N.B.*** *if you do not, your appeal will not normally be accepted.*
2. I confirm that section J has been fully completed.
3. I will send 2 copies of any further documents relating to this appeal to the Inspectorate.

Signed _____ (on behalf of) BEWLEY HOMES PLC

Name (in capitals) ANDREW J. MORRIS Date 22 February 2001