SOUTHPORT U.K
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SYSTEMS LTD

APPLICATION NO:
F/2000/2908

LOCATION:
269 - 273 Barkham Road, Wokingham.

APPLICANT:
Bewley Homes C/O Romans 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 Pelnik**~~

REFUSED

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
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Temple Quay House
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Temple Quay
Bristol BS1 6PN
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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



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Development Control Section, Environmental Services, Wokingham District Council.
5 December 2000

Scale: 1 : 2500

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(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

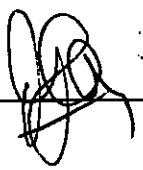
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

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.

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 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

Date: 06 March 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: Revised landscaping plan to comply with condition 04. Drawing nos: 2468 C-07B & 730-104C.

Comments are required by 20/03/2002.

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/2000/295 (Planaps) / (Ludhouse) Date Rec. 14.2.02

Location: 269 - 275 BARKHAM RD

Parish WOKINGHAM

Applicant: BEWLEY HOMES

Description of attached plans Revised landscaping plan to comply with condition 4

Drawing No's: 2468 C-07B and 730-104C.

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)	CB.	✓
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 14 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 BP.

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

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

M Thorp Esq.
Wokingham District Council
Planning Services
PO Box 157
Wokingham
Berks
RG40 1WR

PLANNING SERVICES	APP 53139
POL BP	T.C.
DC	ENF
AP	
CL	
14 FEB 2002	
COPIES TO	ACK
	FILE:

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)

Principal: Lionel E 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. 544 2111 62

Landscape Architecture . Landscape Planning . Impact Assessment . Graphic Design

PLANS TO MEET CONDITIONS 2907

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	12								
Month	08	08	10	11	01	02								
Year	01	01	01	01	02	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	C							
-	Carter Clack drawing no. 2468-C-07-B	A1						B							

Distribution:

Bewley Homes	2	2	2	1	1	1								
Wokingham District Council					6	6								

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/2908

Applicant : Bewley Homes C/O Romans 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 :

Refer to Cttee Report 21.3.2001

Appln Refused by Cttee.

Planning Issues :

Application Number: F/2000/2908

Appraisal :

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

Application Number F/2000/2908
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~ / Reasons for Refusal
			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
			SEALP and WOS1, WOS3 and WBE1 of WDLP

RECORD OF SITE VISIT

SITE ADDRESS: 269 - 273 Barkham Road Wokingham.

APPLICATION NUMBER: F/2000/2908

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

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 £???? towards off-site highway works.

3. **Consultations** -
   - ***Highway Authority :*** No objection in principle.
   - ***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 aconsiderable 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

In addition to the contributions referred to above, the applicant has also offered a contribution of £??,000 towards highway improvements.

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 £??,000 towards highway improvements 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 l 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.

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 gound and for surfacr 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

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
269-273 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.

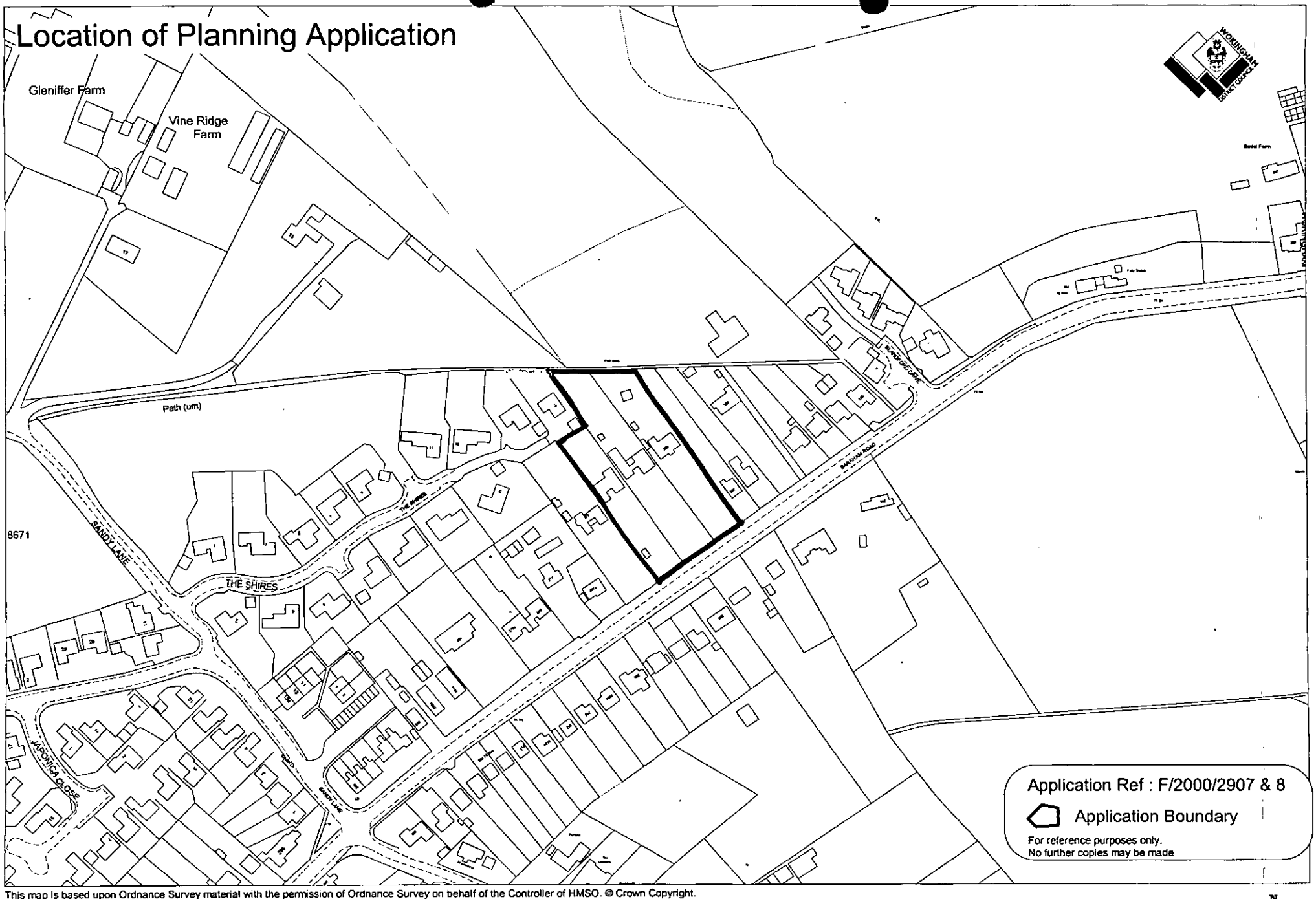
Information

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

David Vickery

INSPECTOR

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

7 March 2001

Scale: 1 : 2500

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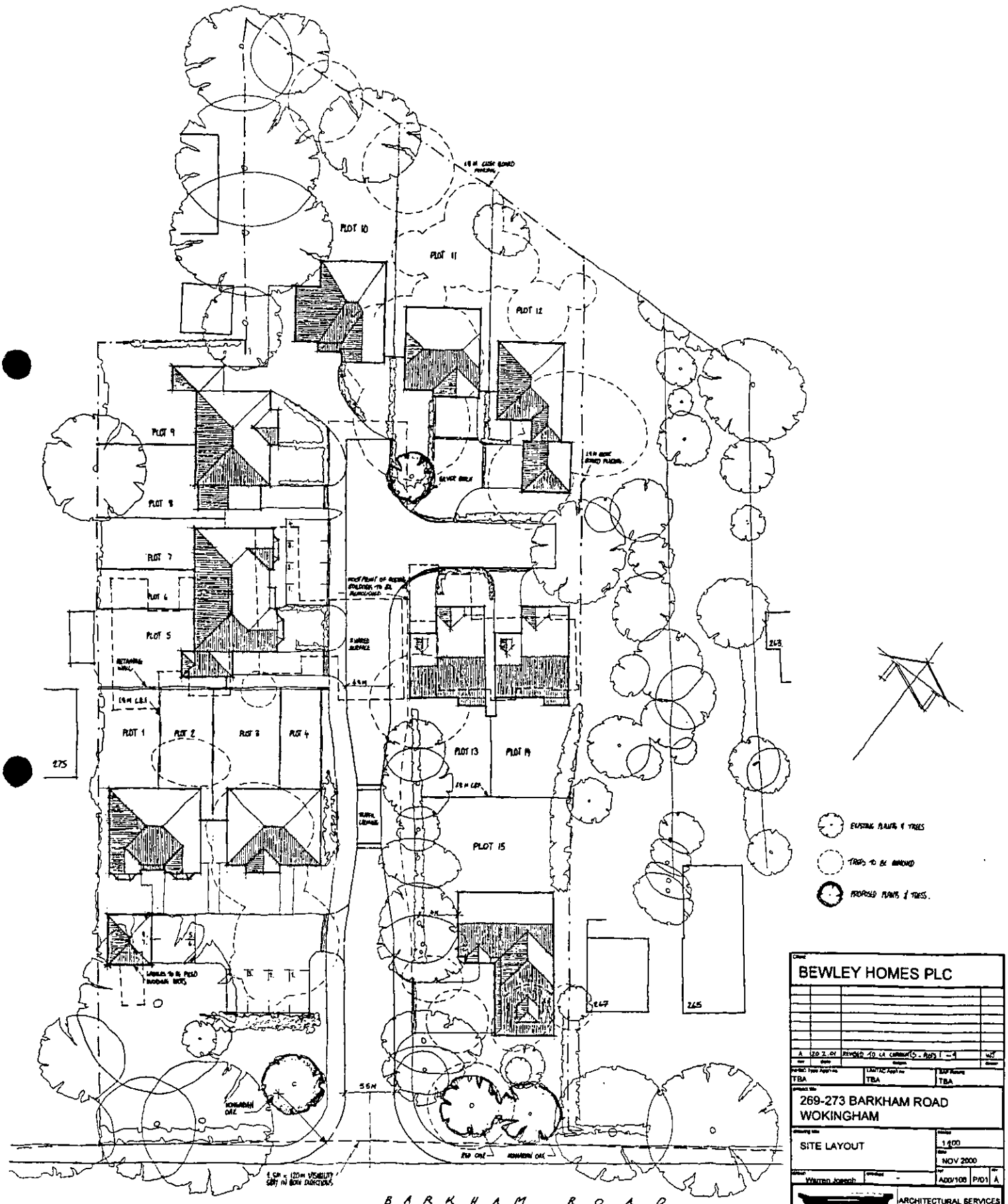

BEWLEY HOMES PLC

A	20.2.01	REVISED TO LA COMMENTS - PLOTS 1 - 4	WF

TBA	TBA	TBA

269-273 BARKHAM ROAD
WOKINGHAM

SITE LAYOUT

1:100

NOV 2000

Warren Joseph

A00/105 | P/01 | A

ROMANS DESIGN

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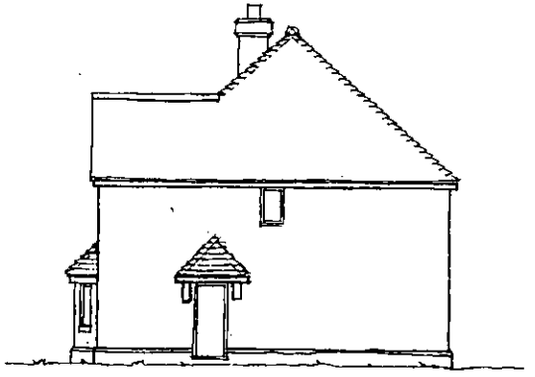
REVISED PLAN

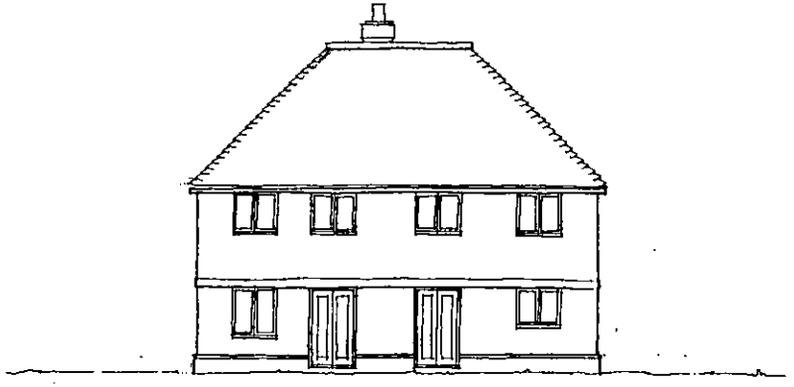
2937
2938



FRONT ELEVATION



SIDE ELEVATION



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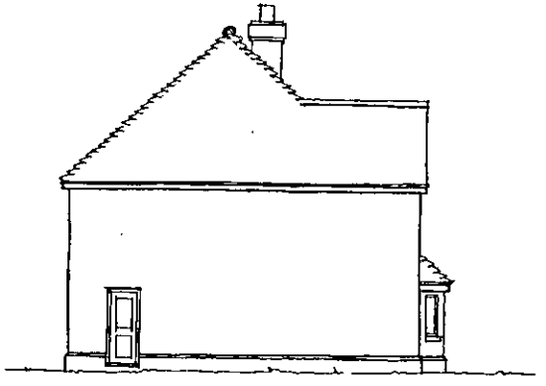

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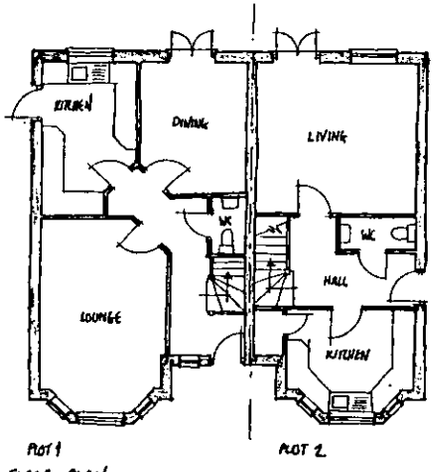
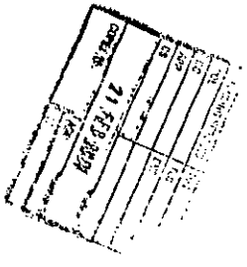
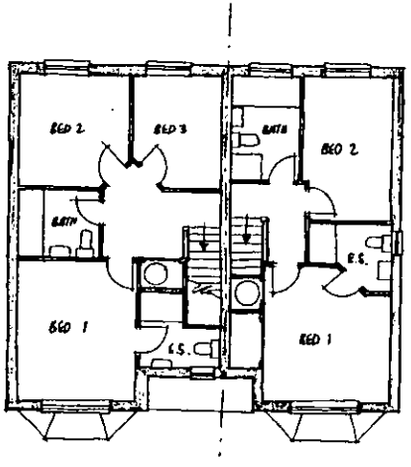


PLOT 1 PLOT 2

GROUND FLOOR PLAN





FIRST FLOOR PLAN

REVISED PLAN

2908..1

2907..1

Materials

Roof to be finished in plain tiles with matching feature club courses, bonnet hips and ridges. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client

BEWLEY HOMES PLC

rev	date	details	drawn
A	20.2.01	PLOT NUMBERS REVISED	WJ

NHBC Type App'l no.	LANTAC App'l no	SAP Rating
TBA	TBA	TBA

project title

269-269 BARKHAM ROAD
WOKINGHAM

drawing title

PLOTS 1 &2
PLANS AND ELEVATIONS

scales 1:100

date NOV 2000

drawn	checked	ref		rev
Warren Joseph	-	A00/106	P/03	A

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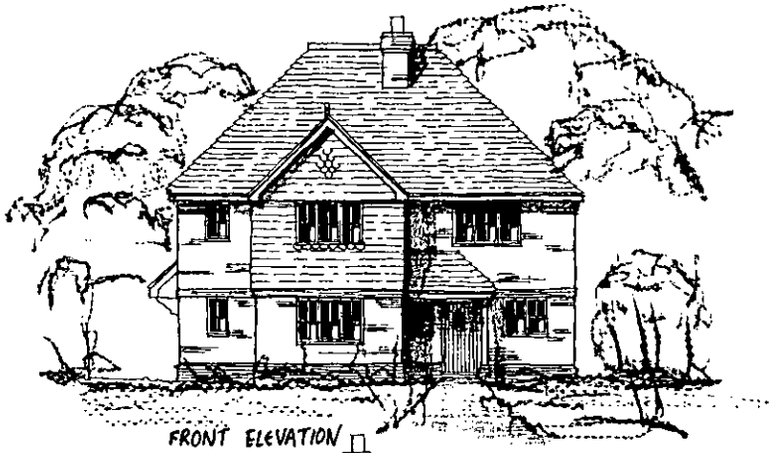

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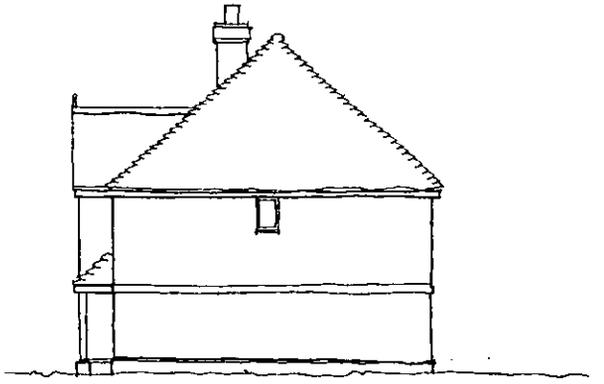

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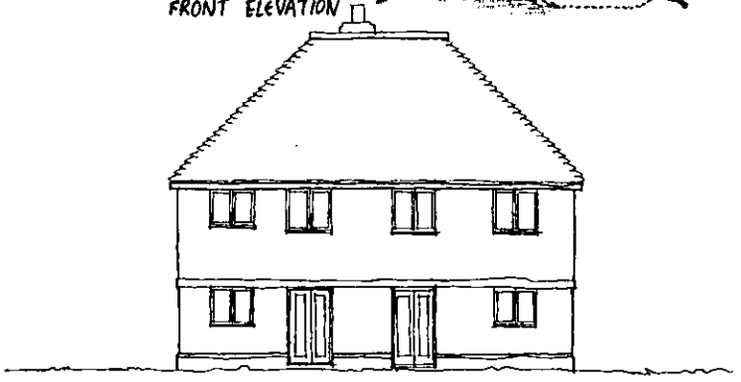

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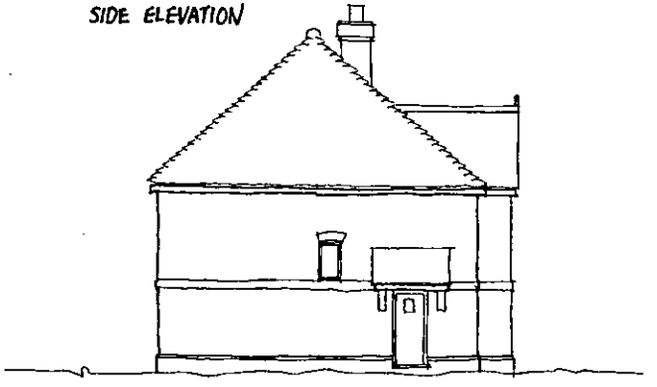
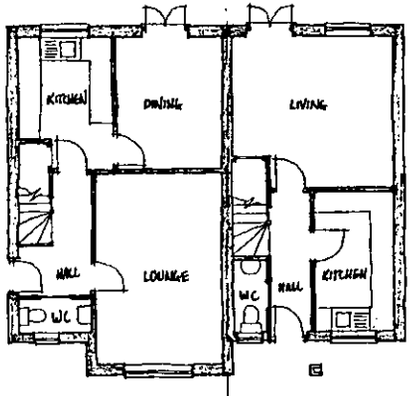
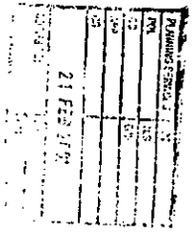
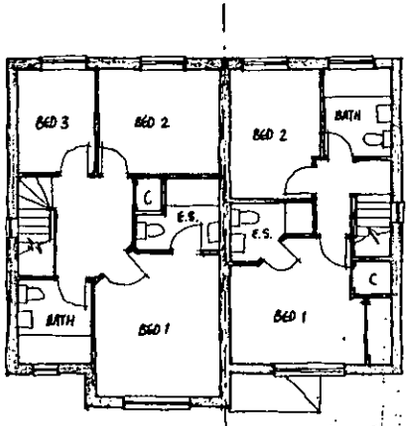


SIDE ELEVATION



GROUND FLOOR PLAN





FIRST FLOOR PLAN

REVISED PLAN

2907 B

2908 J

Materials

Roof to be finished in plain tiles . Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

Rain Water goods to be round line UPVC finished black.

Client: BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'n no.	LANTAC App'n no.	SAP Rating
TBA	TBA	TBA

project title: 269-273 BARKHAM ROAD WOKINGHAM

drawing title: PLOTS 3 & 4 PLANS AND ELEVATIONS

scales: 1:100

date: NOV 2000

drawn	checked	ref		rev
Warren Joseph	-	A00/106	P/11	

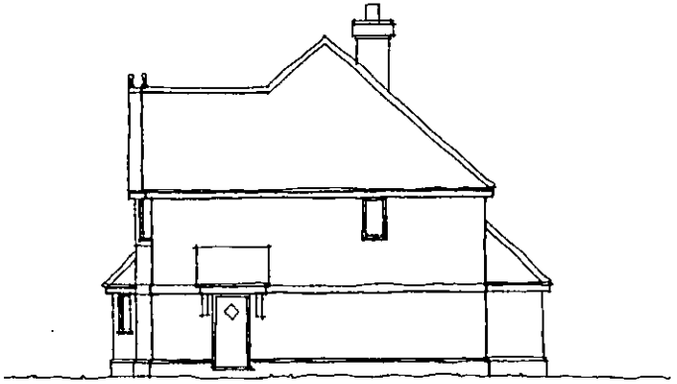
ROMANS

ARCHITECTURAL SERVICES
4 KING STREET LANE ~ WINNERSH
BERKSHIRE ~ RG41 5AS

TELEPHONE: 0118 936 6699
FAX: 0118 936 6623
E-MAIL: romans@romans.co.uk



FRONT ELEVATION



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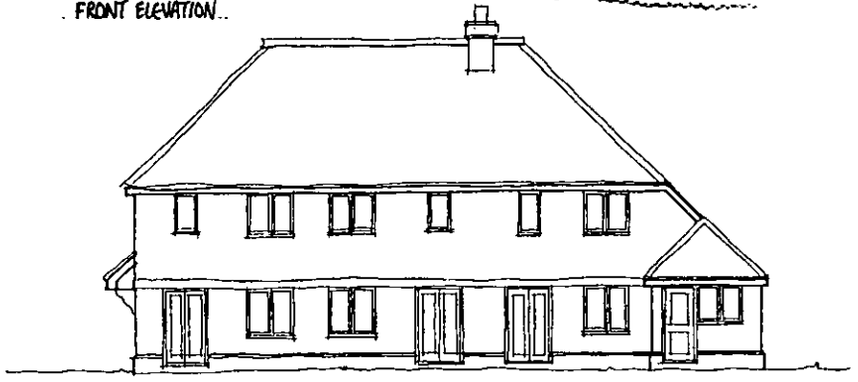

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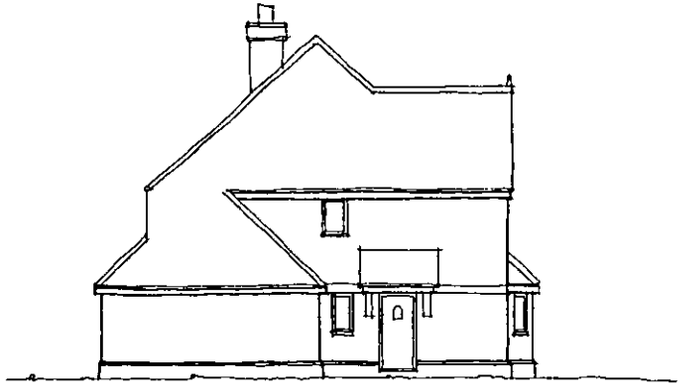

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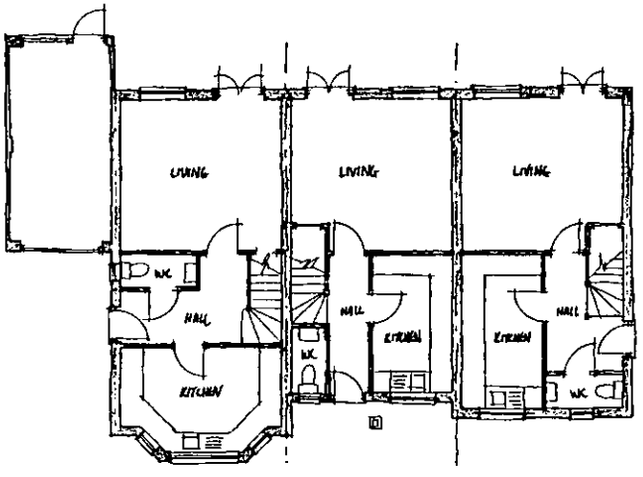
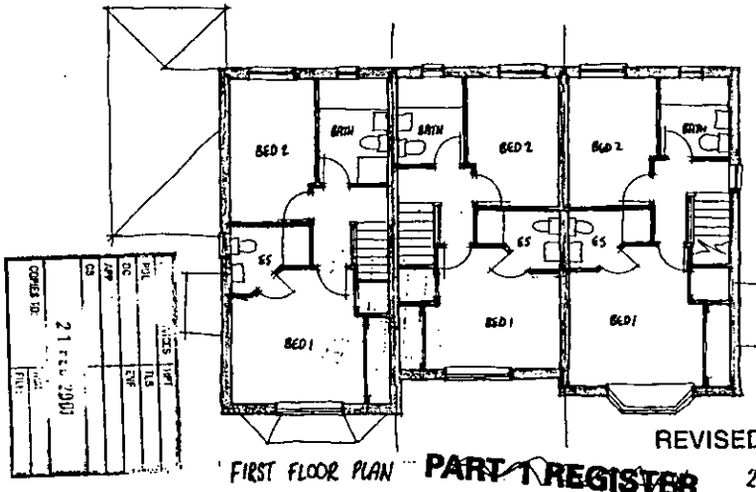


GROUND FLOOR PLAN



FIRST FLOOR PLAN

REVISED PLAN

PART 1 REGISTER

2907
2908

Materials

Roof to be finished in plain tiles . Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App1 no.	LANTAC App1 no	SAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
PLOTS 5, 6 & 7
PLANS AND ELEVATIONS

scales 1:100

date NOV 2000

drawn Warren Joseph | checked - | ref A00/106 | P/12 | rev

ROMANS
ARCHITECTURAL SERVICES
4 KING STREET LANE ~ WINNERSH
BERKSHIRE ~ RG41 5AS
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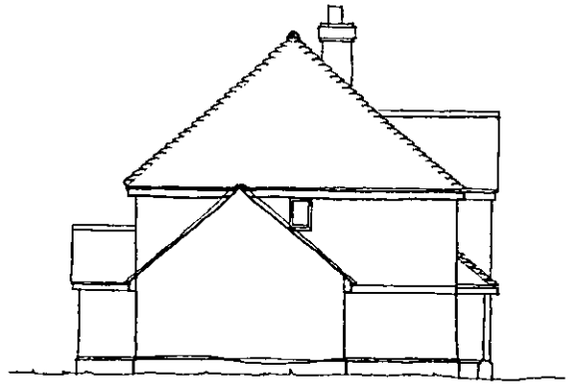
FRONT ELEVATION



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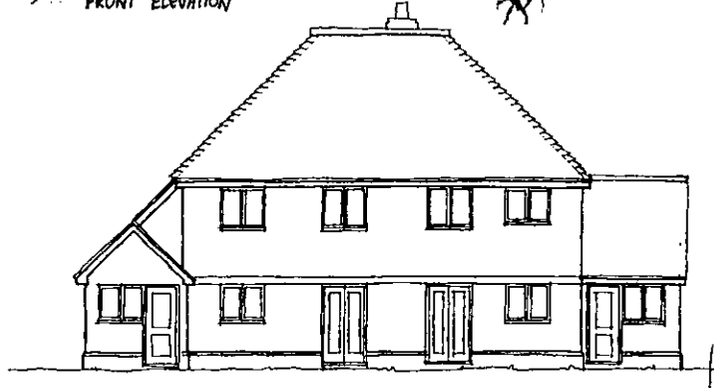

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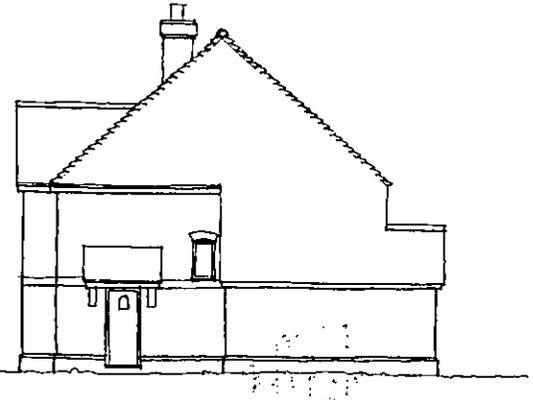

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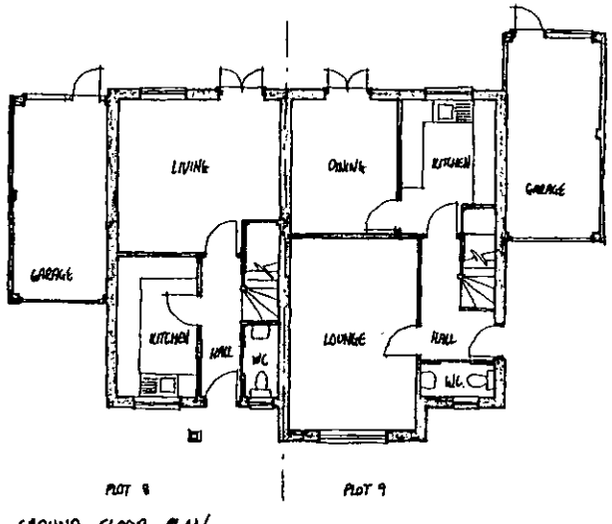
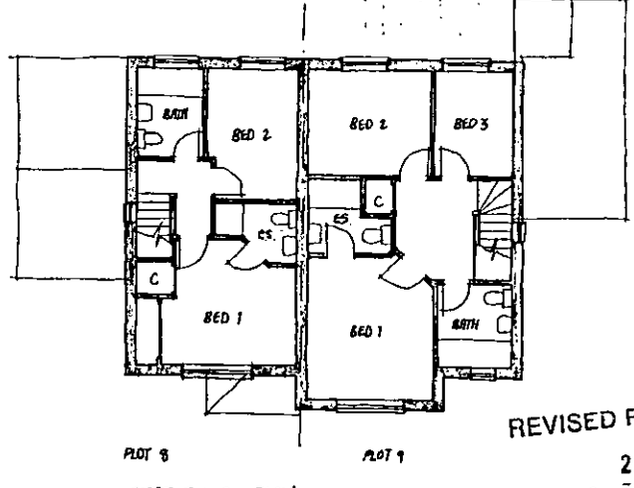


GROUND FLOOR PLAN



FIRST FLOOR PLAN

REVISED PLAN

29.
29 08.

Materials

Roof to be finished in plain tiles with matching feature club courses, bonnet hips and ridges. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no	SAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
PLOTS 8 & 9
PLANS AND ELEVATIONS

scales 1:100

date NOV 2000

drawn Warren Joseph | checked - | ref A00/106 | P/04 | rev

ROMANS
ARCHITECTURAL SERVICES
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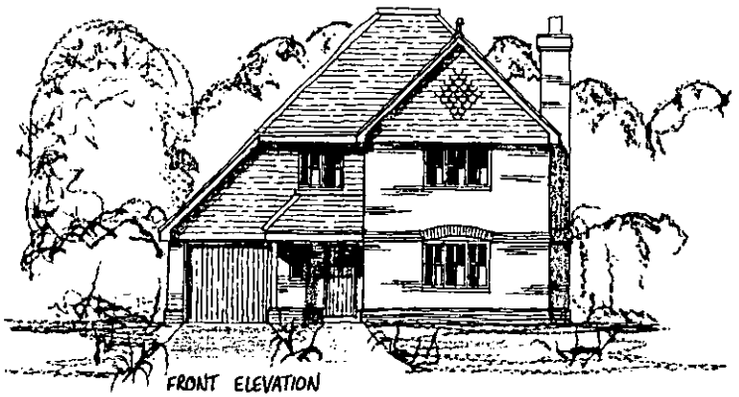

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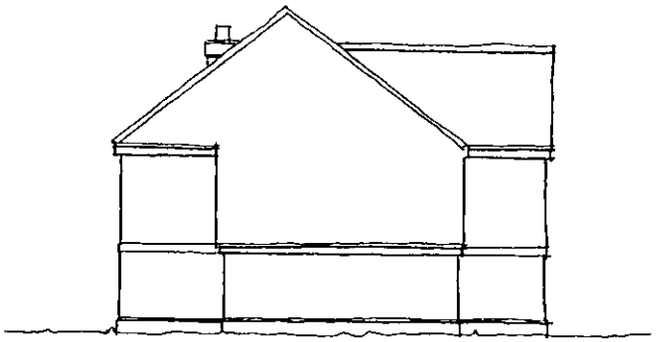
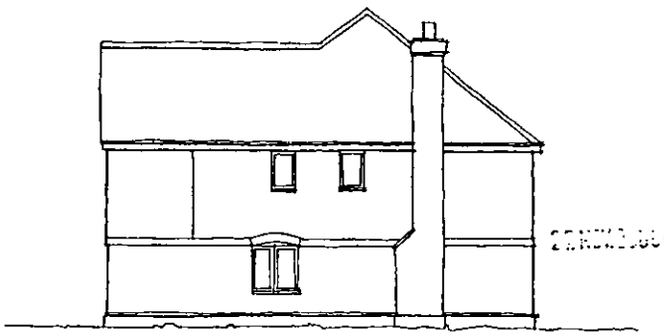


SIDE ELEVATION



REAR ELEVATION



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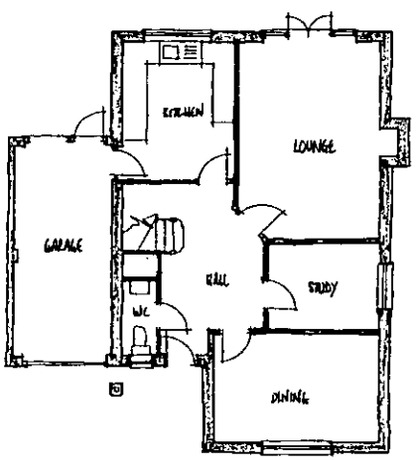
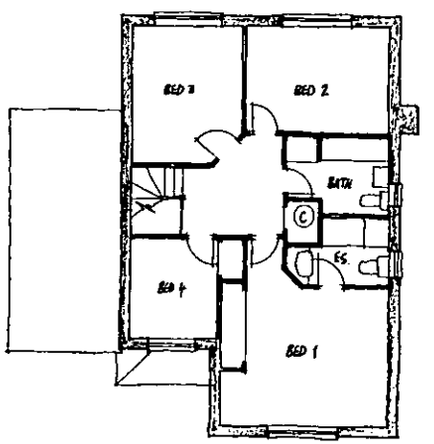


GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials

Roof to be finished in plain tiles with matching feature club courses, bonnet hips and ridges. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type Appl no	LANTAC Appl no.	BAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
PLOT 10
PLANS AND ELEVATIONS

scales 1:100

date NOV 2000

drawn	checked	ref		rev
Warren Joseph	-	A00/106	P/05	

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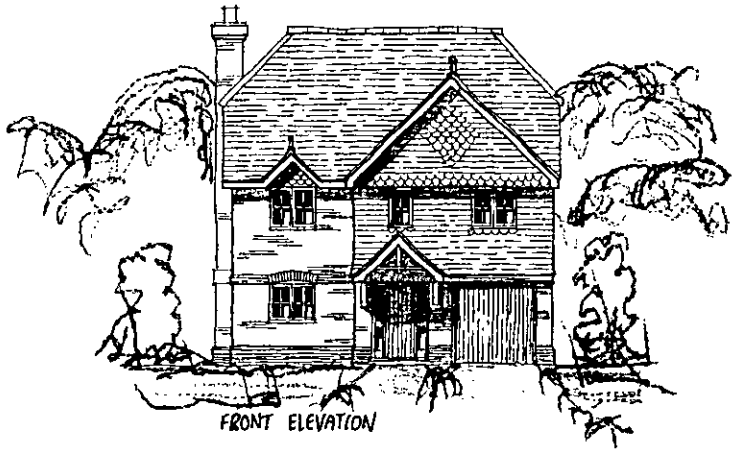

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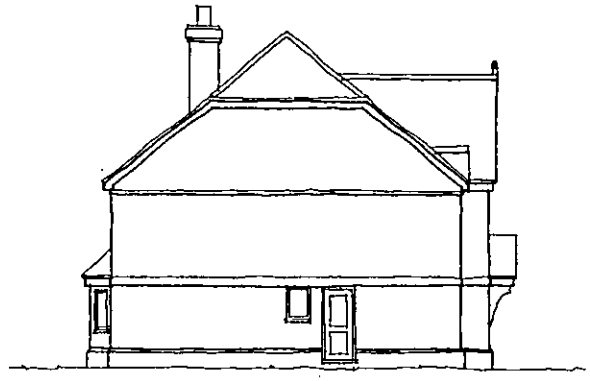
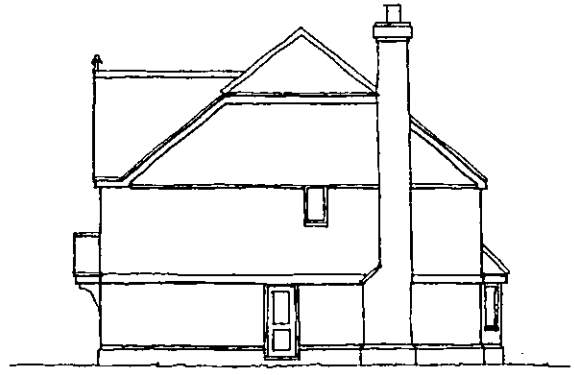


SIDE ELEVATION

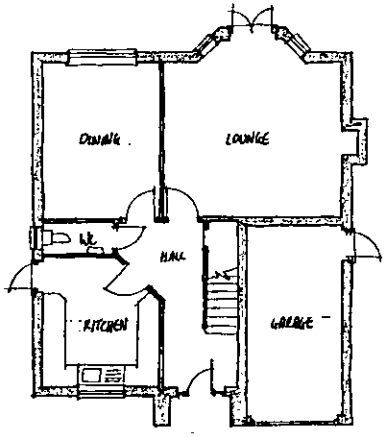


REAR ELEVATION

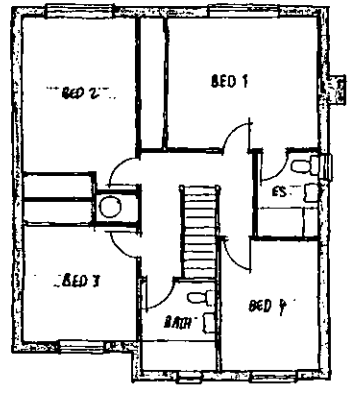


SIDE ELEVATION

27 NOV 2000 29 07



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials

Roof to be finished in plain tiles with matching feature club courses, bonnet hips and ridges. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no	LABTAC App'l no	SAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
PLOT 11
PLANS AND ELEVATIONS

scales 1:100

date NOV 2000

drawn Warren Joseph | checked - | ref A00/106 | P/06 | rev

ROMANS
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BERKSHIRE ~ RG41 5AS
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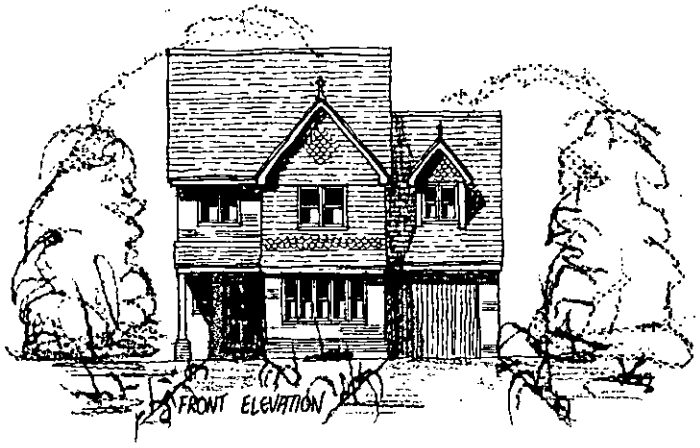

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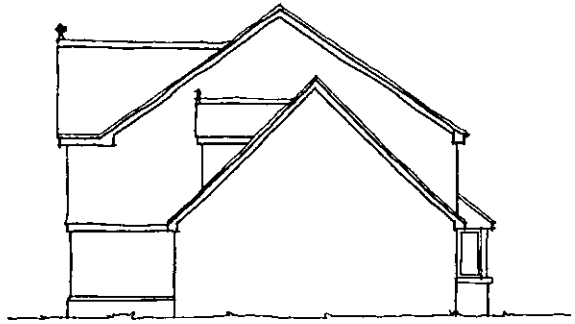

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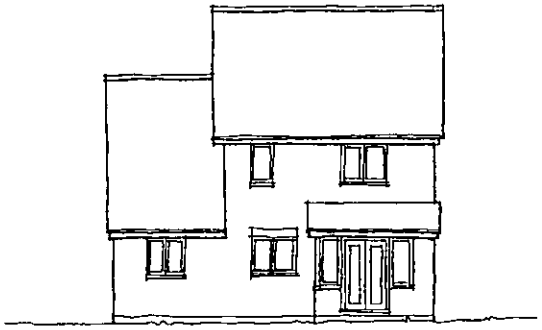
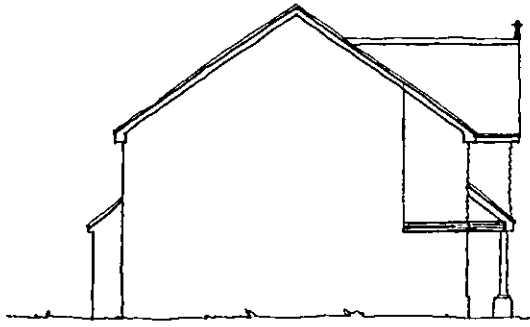
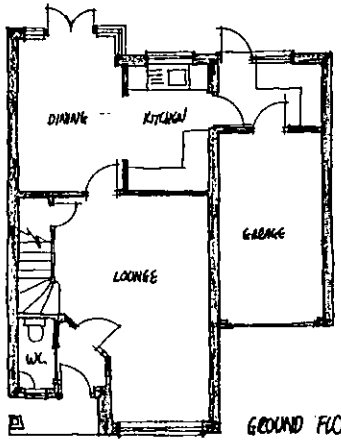


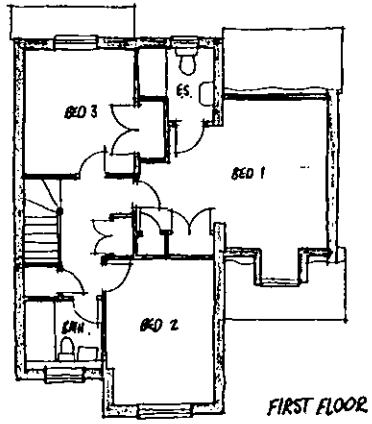
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN.



FIRST FLOOR PLAN

Materials

Roof to be finished in plain tiles with matching feature club courses, bonnet hips and ridges. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

27 NOV 2000 2:07

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
PLOTS 13 & 14
PLANS AND ELEVATIONS

scales 1:100
date NOV 2000

drawn Warren Joseph | checked - | ref A00/106 | P/08 | rev

ROMANS
ARCHITECTURAL SERVICES
4 KING STREET LANE ~ WINNERSH
BERKSHIRE ~ RG41 5AS

TELEPHONE: 0118 936 6699
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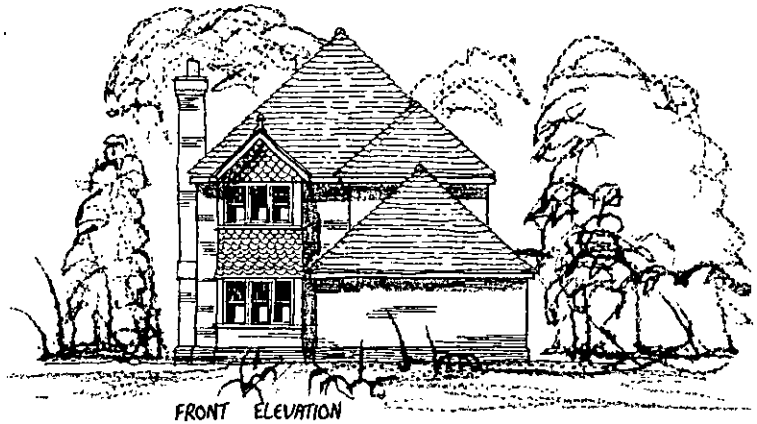

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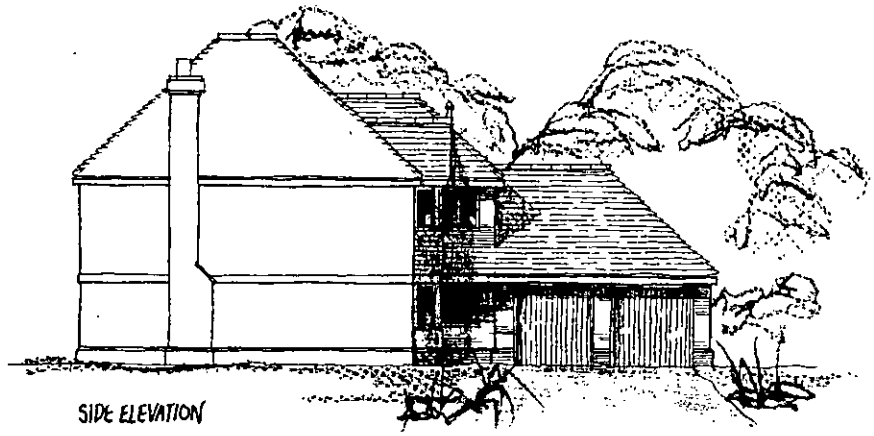
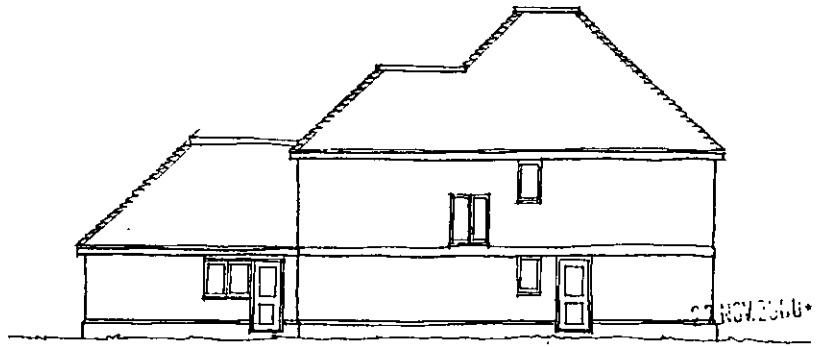


SIDE ELEVATION



REAR ELEVATION



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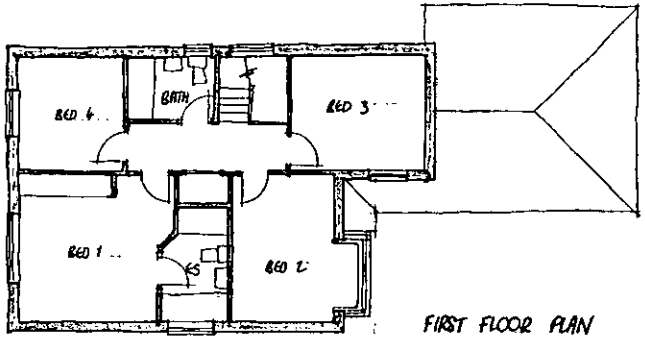
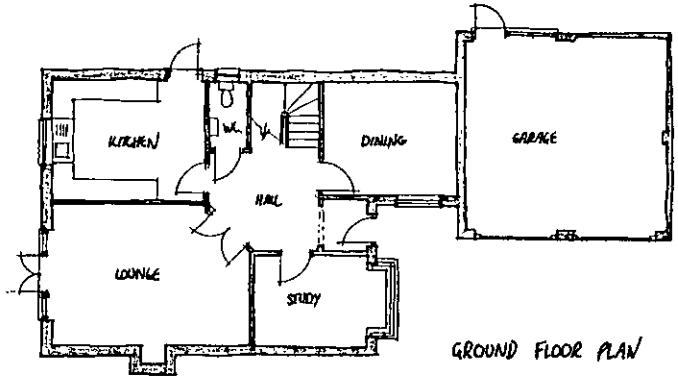


FIRST FLOOR PLAN



GROUND FLOOR PLAN

Materials

Roof to be finished in plain tiles with matching feature club courses, bonnet hips and ridges. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no	SAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
PLOT 12
PLANS AND ELEVATIONS

scales: 1:100

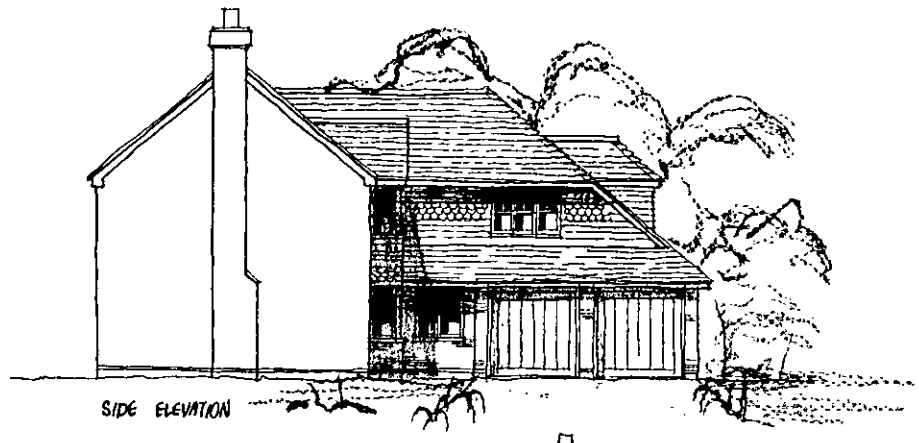
date: NOV 2000

drawn: Warren Joseph | checked: - | ref: A00/108 | P/07 | rev

ROMANS
ARCHITECTURAL SERVICES
4 KING STREET LANE - WINNERSH
BERKSHIRE - RG41 5AS
TELEPHONE: 0118 936 6699
FAX: 0118 936 6623
E-MAIL: romans@romans.co.uk



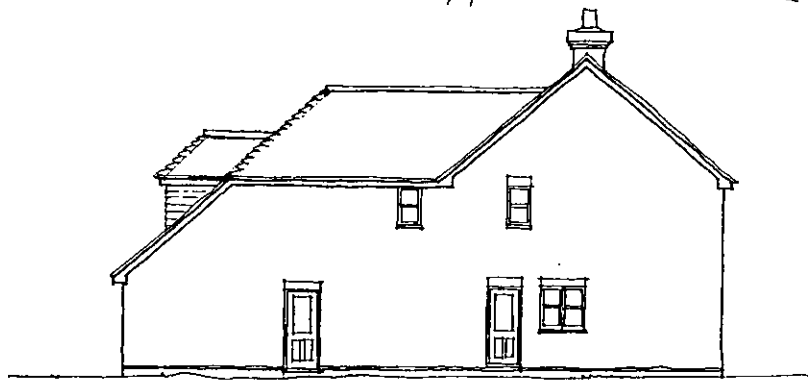
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



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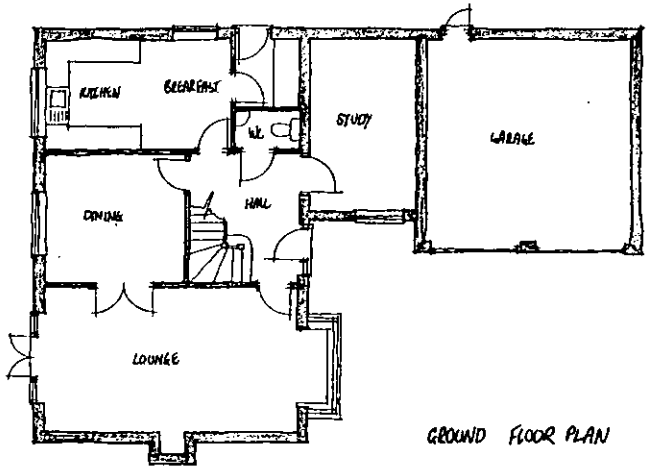
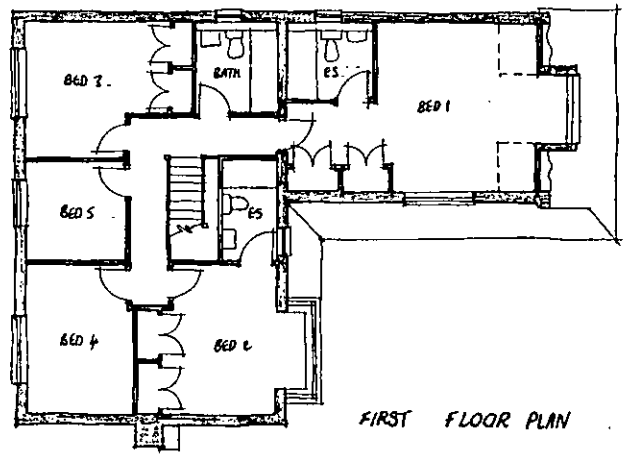


GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials

Roof to be finished in plain tiles with matching feature club courses, bonnet hips and ridges. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

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Rain Water goods to be round line UPVC finished black.

27 NOV 2000

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	BAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
PLOT 15
PLANS AND ELEVATIONS

scales 1:100

date NOV 2000

drawn	checked	ref		rev
Warren Joseph	-	A00/106	P/09	

ROMANS
ARCHITECTURAL SERVICES
4 KING STREET LANE - WINNERSH
BERKSHIRE - RG41 5AS
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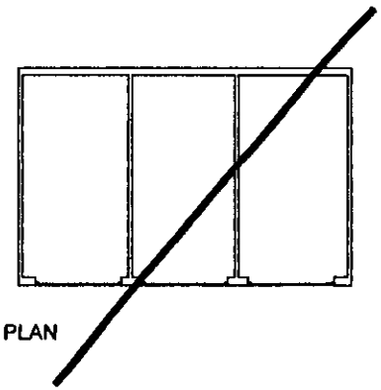

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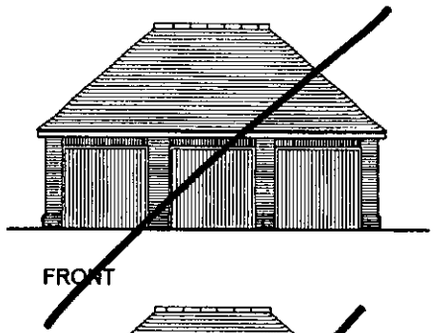

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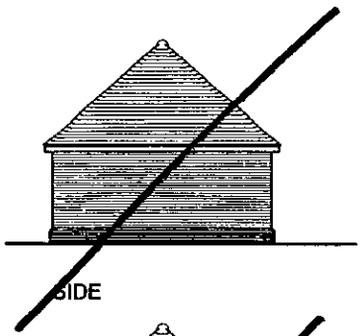

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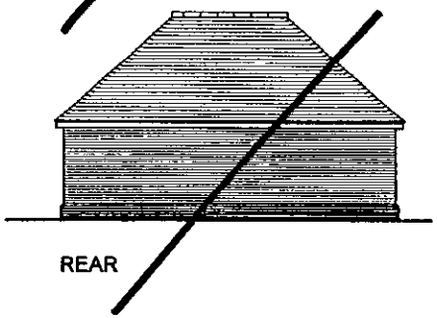

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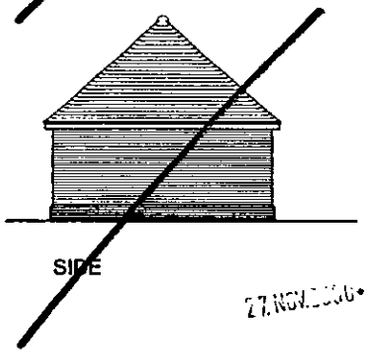

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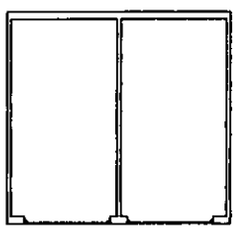
27.NOV.2000 29:07



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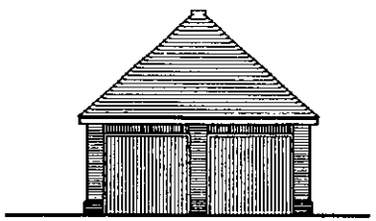

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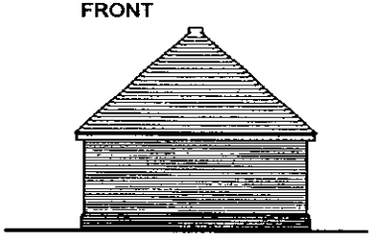
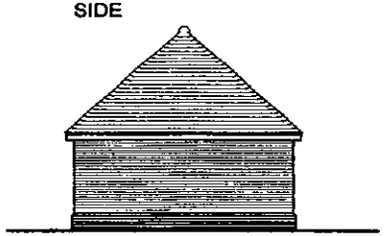
SIDE



REAR



SIDE

Materials

Roof to be finished in plain tiles with matching feature club courses, bonnet hips and ridges. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
GARAGES
PLANS AND ELEVATIONS

scales 1:100

date NOV 2000

drawn	checked	ref		rev
Warren Joseph	-	A00/106	P/10	

ROMANS
ARCHITECTURAL SERVICES
4 KING STREET LANE ~ WINNERSH
BERKSHIRE ~ RG41 5AS
TELEPHONE: 0118 936 6699
FAX: 0118 936 6623
E-MAIL: romans@romans.co.uk

Tel. (0118) 974 6051

Date: 14 March 2001

Your Ref:

My Ref: **Mrs B Polnik - F/2000/2907**

Bewley Homes
C/O Roman Professional Services
4
Kings Street Lane
Winnersh
Berkshire
RG41 5AS

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

Application Number: F/2000/2907

Site Address: 269 - 273, Barkham Road, , Wokingham.

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

Your application is to be determined at the Development Control Sub-Committee meeting on the 21.03.01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting and must be arranged by contacting Andrew Lowther on 0118 974 6051

Yours faithfully,

John Mitchell

Development Control Manager

Tel. (0118) 974 6051

Date: 14 March 2001

Your Ref:

My Ref: **Mrs B Polnik - F/2000/2908**

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

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

Application Number: F/2000/2908

Site Address: 269 - 273, Barkham Road, , Wokingham.

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

Your application is to be determined at the Development Control Sub-Committee meeting on the 21.03.01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting and must be arranged by contacting Andrew Lowther on 0118 974 6051

Yours faithfully,

John Mitchell

Development Control Manager

BASIA POLNIK 2907 / 2908

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	S Dix 300 Barkham road Wokingham RG41 4DA

Committee letter sent 14-03-01

F/2000/2907

C S Barson
327a Wokingham Road
Wokingham
Berkshire
RG41 4DJ

F/2000/2907

N Morris
267 Barkham Road
Wokingham
Berks

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

Applicationo	Name & Address
F/2000/2908	Mr C Benham Chestnuts 14 The Shires Wokingham RG41 4SZ
F/2000/2908	P Jay 17 The Shires Wokingham RG41 4SZG
F/2000/2908	R Webber 19 The Shires Barkham RG41 4SZ
F/2000/2908	Dr K & Mr R Kennedy 4 Blandford Drive Wokingham RG41 4EN
F/2000/2908	S Dix 300 Barkham road Wokingham RG41 4DA
F/2000/2908	N Morris 267 Barkham Road Wokingham Berks
F/2000/2908	R Wood 294 Barkham Road Wokingham Berks RG41 4DA
F/2000/2908	Mr N Weeks 5 The Shires Wokingham Berks RG41 4SZ

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/2000/2908

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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From:	**Graham Barnwell, Public Rights of Way Officer**
To:	**Mrs. B. Polnik, Planning**
Date:	**12th December 2000.**
Application No.	**F/2000/2908**
Proposal:	**Proposed erection of 15 dwellings and demolition of existing 3 dwellings (duplilcate application)**
Site Address:	**269/273 Barkham Road, Wokingham.**
Applicant:	**Bewley Homes.**

AP?
CS
13 DEC 2000
COPIES TO:
ACK:
FILE:

Observations:

No objection to this application.

GRAHAM BARNWELL

Received by Wokingham District Council

Application No: F/2000/2908

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	27 NOV [illegible]
Officer: BP	Application No. F/2000/2908

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 EXISTING DWELLINGS (DUPLICATE APPLICATION)

Location: 269 - 273 BARKHAM ROAD

Parish: WOKINGHAM Ward: Evendons

Applicant: BEWLEY HOMES

Fee Received 2850-00 (2) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	[illegible] says [illegible]		
4	Correct S 66 certificate		6.12.	
5	Elevation plans	- Are elevations of fencing around site required? - Plots 13/14 – Back door shown in floor plan, not in elev. - ~~Plots 12 & 15 – Front doors obscured by garages on elevs.~~ - Plot 2 – Ensuite window not shown in side elevation - Plot 11 – Lounge/dining windows shown in reversed positions;		
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 : 6.12.2000. TB 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:

2x SIN + 1-6 Blandford Drive
15 Sandy Lane
Barkham Road 227, 255-293 (odds) Barkham Rd ✓
292-326 (evens) Barkham Rd
Footpath to Rear 11-19 (odds/evens) The Shires
+ properties marked (*) on map (no address on GIS)

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

27.NOV.2000 2308

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 £2,850.00 (15 x £190.00) for the application fee.
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

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 21:38

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.

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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 £2,850.00 (15 x £190.00) for the application fee.
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
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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

1789/a

SECTION 66 CERTIFICATE

Application No.

27.NOV.2000* 2908

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

CERTIFICATE A

27.NOV.2000* 2908

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.

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

OR

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	
MR & MRS DUNN	271 BARKHAM ROAD	24-11-00
MR & MRS HILL	273 BARKHAM ROAD	

+ See Note (a) to Certificate A

OR

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) .....

(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).

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) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

(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).

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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.

Agricultural Holdings Certificate

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

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

27.NOV.2006*

2508

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* 2508

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	/ *	/ *	/ *

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — * STATE No. OF HABITABLE ROOMS — 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.

£2850

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				
B2	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

26. 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".

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
3104 6479	MR A. WILLIAMS	GARAGE CAR-PORT	24 3 59 15 4 66	APP. REF.
7214	"	"	20 5 68	APP.
6225	R.P. WARKMAN	S/ST. EXTENSION	6.10.86	CA
000/1074	Bewley Homes	Erect 9 dwell 3,4 & 5 bedroom		Appeal Nondet.
2000/1075	HUW 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

LAND 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	MR. PEACH	DWELLING AT REAR	13 10 55	REF.
/[illegible]/60	MR A STEVENS	"	9 2 60	REF.
/43/65	MR M. WILLIAMS	BUNGALOW AT FRONT	24 6 65	REF.
/25/67	"	" "	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
P 1131	SMITH	C/APP DWELLING HOUSE	9.2.56	N/A C/A
/23/60	MR. [illegible]	DET. BUNGALOW & GARAGE	14.7.60	N/A C/A
03993	Mr & Mrs Leslie	Double garage & low ex garage to [illegible]	20.2.76	N/A C/A
9/70648	Mr I Dunn	S/st rear & s/st/mt extns	22.12.99	C/A
/2000/1074	Bewley Homes	Erect 9 dwell 3, 4, 5 bedroom		Appeal Non Det
/2000/1075	HUWEDWARDS CHARLES PLANNING	DUPLICATE APP. PR. EREC. 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
4079	MAJOR UNDERHAY	GARAGE	31.5.56	APP —
155	" "	" ACCESS	12.7.56	— C/A
/74/69 7622	MR. [illegible]	S/STOREY EXTENSION	5.6.69	APP. C/A
B/R 11	"	ENFORCEMENT OF HALL	22.1.74	APP.
0004	"	ADDITION	14.2.74	— C/A
R 3328	"	PLAYROOM	28.8.75	APP. N/A
3342	"	PLAYROOM	2.10.75	N/A C/A
13359	MR. L. MADILL	S/STOREY EXTENSION	5.6.80	N/A C/A
215311	"	EXTENSION	2.9.50 5.8.80	REC APP N/A REC N/A
31617 (SANDY LANE DEV.)	MR & MRS T. WILLIAMS	DET. H. & G. R/O	29.9.88	C/A C/A
5356	Mr. R. Hill	S/SH/R - Break. Rm - S/SC/F - Hall & Porch	2.4.90	C/A
AA 8605	MR. R. HILL	BREAKFAST ROOM / HALL / PORCH	14.3.90	APP

DATE OF COMPLETION* B/R 11 - cancelled by WDC 9.3.77

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933

(2)

ADDRESS 273 Barcham 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	HUWEDWARDS CHARLES PLANNING	PROP. ERECTION 9DW. + DEM. 3DW. DUPLICATE APPLICATION	11.09.00	REF.

MINISTRY DECISION Appeal Dismissed (1074) 17.10.00

SPECIAL ORDERS

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY

BEWLEY HOMES PLC

AGAINST THE NON DETERMINATION BY

WOKINGHAM DISTRICT COUNCIL

OF PLANNING APPLICATION REF. F/2000/2907

PROPOSING ERECTION OF 15 DWELLINGS AND DEMOLITION OF 3 DWELLINGS AT

269-273 BARKHAM ROAD, WOKINGHAM

DOCUMENTS
REFERRED TO IN THE

PLANNING EVIDENCE
PREPARED BY

JEREMY WOOLF

DETR REF: APP/X0360/A/01/1059944
LA REF: F/2000/2907
CHANCELLORS REF: C/1981/01

APRIL 2001

CHANCELLORS
CHARTERED TOWN PLANNING CONSULTANTS

DOCUMENTS

1. APPLICATION COMMITTEE REPORT

2. PREVIOUS APPEAL DECISION AND RELATED LAYOUT

3. EXTRACTS FROM "WOKINGHAM DISTRICT LOCAL PLAN DEPOSIT DRAFT WITH PROPOSED AMENDMENTS HIGHLIGHTED"

4. EXTRACT FROM LOCAL AUTHORITY STATEMENT ON PREVIOUS APPEAL ON STATUS OF SOUTH EAST AREA LOCAL PLAN

5. EXTRACTS FROM SOUTH EAST AREA LOCAL PLAN

6. EXTRACTS FROM BERKSHIRE STRUCTURE PLAN (1991-2006)

7. REPORT ON PPG3 TO ENVIRONMENTAL SERVICES COMMITTEE OF 12TH JUNE 2000

8. EXTRACTS FROM DETR PUBLICATION "BY DESIGN"

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.

1.6

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 l 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.

1·7

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

1.8

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

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The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
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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 circumstan , 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.

2785

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, t' 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 advi 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. 278

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 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 the 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



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**

3.1



4
ham
BARKHAM
HILL
Mortimer Lodge
Farm
Edneys Hill
Brook Farm
BARKHAM
Church Farm
3.1A.

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.

3·3

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.

3.4

1.9 For the purposes of this plan the identified settlements are:

ARBORFIELD CROSS
BARKHAM HILL
CHARVIL
EARLEY/SONNING/WOODLEY
FINCHAMPSTEAD
FINCHAMPSTEAD NORTH
HURST
PINEWOOD
RISELEY
SHINFIELD
SINDLESHAM
SPENCERS WOOD
SWALLOWFIELD
THREE MILE CROSS
TWYFORD
WARGRAVE
WINNERSH
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)**

3.5

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.

3.6

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.

3.7

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.

3.8

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.

3.9

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.

3·10

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.

3.11

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.

3·12

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.

3·13

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)**

3.14

A) AFFORDABLE SUBSIDISED HOUSING, I.E. HOUSING OF ALL TENURES THAT IS PROVIDED WITH SUBSIDY, FOR PEOPLE UNABLE TO RESOLVE THEIR NEEDS IN THE GENERAL HOUSING MARKET BECAUSE OF THE LOCAL RELATIONSHIP BETWEEN HOUSING COSTS AND INCOMES;

B) AFFORDABLE LOW COST MARKET HOUSING, I.E. HOUSING THAT IS PROVIDED WITHOUT SUBSIDY BY PRIVATE DEVELOPERS, WHO CAN DEMONSTRATE THAT THE HOUSES WILL CONTINUE TO BE ACCESSIBLE TO PEOPLE UNABLE TO RESOLVE THEIR NEEDS IN THE GENERAL HOUSING MARKET BECAUSE OF THE LOCAL RELATIONSHIP BETWEEN HOUSING COSTS AND INCOMES. **(PA 5/11)**

The Council wishes to see that those with special needs are also catered for; the District Council's Housing Strategy contains details of categories of those with special needs.

5.20A ~~*THE HOUSING NEEDS SURVEY IDENTIFIED THE NEED TO NEGOTIATE THE PROVISION OF 950 UNITS OF AFFORDABLE HOUSING FROM THE DEVELOPMENT PROGRAMME TO 2006, AND TO USE SITE DEVELOPMENT BRIEFS TO PROMOTE THE DELIVERY OF UP TO 2,000 UNITS OF LOW COST MARKET HOUSING AND UP TO 800 PRIVATE RENTED UNITS.*~~ **(PA 5/12)**

5.20A *THE HOUSING NEEDS SURVEY IDENTIFIED THE NEED TO NEGOTIATE THE PROVISION OF AFFORDABLE HOUSING UNITS FROM THE DEVELOPMENT PROGRAMME TO 2006. ON THE BASIS OF THE OUTSTANDING HOUSING REQUIREMENT AT 1ST APRIL 1999 IT IS CONSIDERED THAT C.700 AFFORDABLE HOUSING UNITS SHOULD COME FORWARD BY MARCH 2006, THE END OF THE LOCAL PLAN PERIOD. (THE JUSTIFICATION FOR THIS FIGURE IS SET OUT IN THE HOUSING BACKGROUND PAPER).* **[APA A8]**

POLICY WH7: AFFORDABLE HOUSING

~~ON RESIDENTIAL SCHEMES OF 25 OR MORE DWELLINGS IN SETTLEMENTS OF UNDER 3,000 PEOPLE, AND IN SCHEMES OF 40 OR MORE DWELLINGS ELSEWHERE (AS DEFINED IN POLICY WH1), THE COUNCIL EXPECTS AT LEAST 20% OF ALL NEW DWELLINGS GRANTED CONSENT TO BE FOR AFFORDABLE HOUSING. HOWEVER, THE PROPORTION OF SUCH DWELLINGS APPROPRIATE ON PARTICULAR SITES MAY VARY, ACCORDING TO SITE CONDITIONS. BEFORE GRANTING PLANNING PERMISSION FOR AFFORDABLE HOUSING, THE COUNCIL WILL NEED TO BE SATISFIED THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING WILL BE ENJOYED BY SUCCESSIVE, AS WELL AS BY THE INITIAL, OCCUPIERS OF THE PROPERTY.~~

ON RESIDENTIAL SCHEMES OF 15 OR MORE DWELLINGS OR OF 0.5 HECTARE OR MORE IN SETTLEMENTS OF 3,000 OR FEWER POPULATION, AND OF 25 OR MORE DWELLINGS OR OF 1 HECTARE OR MORE ELSEWHERE (AS DEFINED IN POLICY WH1), THE COUNCIL EXPECTS UP TO 25% OF ALL NEW DWELLINGS GRANTED CONSENT TO BE FOR AFFORDABLE HOUSING. HOWEVER, THE PROPORTION OF SUCH DWELLINGS APPROPRIATE ON PARTICULAR SITES MAY VARY, ACCORDING TO SITE CONDITIONS AND THE DETAILED FINDINGS OF THE HOUSING NEEDS SURVEY 1997. BEFORE GRANTING PERMISSION FOR AFFORDABLE HOUSING, THE COUNCIL WILL NEED TO BE SATISFIED THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING WILL BE ENJOYED BY SUCCESSIVE, AS WELL AS BY THE INITIAL, OCCUPIERS OF THE PROPERTIES.

(PA 5/13)

Implementation: Consultation with providers of affordable housing.

Monitoring: Planning applications and permissions.

3.15

TOWN AND COUNTRY PLANNING ACT 1990

REPRESENTATIONS OF WOKINGHAM DISTRICT COUNCIL

APPELLANT :	BEWLEY HOMES PLC
APPEAL SITE :	269-273 BARKHAM ROAD, WOKINGHAM
REASON FOR APPEAL :	NON-DETERMINATION OF PLANNING APPLICATION FOR DEMOLITION OF 3 DWELLINGS AND ERECTION OF 9 DWELLINGS

LOCAL PLANNING AUTHORITY REFERENCE	: F/2000/1074
DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE	: APP/X0360/A/00/1044914
DATE OF INFORMAL HEARING	: 26TH SEPTEMBER 2000

4.1

2.04 Following discussions with the applicant revised plans were received in respect of the duplicate application F/2000/1075 (refer to Appendix 'B'). The revised plans indicated a change to the internal layout of the dwelling of Plot 3 resulting in a 3 bedroomed property as opposed to a 4 bedroomed house, relocation of Plot 9, retention of some additional trees, removal of other trees and additional planting. In addition following negotiations with the Highway Authority the applicant has also offered a contribution of £50,000 towards off-site highway works.

2.05 A decision on the duplicate application (F/2000/1075) is due to be issued on 11th September 2000 and a copy will be sent to the Inspectorate in due course although the application is recommended for refusal on the same grounds as above except for the last reason relating to the loss of trees.

3.00 DEVELOPMENT PLAN POLICIES

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

Berkshire Structure Plan

3.02 The Berkshire Structure Plan (1991-2006) was adopted on 4th November 1995 and is the statutory Structure Plan for the area. The relevant policy to this appeal is as follows:

H9 : Variety of housing

An extract is contained in Appendix 'C'.

South East Area Local Plan

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

adopted policies, except in relation to housing provision". The relevant policies are:

STV1	:	Development within identified settlements
SBE1	:	Design of the new development
SBE2	:	Inappropriate development
SH8	:	Variety of housing

Extracts are contained in Appendix 'D'.

Draft Wokingham District Local Plan

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

WOS1	:	Sustainable development
WOS3	:	Development control principles
WBE1	:	Development in its local context
WBE11	:	Protection of trees and woodland
WBE12	:	Green routes
WH6	:	Variety of housing
Density Policy		

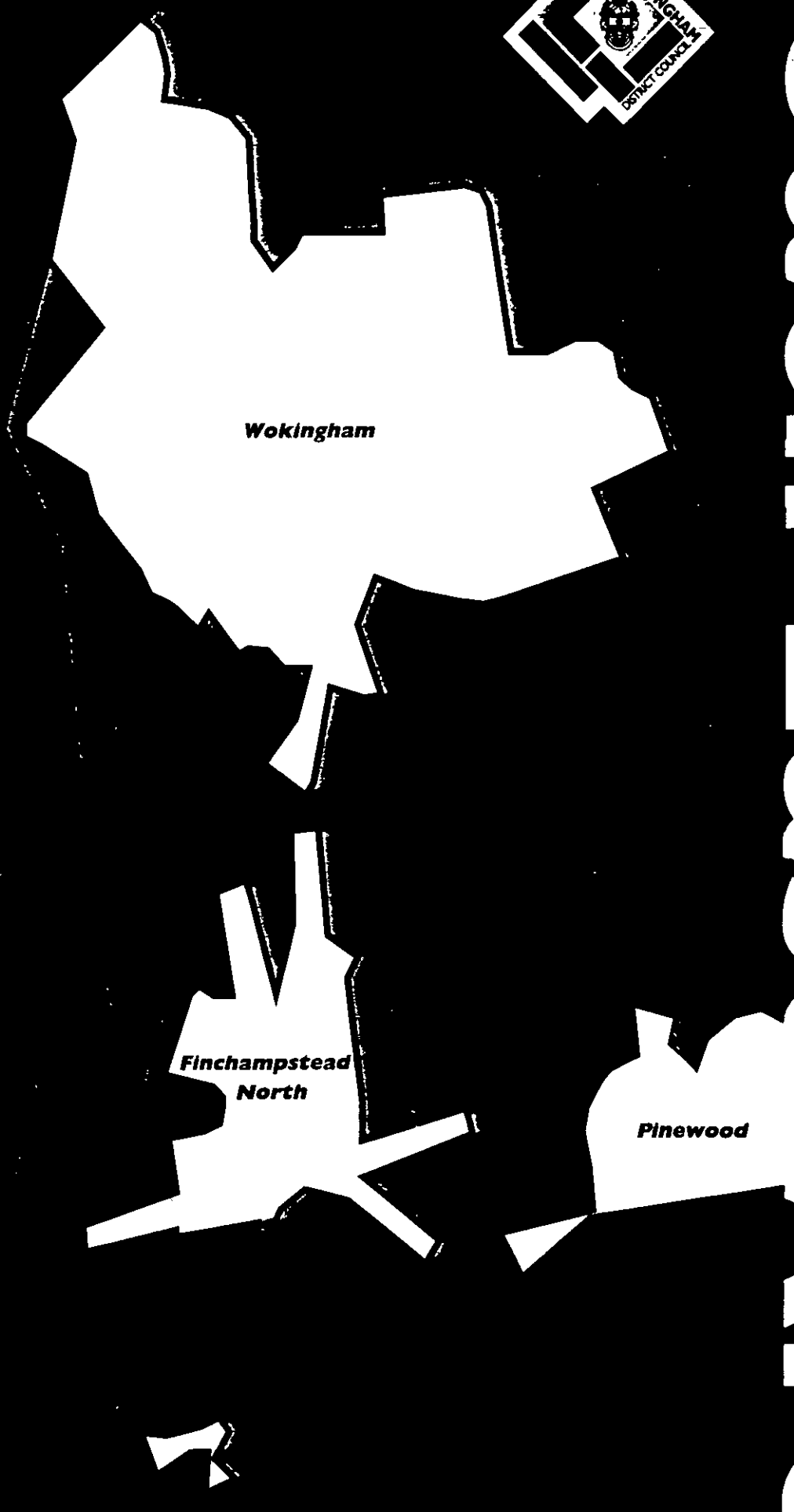
Extracts are contained in Appendix 'E'.

4.00 THE CASE FOR THE LOCAL PLANNING AUTHORITY

4.01 The site is located within the settlement boundary of Barkham Hill where the general principle of development is normally acceptable

LOCAL PLAN

South East Area



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

5.2

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

1.2.17 There are a number of vacant and unused residential properties. These should be brought into use to add to the quantity and range of the housing stock. Some of the unused residential floorspace is over shops but remains vacant because it does not form a self-contained unit. If it was made self-contained they would be more likely to be used, possibly for rent.

❖ SH5 VACANT FLOORSPACE ABOVE SHOPS

THE DISTRICT COUNCIL WILL NORMALLY FAVOURABLY CONSIDER APPLICATIONS FOR THE UTILISATION OF VACANT FLOORSPACE ABOVE EXISTING SHOPS FOR THE PROVISION OF SELF CONTAINED RESIDENTIAL UNITS.

CARAVANS AND MOBILE HOMES

1.2.18 The Local Plan area contains several mobile home and caravan parks, and it is considered that there is likely to be continuing demand for this type of accommodation outside of these locations, particularly in the rural areas.

1.2.19 The increasing demand for this form of accommodation reflects current pressure for housing, and in particular the desire for home ownership, at a time when house prices are beyond the reach of many households. Demands also arise for temporary accommodation in connection with agricultural holdings, and the housing of elderly or disabled relatives. However, in land use terms such developments have many of the implications and requirements of permanent dwellings. Where acceptable they will be subject to the same public open space guidelines as new residential development (see Policy SR2).

❖ SH6 RESIDENTIAL CARAVAN AND MOBILE HOME SITES

APPLICATIONS FOR THE USE OF LAND FOR RESIDENTIAL CARAVAN AND MOBILE HOME SITES WILL NORMALLY BE SUBJECT TO THE SAME CONSIDERATIONS AND POLICIES AS FOR DWELLINGS. PARTICULAR ATTENTION WILL BE PAID IN CONSIDERING SUCH PROPOSALS TO MINIMISING ANY ADVERSE IMPACT UPON THE VISUAL AMENITY OF THE AREA BY APPROPRIATE CHOICE OF LOCATION, SITING OF HARDSTANDINGS AND LANDSCAPING.

HOUSING NEEDS AND REQUIREMENTS

1.2.20 Housing provision in the Plan area consists mainly of owner-occupied dwellings. This stock has been substantially added to by new construction in recent years. New development has provided a wide range of dwellings including starter homes, large detached dwellings and sheltered housing for the elderly. However, this provision has not met all housing needs. In particular, the high cost of housing both for sale and for rent is a major problem.

1.2.21 In recent years there has been an increasing demand for small dwellings and a growing number of households as people leave home earlier, marriages dissolve and people live longer.

1.2.22 In order to ameliorate the problems, a number of initiatives have been taken by the District Council in association with other bodies to provide for low-cost owner occupied housing. Such initiatives can include joint venture/cost sale, self-build and equity sharing.

1.2.23 Housing for rent is provided by the District Council, Housing Associations and private landlords. The Council intends to provide housing itself, or in association with other agencies at a number of locations in the plan area . The Housing Act 1988 encourages provision of housing for rent by private landlords and bodies other than the local authority .

1.2.24 It is desirable that new development, together with the existing stock of dwellings should provide for the varied requirements of

the households likely to arise within individual settlements and across the Plan area as a whole. Tenure and size of dwellings are not normally considered to be land-use matters. Site characteristics though can influence the type of dwelling that can be provided, e.g. dense housing in an urban situation, large dwellings in extensive grounds in village fringe locations, sheltered housing in communal grounds. Further the District Council, with its resources of information can advise residential developers about the types of housing required in the Plan area. This information has to be regularly updated as the housing situation changes over time. The District Council is monitoring housing need and carried out a housing needs survey in the Spring of 1993.

1.2.25 In preparing this information the District Council will have regard to:-

a) existing commitments for residential development;

b) indications of need e.g. the housing waiting list, homelessness;

c) the condition of the housing stock e.g. dwellings lacking basic amenities, dwellings requiring substantial renovation due to lack of maintenance;

d) programmes of other agencies providing residential accommodation i.e. social services, health authorities;

e) the needs of special groups, e.g. the elderly, mentally ill, mentally handicapped and disabled.

1.2.26 At present the main housing needs are for more:

a) small (one and two-bedroomed) dwellings,

b) dwellings to rent,

c) low-cost dwellings of various sizes.

❖ SH7 HOUSING NEEDS

THE DISTRICT COUNCIL WILL PROVIDE DEVELOPERS WITH INFORMATION ON THE HOUSING NEEDS OF THE PLAN AREA, INCLUDING THOSE OF PARTICULAR SOCIAL GROUPS, SO THAT THEY ARE AWARE OF THE REQUIREMENTS WHEN FORMULATING PROPOSALS.

1.2.27 Planning Policy Guidance Note 3 gives advice on the provision of low-cost housing. The District Council has given consideration to this matter. The guidance states that a community's need for affordable housing is a material consideration which may properly be taken into account in formulating development plan policies. The need for such housing in Wokingham District is clear from the evidence in the Council's Housing Strategy Statement and is confirmed by the Housing Needs Survey (Spring 1993). Where there is a demonstrable lack of affordable housing, it can be provided and will be sought within housing developments on a substantial scale. In Wokingham district such sites are considered to be over 0.4 hectare in extent and are within the provisions of policy SPS1 though smaller sites will also make a contribution. Guidance is that in the absence of development sites on a sufficient scale, special provision can be made under the rural "exceptions" scheme. In view of the needs the Council has made limited provision for such exceptions in Policy SH9.

1.2.28 In considering whether rents are affordable the Council will have regard to the income of likely occupants using Housing Corporation or National Federation of Housing Association guidelines as well as the likely Housing Benefit subsidy threshold for the proposed dwellings.

5.6

❖ 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.

5.7



BERKSHIRE STRUCTURE PLAN 1991-2006





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BERKSHIRE STRUCTURE PLAN 1991-2006

Adopted by Berkshire County Council 4 November 1995

December 1995
Price: £15.00

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STRATEGY FOR BERKSHIRE

OVERALL APPROACH

3.1 The overriding aim of the Structure Plan is to ensure that development is 'sustainable' in terms of the capacity of the County to accommodate further growth and change. This means protecting and, where possible, enhancing the overall quality of Berkshire's environment, and within this framework seeking to meet the County's social and economic needs and aspirations.

3.2 Protecting and improving Berkshire's environment for the benefit of existing and future generations is not only desirable in its own right, but is fundamental in ensuring a prosperous County with a high quality of life for those who live and work in or visit the area. At a time of growing concern about maintaining and enhancing the quality of both the global and local environment, there is increasing interest in the contribution which land-use planning can make to these objectives.

3.3 The Government's strategy for sustainable development[1] emphasises the key role that the land-use planning system can play in delivering a sustainable future. This role is also emphasised in recent Planning Policy Guidance Notes, which stress the need for sustainable development, the conservation of non-renewable natural resources, the protection of the countryside for its own sake and making the environment more attractive, cleaner and safer, for example by limiting CO_2 emissions.

3.4 Increasing environmental concerns are also reflected in the Regional Planning Guidance for the South East[2] which makes sustainable development and environmental improvement one of its key objectives. It states that, "All development should be planned in ways which work towards securing the objectives of sustainable development". To help achieve this objective Regional Guidance seeks a shift in the balance of development between the west and east of the region.

3.5 Whilst it is recognised that land-use planning policies can have only a limited impact, the Structure Plan can nevertheless provide a practical and effective means of helping to deal with wider environmental concerns such as pollution, the depletion of non-renewable resources, global warming and habitat and species destruction, as well as tackling local environmental issues.

3.6 At the same time, the County Council recognises that a positive response is needed to pressures for growth and change in Berkshire. Some development is required to help provide homes for local people, to contribute towards maintaining the prosperity of the local economy and to assist in meeting demands for movement, shopping, recreation, tourism and mineral extraction in the County.

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1 *'Sustainable Development : The UK Strategy' - HMSO, 1994, CM2426*

2 *'Regional Planning Guidance for the South East : RPG9' - Department of the Environment, March 1994*

Overall Strategy

3.7 Sustainable levels, forms and locations for development are therefore 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 the environmental and other limits described in Chapter 2.

3.8 This approach is considered appropriate in view of :

- the limited capacity of the County to absorb further development:
- the need to husband land so that there is scope for development beyond 2006:
- the cumulative impact of development on existing communities, on the transport network and on pollution:
- the extent of existing commitments:
- uncertainties as to the timing and extent of recovery from the recent recession:
- changing economic factors which may affect people's aspirations and ability to form new households in separate accommodation:
- emphasis in the Regional Guidance on sustainable development, respecting environmental constraints and reducing rates of development in the west of the region.

3.9 Wthin this framework it is intended that scope and flexibility should be provided for helping to meet local housing needs, to secure and maintain a balanced local economy and to allow the provision of a wide range of job opportunities.

The Overall Strategy

Policy OS1 **The overall strategy of the Plan is to seek sustainable development and improvement to the quality of life in Berkshire by pursuing the following objectives :**

(i) to restrain development to levels that respect the limits set by environmental, infrastructure and other constraints upon the development of land:

(ii) to give priority within (i) to meeting Berkshire's economic and social needs, including the provision of low-cost housing and wider employment opportunities;

(iii) to protect and enhance the character and quality of Berkshire's landscape, environment and heritage:

(iv) to steer development to locations which minimise the need for travel and can be well served by public transport:

(v) **to conserve natural resources;**

(vi) **to minimise pollution;**

(vii) **to seek improvements to infrastructure, services and amenities;**

(viii) **to promote an appropriate balance between all forms of transport by continuing to develop an integrated transport strategy.**

MAIN THEMES OF THE STRATEGY

3.10 The main themes of the Structure Plan strategy are outlined below and developed in more detail in subsequent chapters. Environmental concerns are reflected in policies in all sections of the Plan. References to policies in the Plan of particular relevance are listed under each sub-heading.

Restraining Levels of Growth

3.11 The Plan seeks to keep growth down to levels which can be accommodated within the limits set by environmental, infrastructure and other considerations (Policies OS1; LD1, LD3, LD6, LD7; H1, H2; BU1; TC1; R1; M1, M3).

3.12 A restrained level of growth will generally take less open land for development, generate less traffic and waste and help towards reducing pollution, energy consumption, the depletion of water resources and the demand for minerals and aggregates. It will also allow more scope for catching up in the provision of social and physical infrastructure (subject to the environmental acceptability of proposals and availability of the necessary resources).

3.13 This approach is in line with key objectives in the regional planning guidance for the South East, in which it is suggested that levels of development should respect the region's valuable environmental features and avoid the wasteful use of land and other natural resources. The regional guidance also states that a reducing rate of growth is appropriate in the west of the region to enable infrastructure and services to catch up with rapid rates of development in the recent past.

3.14 The overall housing provision for the period 1991-2006 was increased by the County Council from 37,000 to 40,000 dwellings in response to a direction issued by the Secretary of State for the Environment on 29 June 1995. While the Council has welcomed the fact that the Secretary of State has not pressed it to accept the total of 48,000 dwellings recommended by the Panel which conducted the Examination in Public in 1993, it remains concerned that increasing the provision above 37,000 dwellings could have serious environmental consequences contrary to the overall objectives of the Structure Plan.

Overall Strategy

6.5

Meeting Local Needs

3.15 Within the Structure Plan's overall emphasis on respecting environmental and other constraints, priority will be given to meeting Berkshire's economic and social needs.

3.16 Policies H7 and H8 seek to improve access to low-cost housing, while Policy H9 encourages the building of the type and size of dwellings required by the local population.

3.17 The flexibility allowed for in Policy BU1, will, together with existing commitments and vacant premises, provide scope for existing businesses to adjust to changing economic circumstances and for a wide range of job opportunities to be provided for the local population. Within the constraints of broader, national economic considerations, it will also help the County to retain its prosperity and competitiveness.

Safeguarding Berkshire's Environment and Heritage

3.18 The Structure Plan sets out the general principles for safeguarding the quality of life in urban areas, where the majority of the County's population live. The quality of life in built-up areas can be particularly affected by the form, design, layout and density of buildings (Policy EN1). It also depends on the safeguarding of open space, common land, town and village greens, areas important for nature conservation and other features of special character and interest (Policies C9, EN1, EN4-EN10, R4 and R6). Road traffic has a major impact upon safety and Berkshire's urban environments. The Plan includes policies to encourage walking and cycling, and to introduce appropriate traffic management measures (Policies LD5, T2, T3 and T7). It also seeks to reduce the need for travel, particularly by private vehicles (LD5, H4, S4 and R7) and to encourage the increased use of public transport as a viable alternative to the private car (T4).

3.19 Berkshire has generally kept its traditional pattern of settlement, with towns and villages in most cases separated by countryside. Together with the character of its settlements, this contributes to the County's unique 'sense of place'.

3.20 The County Council reaffirms its support for the Metropolitan Green Belt which limits the spread of Greater London (Policies C3 and C4). The County Council also wishes to maintain physical and visual 'gaps' between settlements and protect important 'green wedges' of open land extending into or between settlements (Policy C6). Elsewhere, on land outside built-up areas, development will be restricted to uses that need to be located in the open countryside (Policy C2).

3.21 Special care is needed to protect the character and unique qualities of the landscape in the North Wessex Downs Area of Outstanding Natural Beauty and in a number of designated Areas of Special Landscape Importance (Policies C7 and C8).

3.22 A number of initiatives will be taken in the countryside to encourage the appropriate use and management of rural land to secure improved landscape and access (Policies C9 and R2), and nature conservation (Policies EN8 and EN9) - the latter to protect local species of wildlife. The establishment of a new forest is proposed in the central part of the County to help diversify and enhance the landscape and ecology in the area and help to absorb CO_2 (Policy C12).

Steering Development to Sustainable Locations

3.23 General principles are set out in the Plan concerning locations for development to provide the framework for more detailed policies and specific land allocations to be considered in local plans. (Policies OS1, LD1, LD5, LD6, LD7, H4, H5, S4, R1, R6, R7, M4, W4, W5).

3.24 Locations for development should be sought which :

- minimise the need for travel e.g. by locating housing close to existing and committed employment areas, schools and other local facilities;
- can be well served by public transport;
- do not irreversibly harm features of specific environmental interest such as important natural habitats and designated conservation areas.

Conserving Resources

3.25 The following policies in the Plan relate to the County Council's aim of protecting and minimising the use of natural resources :

- OS1 seeks sustainable levels, locations and forms of new development;
- LD1 proposes that account should be taken of the extent to which development helps to conserve natural resources, including land, water and fossil fuels;
- LD2 refers to provision for appropriate recycling facilities in association with development;
- LD7 seeks to safeguard water resources;
- C10 seeks to protect the best and most versatile agricultural land from development;
- RE1 supports development proposals which attempt to harness renewable energy sources where there is no overriding adverse environmental impact. This will help to reduce the demand for fossil fuels;
- EN1 encourages the re-use/redevelopment of derelict or underused land or buildings in built-up areas, subject to this not adding to the problems associated with 'town cramming'. The more intensive use of land within existing settlements may help reduce the need for travel and minimise the need to take 'greenfield' sites for development;
- M2 seeks to prevent the wasteful use or sterilisation of mineral resources;
- W2 encourages initiatives for recycling waste and minimising waste production.

3.26 The County Council will also seek that new development assists in the broad objective of conserving energy and water by means of layout, design, orientation and landscaping of buildings, and by using renewable rather than non-renewable materials, and materials requiring a low energy input to their production (LD1).

Overall Strategy

Minimising Pollution

3.27 Protection from nuisances such as unacceptable levels of noise, fumes or noxious emissions is sought by Policies EN2 and LD3. Berkshire's first 'State of the Environment Report'[1] shows that atmospheric pollution from increasing car use is a particular problem in the County. The Plan includes a number of policies to discourage unnecessary vehicle use and encourage more environmentally friendly forms of transport (Policies LD5, H4, S4, T1-T8, T10, T13, T14 and R7).

Improving Infrastructure, Services and Amenities

3.28 Landowners and developers are expected to make appropriate provision for infrastructure, services and amenities made necessary by their development (Policy LD6). In addition, environmental improvements and other benefits will be sought both on-site and in the surrounding area (Policy LD8).

Developing an Integrated Transport Strategy

3.29 The County Council is developing and implementing an integrated transport strategy which seeks an efficient, effective and environmentally acceptable transport system, with an appropriate balance between all modes of transport (Policy T1). A Transport Plan has been prepared by the County Council which develops and supports the principles of the integrated strategy outlined in the Structure Plan. It provides a more detailed framework for local plans and for implementing transport policy through the annual Transport Policy and Programme (TPP).

ENVIRONMENTAL APPRAISAL

3.30 A full environmental appraisal of policies in the adopted Structure Plan has been undertaken based upon the advice and techniques contained in the Department of the Environment's 'Environmental Appraisal of Development Plans : A Good Practice Guide' (1993). The detailed results are contained in a separate document[2] published by the County Council.

3.31 The Good Practice Guide identifies three key tasks for the environmental appraisal:

(i) to 'characterise' the environment i.e. by identifying key assets, threats and opportunities to provide a baseline and context for considering the environmental effects of policies. The identification of the environmental stock criteria against which the Structure Plan policies have been appraised has drawn on the information collated during the Plan process and in compiling the State of the Environment Report:

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1 *The Berkshire Environment : A First State of the Environment Report. Berkshire County Council, 1995*

2 *Environmental Appraisal of the Berkshire Structure Plan 1991-2006. Berkshire County Council, 1995*

(ii) to ensure the scope of the Plan covers the appropriate range of environmental concerns. The main sources used in the 'scoping' exercise were Planning Policy Guidance Notes MPG6 (Guidelines for Aggregates Provision in England) and RPG9 (Regional Planning Guidance for the South East);

(iii) to appraise policies to establish their environmental effects. This has been undertaken through the use of a policy impact matrix. The matrix identifies the impact of the Structure Plan policies on the environmental stock criteria identified under task one.

3.32 Many of the judgements made in undertaking the environmental assessment have ben of a qualitative nature, relying on professional knowledge and expertise, backed-up wherever possible or practicable with hard facts and figures. However, while this and other shortcomings of the exercise are recognised and concern remains about the increase in the housing provision from 37,000 to 40,000 dwellings (see para. 3.14), it is considered that the environmental assessment demonstrates that the Structure Plan policies make a significant contribution towards promoting sustainable development in the County.

Overall Strategy

6.9

LIMITING THE IMPACT OF DEVELOPMENT

4.1 The previous chapter emphasised the overriding importance of securing sustainable development, improving the quality of life in all parts of Berkshire and protecting (and where possible, enhancing) the environment in its widest sense.

4.2 To reinforce the overall strategy, policies set out in this chapter provide the starting point for considering all development proposals.

SUSTAINING BERKSHIRE'S ENVIRONMENT

4.3 Planning policies in Berkshire have a contribution to make to the conservation of natural resources and this theme underlies a number of policies in the Plan. While it is appreciated that many issues can only be partly addressed through the planning system, there are a number of measures that may be taken by which the impact of development on both the local and global environments can be reduced.

4.4 New development offers an important opportunity to secure the conservation of energy and natural resources, by means ranging from broad-scale decisions about location; through more specific decisions about the orientation of buildings and siting of shelter belts; to consideration of design, materials and the recycling of waste.

Sustainable Development

Policy LD1 **In formulating policies in local plans and in considering development proposals, account will be taken of the extent to which development is sustainable in its location and form; helps to conserve natural resources, including land, water and fossil fuels; and minimises the risk of pollution.**

4.5 The principles of sustainable development are explicitly recognised in recent Planning Policy Guidance Notes, in particular, PPG's 1, 12 and 13 and MPG6 on Provision of Aggregates. Policy LD1 is aimed at sustaining Berkshire's environment and helping to address wider environmental concerns through the formulation of policies in local plans and the consideration of development proposals. In seeking to achieve the aims expressed in Policy LD1, development will be sought which accords with the following principles. (Cross references to other policies in the Plan of particular relevance are listed after each sub-section).

(i) making the best use of land resources, for example, by protecting the open countryside and by maximising the use for development of urban land especially where vacant or derelict (where this is compatible with conserving and enhancing the quality of the urban environment) (OS1, C2, C4, C6, C10, EN1, H5, BU1, S4, R7, M2, W3) ;

6.10

(ii) helping to conserve energy and water by means of layout, design, orientation and landscaping of buildings. Regard to these considerations can allow for the implementation of schemes benefiting from passive solar gain and/or combined heat and power/district heating systems (EN1);

(iii) using renewable rather than non-renewable materials, and materials requiring a low energy input for their production (W2);

(iv) minimising the risk of harm to human health and to the environment from noise, vibration, effluent, fumes and other pollution including gas arising from landfill sites. In accordance with advice in PPG23 'Planning and Pollution Control', local planning authorities will need to consult the appropriate pollution control authority (EN2, EN3, W1, W3, W5);

(v) minimising waste generation through re-using building materials where economically viable and appropriate, and separating all re-usable waste arising through development from demolition and construction. In considering proposals for recycling materials, including construction waste, it will be necessary to balance local concerns with the wider environmental benefits of recycling (LD2, W2);

(vi) locating land uses so as to minimise the need for travel, particularly by private vehicles, and increasing the opportunities for other less energy intensive forms of transport. For example, Policy H4 states that proposals for housing development should be satisfactorily located in terms of their relationship to employment opportunities and shopping and service facilities (LD5, H4, S4, R6, R7);

(vii) avoiding irreversible damage to the landscape, natural habitats or features of aesthetic, historic or scientific interest (C7-C9, EN4-EN10).

Recycling Facilities

4.6 The new Waste Strategy for Berkshire, incorporating the Waste Local Plan being prepared by the County Council, will encompass detailed policies for the provision of recycling facilities in new development.

Provision of Recycling Facilities

Policy LD2 **Major development and developments frequently attracting a significant number of people will be expected to make provision for appropriate recycling facilities.**

4.7 The above policy seeks provision (on-site or by contribution towards provision elsewhere) of recycling facilities which are appropriate in terms of their size, type and location to the development proposed. Except in the case of housing schemes, this provision will be related to the level and location of car parking provided in association with the development.

6.11

HOUSING

BACKGROUND TO PROVISION

7.1 In determining the appropriate scale of housing provision for Berkshire as a whole, a range of different factors needs to be weighed in the balance. These include :

- the housing needs arising from the County's population and economy;
- the relationship with national and regional policies;
- the capacity of the County to accommodate further development.

7.2 None of these factors can provide a simple answer to the appropriate level of housing provision for Berkshire. The scale of provision must ultimately reflect a compromise between these competing elements, although the overall strategy of the Plan as set out in Chapter 3 and Policy OS1 indicates that considerable weight should be given to the last factor.

The Needs of the County

7.3 There are two principal means by which the general needs of Berkshire could be assessed: the accommodation of new households resulting from population growth and households being formed from within the existing population; and the demand for employees arising from local business.

7.4 The trends within the Berkshire population of births exceeding deaths, and of the decreasing average household size, are both likely to result in a need for additional dwellings. The change in average household size is a reflection of wider social trends - of the elderly living longer, of a higher divorce rate and of people setting up households earlier in their lifetime than they may have done before.

7.5 Elements of these wider trends may be susceptible to changes in economic conditions. Thus, if the general economic recession and the relatively low level of activity in the housing market continues, the figures for average household size could vary from those projected in the late 1980s and early 1990s. As a consequence, there may be a need for fewer houses to accommodate the same level of population.

7.6 There is potential for a substantial growth in employment from a number of sources, including proposals for business, industrial, distribution and storage development with planning permission or accepted in principle (see paras. 8.3 and 8.8). This could give rise to a significant imbalance between increases in jobs in the County and the resident workforce.

6.12

7.7 Attempting to achieve a precise balance through substantial additional housing provision would not only continue the spiral of development pressures but could also have severe environmental implications. In addition. Berkshire has suffered relatively severely during the recent recession and employment growth during the Plan period could well take place at a slower rate than in the 1980s (see paras. 2.28 and 8.11). The potential difference between increases in jobs and labour supply available locally could thus be much less than suggested in paragraph 8.10.

Regional Guidance

7.8 Berkshire cannot be regarded as an isolated area. It functions as a part of the wider South East Region with flows of population both into and out of the County. The Government's view of the appropriate contribution which Berkshire should make to the overall total for the South East Region's housing growth is set out in Regional Planning Guidance for the South East (RPG9). This was published in March 1994. It states that for the period 1991 to 2006 there should be an average of 2.667 additional dwellings per annum for the County. This is not intended to indicate a precise requirement for each year but in total represents some 40,000 dwellings for the fifteen year period.

7.9 The Guidance makes clear that the housing requirements should not be regarded as an inflexible target. but will be the subject of testing through the structure plan process. It states that the provision made in such plans will need to be justified not only in relation to the guidance. but also in relation to all the other relevant considerations. such as broad planning objectives and the economic needs and environment of the area.

Capacity of the County

7.10 The capacity of the County to accept further growth is becoming increasingly limited. as described in earlier chapters. In terms of policy constraints. the Metropolitan Green Belt and the Area of Outstanding Natural Beauty cover a substantial proportion of the County. Much of the rest of Berkshire has been the subject of past high rates of growth. so that such land that remains undeveloped is of particular value in maintaining the separation of individual settlements or retaining the character of the environment. Opportunities for development are also limited by technical constraints such as areas liable to flood, and land ownership considerations including common land and land owned by the Crown and National Trust.

7.11 A further problem has been the difficulty of providing infrastructure and services to keep pace with the growth in demand created in part or whole by the pressure generated by additional households. This leaves current problems which would be exacerbated by future growth. A particular example of these problems is in transport provision and additional concentrations of development can not only put pressure on the immediate area but also add to the general overloading of the wider network.

7.12 It should be recognised that there is a finite total of greenfield sites in Berkshire which can be developed without infringing upon physical constraints or which do not damage areas held to be of importance for achieving the policies of this Plan (such as Green Belt and gaps between settlements). These sites must provide not only for the period to 2006 but also for the years thereafter. Therefore the need to husband land for the longer term future should also be given consideration.

SCALE OF PROVISION

7.13 The underlying concerns expressed in this Plan about the capacity of the County to accommodate further substantial development, mean that a cautious approach is required towards further provision for housing. The County Council undertook a detailed examination to assess the capacity of the area to accept further housing development without jeopardising the general objectives of the Structure Plan. As a result of this work, the Council concluded that development in excess of about 37,000 dwellings in the period 1991 to 2006 would be likely to result in serious environmental consequences. On this basis, it had intended to adopt the Structure Plan with a housing provision set at that level. However, the Secretary of State for the Environment directed the County Council to increase the housing level to a figure which provides for an annual average of not less than 2,667 additional dwellings throughout the period 1991-2006 as indicated for Berkshire in Regional Planning Guidance. This would amount to approximately 40,000 dwellings for the whole period.

7.14 As a result of the Secretary of State's direction, the County Council has increased the figure for overall provision to about 40,000 dwellings. The Council continues to hold the view that this may lead to serious environmental consequences in particular parts of Berkshire.

Overall Level of Provision

Policy H1 **Provision will be made for the development of about 40,000 dwellings between 1 April 1991 and 31 March 2006.**

7.15 All housing completions will count towards this provision figure, including schemes allowed on appeal and low-cost housing developments. In accordance with the Regional Guidance, this provision will include the net effect of changes from conversions and demolitions. In monitoring conversions, changes due to hostels, old persons' homes, student accommodation, "granny flats" and houses in multiple occupation, which do not include self-contained units, will be excluded. "Sheltered" housing accommodation for the elderly will, however, count towards the total.

Distribution and Phasing of the Overall Provision

7.16 In determining the provision for each district, consideration has been given to a number of factors, including local housing needs and demand; the distribution of jobs and services; and the capacity of areas to accept further development in terms of the environment and infrastructure and likely market demand.

7.17 As with the overall provision for the County, local needs could be looked at from two different perspectives : demographic needs and employment needs. The County Council has strong reservations about the use of population projections as the sole determinant of housing growth levels for the County as a whole. The case may be even more strongly argued at a local level as the needs of one district are frequently met satisfactorily in adjacent districts.

Thornton

6.14

7.18 The need for housing provision to take account of the changes in employment expected in the different parts of the County arises from the desire to keep housing and employment growth in reasonable balance in each area. Although it is not sensible to seek to achieve an overall absolute balance, such an approach is important locally in helping to secure sustainable forms of development, especially those which minimise travel and energy consumption, and help achieve an integrated approach to transport.

7.19 At present, Reading and, to a lesser extent, Slough, have far more jobs than economically active people within their administrative boundaries. They therefore draw workers in from other districts.

7.20 However, administrative boundaries are often of limited value when examining the relationships between housing and employment, and the resulting journey to work patterns. Particular difficulties in this respect arise in relation to the built-up areas of the wider Reading area (which spans more than one district) and Newbury-Thatcham (which concerns only part of a geographically extensive district).

7.21 The Reading area has by far the largest employment concentration in the County. It also has substantial commitments for further business, industrial and commercial development. It is therefore important to ensure that adequate housing provision is made to serve this area. Other areas with substantial commitments for employment-generating development are Bracknell and Slough.

7.22 The capacity of districts to accommodate development requires a consideration of the same range of issues as those pointing towards the capacity of the County. These include:

- land related constraints, such as land ownership, Green Belt, Areas of Outstanding Natural Beauty, settlement separation policies, and areas of ecological or landscape importance;
- the extent of existing development;
- transport and other infrastructure/service provision;
- resource limitation;
- the capacity of built-up areas to accept further development, whilst retaining the quality of the urban environment;
- the potential for converting existing employment sites/premises and outstanding employment-generating commitments to housing;
- the need to husband land resources;
- marketing considerations;
- sustainable forms of development which keep pollution levels and the consumption of energy, land and other non-renewable resources to a minimum. While this would limit the unnecessary use of valuable land, it would also seek to locate housing development close to or easily accessible to employment opportunities and shopping and other services in order to help reduce the length of car journeys to work or to improve access to public transport routes.

6.15

7.23 In order to help control the overall scale of development, to prevent all housing development taking place in the early years of the Plan (if there were to be a significant recovery in the housing market) and to avoid an over-commitment which could limit discretion in any subsequent review of the Plan, it is important that there is some phasing of the total provision for the period 1991 to 2006. Therefore the table of provision by district below is broken down into three phases.

Distribution and Phasing of the Overall Provision

Policy H2 **The overall housing provision will be distributed and phased as follows:**

District	1991-1996	1996-2001	2001-2006	Total
Newbury	2,700	3,250	3,050	**9,000**
Reading	2,050	1,850	1,350	**5,250**
Wokingham	2,550	2,250	2,950	**7,750**
Bracknell Forest	3,750	2,400	1,350	**7,500**
Windsor & M'head	1,400	1,150	950	**3,500**
Slough	2,100	2,550	2,350	**7,000**
BERKSHIRE	**14,550**	**13,450**	**12,000**	**40,000**

7.24 Although the figures for each period are not precise limits or targets, it is considered essential that land is not released for development which might lead to the proposed housing provision for any period being significantly exceeded. This may require the imposition of conditions on proposed development limiting the number of dwellings that may be built by certain dates, and possibly restrictions on the amount of development permitted in any period. An oversupply of housing in any of the individual phases will be counted against subsequent phases so that the overall housing provision in each district should not be significantly exceeded. The definition of "significantly exceed" will need to be agreed between the County and district councils, dependent upon local circumstances.

7.25 The implementation of the phasing set out in Policy H2 would result in a gradual reduction in housebuilding rates during the Plan period, as shown in Figure 1. Average building rates would be considerably below the levels experienced in the recent past. For example, an average of 5,140 dwellings per annum were built between 1981 and 1989. During the recent years affected by recession in the housebuilding industry, completions have been reduced substantially and indeed in the first three years of this Plan period dropped below 3,000.

6.16

Assessment of Development Proposals

Policy H4 **Within the provision specified in Policy H2, local planning authorities should ensure that proposals for new residential development are in locations which are close and have good access, particularly by public transport, to existing and proposed employment sites/areas and shopping and service facilities. In addition, they should ensure that such proposals take account of the distribution of local needs and demands.**

7.38 In order to comply with Policy OS1, which seeks to minimise the consumption of land, full use should be made of available land within existing urban areas. However, it is recognised that in certain areas there may be concern about over-development. Loss of open space and intensification of development can affect the quality of the urban environment, where most residents of the County live. In this respect, careful consideration should be given to the provisions of Policy EN1. Therefore such development must not harm the physical or visual character of the settlement, neighbourhood or surrounding area. In some cases it may be appropriate for local plans to set out general policies which limit the scale and form of development.

7.39 In some cases, it may not be possible to accommodate all of the provisions shown in Policies H1 and H2 within the existing urban areas. In these circumstances, further land should be released through the local plan process. In order to comply with Policy C1, this would require the delineation of new settlement boundaries which define the land to be released. In addition, much of the development within existing built-up areas will be identified through local plans.

Development Within Settlements and Redevelopment/Change of Use

Policy H5 **Part of the provision for housing development specified in Policy H1 will be achieved by :**

(i) building on suitable undeveloped land within built-up areas and settlement boundaries;

(ii) redevelopment or adaptation of an existing building or set of buildings;

(iii) changes of use of suitable permanent non-residential buildings and by the sub-division of existing dwellings.

In addition, if further land releases are required to meet the provisions of Policies H1 and H2, these should normally be made through the definition of settlement boundaries as part of the local plan process.

6.17

7.40 Undeveloped land within built-up areas and settlement boundaries may be suitable for housing development if it conforms with other structure and local plan policies. In drawing up settlement boundaries in local plans, district and borough councils will need to consider whether additional land releases are required to meet the provisions of Policies H1 and H2, having had regard to the likely contribution of the sites described in Policy H5 (i)-(iii) above. Additional provision should be made through the designation of new settlement boundaries in local plans. This may be at the edge of settlements, or through the identification of completely new settlements. "Rounding-off" may continue to be appropriate, but only through such boundary changes, designated in the local plan process.

7.41 The policy has considerably less detail than Policy H3 in the Replacement Structure Plan for Berkshire. This reflects current Government guidance (para. 5.56 of PPG12 - Development Plans and Regional Planning Guidance) that detailed development control policies are more appropriate in local plans. However, until such time as local plan policies are in place, the original Structure Plan policy remains as supplementary planning guidance. In particular, "building on suitable undeveloped land within the existing built-up area of a settlement" may involve more than one individual site and the construction of a new means of access. However, the Green Belt Local Plan limits the scale of development which is appropriate within "Recognised Settlements" in the Green Belt to the definition of infilling set out in previous Structure Plans (i.e. single plots on existing road frontages). This definition should continue to apply until such time as district-wide local plans are prepared for the appropriate areas. At that time, new criteria may be prepared.

7.42 Any proposals for freestanding new settlements would require careful consideration of the efficient means of providing infrastructure and services and should be of a size adequate to support appropriate facilities. For example, in order to foster the growth of a community, ready access to a primary school would be important. Furthermore, in conformity with the objectives of this Plan relating to sustainable development, the provision of good public transport links would be important.

Other Housing Development Outside Settlements

7.43 In accordance with Policy C2, housing development will not normally be permitted in the countryside, as defined by settlement boundaries in local plans. Furthermore, there is a general presumption against development in the Metropolitan Green Belt, as set out in Policy C4. In addition, in accordance with Policy C6, development will not be permitted where it would threaten important open areas which are of special significance as 'green wedges' or 'gaps' separating settlements or communities.

Slough

7.44 In the case of Slough, its location, entirely surrounded by Green Belt, means that it will become increasingly difficult to identify sufficient land to meet local housing needs without the release of land from the Green Belt. The possible release of Green Belt land in Slough to meet the housing provision is considered in paragraphs 5.15 and 5.16 of the Countryside and Rural Development Chapter.

Thames Valley Housing

6.18

4.8 The provision of suitable small recycling facilities, such as bottle and can banks, in association with development acceptable under other policies in this Plan, will contribute towards meeting a target of recycling at least 25% of the County's household waste by the year 2000 as proposed in Policy W2 (35% by 2007). The nature and type of facilities will depend on the type of development and the waste management systems being used. However, the facilities may include two separate elements :

- local recycling facilities for the public to deposit different types of recyclable material: and
- facilities for source separation and storage of different types of waste.

4.9 Policy LD2 will normally apply to the following categories of development:

(i) housing proposals for 100 or more dwellings:

(ii) new development, redevelopment or refurbishment of shopping centres or facilities where the floorspace of existing and new development amounts to 500 sq.metres or more:

(iii) business, industrial, distribution or storage development involving a net increase in floorspace of 500 sq.metres or more:

(iv) major transport, leisure, recreation, tourist or community facilities:

(v) car parks for the public including 'park and ride' schemes with over 200 spaces: and

(vi) appropriate smaller developments which frequently attract a significant number of people (e.g. community or shopping schemes).

ENVIRONMENTAL IMPACT

4.10 The County Council considers that even where proposals for development may be acceptable in principle within the provisions of other policies in the Structure Plan and in local plans, local planning authorities need to be satisfied that proposals will not have any significant adverse environmental impact.

Environmental Impact of Development

Policy LD3 **Development proposals will only be permitted where they do not give rise to an unacceptable impact on the environment, including serious harm to the character or appearance of an area, or the amenities of neighbouring land uses.**

4.11 In a highly constrained County such as Berkshire, most major development is likely to have a significant impact, either by itself or cumulatively, and environmental assessments may be required for a wider range of development than that specifically referred to in Circular 15/88 in order to determine the acceptability of proposals.

6.19

Environmental Impact of Development

4.12 Circular 15/88, which explains the provisions of the Town and Country Planning (Assessment of Environmental Effects) Regulations advises that environmental assessments need to be carried out for development proposals which are likely to have significant environmental impacts by virtue of their nature, size and location. To enable the local planning authorities to make such assessments, relevant proposals should be accompanied by "environmental statements" on the lines set out in Schedule 3 to the Regulations. The Circular gives a broad indication of the type and scale of project which may require an environmental assessment, although it is recognised that an assessment may also be needed for smaller development proposals where they are likely to give rise to significant environmental effects.

4.13 It will be up to the local planning authorities to determine the size, location and types of development for which an environmental assessment will normally be required. The environmental statement provided by a developer with a planning application should examine the impacts of the proposed development and make clear how measures to ameliorate these impacts have been incorporated into the design of the development, so that the local planning authorities can properly undertake an environmental assessment. Judgement as to whether on balance a particular proposal is likely to have an unacceptable impact on the environment will depend upon the size, location and type of development being considered.

4.14 Many proposals which do not necessitate a full environmental statement as specified in Schedule 3 to the Regulations may, nevertheless, have a substantial environmental impact either individually or cumulatively with other schemes. In such cases, planning applications will need to be accompanied by sufficient relevant information for their impact to be assessed by the local planning authority.

4.15 The County Council, as highway authority, will ensure that the environmental impact of new transport schemes or improvements is minimised. Improvements to the highway network will need to take account of the broader environmental implications, as well as the transport benefits of any scheme.

Environmental Impact of Transport Schemes

Policy LD4 **The County Council will seek to ensure that the environmental impact of any transport scheme is kept to the practical minimum by comprehensive planning.**

4.16 Steps to be taken in seeking to minimise the potential environmental impact of transport improvements will include careful alignment, design and use of materials, together with comprehensive landscaping and forms of lighting and signage that are as unobtrusive as possible.

6.20

ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

6.1 The quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. These depend partly on care for its environment as a whole, including the countryside (dealt with in Chapter 5) and towns, villages and built-up areas which are considered in this chapter. It also concerns : safeguarding and enhancing a number of specific environmental interests, which together contribute to the character of the County; curbing and controlling a number of specific threats to pleasant living conditions; and the conservation of natural resources.

The Environment of the Built-up Areas

6.2 The density, form and quality of buildings, landscape and other elements of the environment in towns, villages and built-up areas have an important bearing on the overall quality of life in the County, especially as the majority of the population live and work in such areas.

Protection and Enhancement of the Environment of Built-Up Areas

Policy EN1 **The character and quality of the environment in the towns, villages and other built-up areas will be protected and enhanced. Within these areas development must be appropriate in scale, form, impact, character and siting to its location. In particular :**

(i) **development should embody a high standard of design, layout and landscaping, and help maintain and, where possible, enhance the character of its surroundings;**

(ii) **town and village greens and all open land important to the character of settlements will be protected from development and where necessary enhanced;**

(iii) **the existing tree cover, important areas of vegetation and wildlife habitats will be conserved, and additions to them encouraged;**

(iv) **special attention will be paid to the maintenance and improvement of the character of town and village centres.**

Where appropriate, to achieve optimum use of land and buildings in built-up areas, the re-use of vacant buildings and redevelopment of derelict or genuinely under-used urban land will be supported.

6.21

6.3 In order to secure improvements in the environment of built-up areas, local plans will need to include guidelines on a wide range of matters raised in the policy. Particular public concerns have been raised about the quality of design in new development and about increased densities in the built-up areas. While the latter may help reduce the need for travel and minimise the loss of open countryside, it may also lead to problems of congestion, loss of tree cover and open land, and deterioration in environmental quality in established neighbourhoods.

6.4 Policy EN1 is intended positively to encourage appropriate regeneration in line with Government guidance. It is not proposed that appropriate changes of use of buildings should be restricted whether they are currently vacant or not. Derelict land which has been the subject of contamination may be appropriate for redevelopment, but only if there is no danger created for the new use of the site or through the transport and re-deposit of contaminated matter on a site elsewhere.

Environmental Nuisance

6.5 Certain kinds of development can give rise to nuisance which can affect occupiers of buildings, passers-by or those using outdoor space. There is a need to prevent new problems from arising, and to limit or reduce the nuisance from existing sources. The impact of nuisance may in some circumstances be limited by curbing development in areas affected, and this is appropriate where (as is the case for aircraft noise) little can be done to reduce the nuisance in the short term.

Protection from Environmental Nuisance

Policy EN2 **Development should not give rise to unacceptable levels of noise, smell, dust, fumes, light or noxious emissions affecting areas beyond the site boundary, or to unacceptable levels of air or water pollution. In addition, uses sensitive to disturbance such as new houses, schools and hospitals, should not be located in areas already subject to unacceptable levels of these environmental nuisances.**

6.6 In areas affected by high levels of noise, development should be designed to minimise the nuisance caused to future occupants. Unacceptable levels of environmental nuisance will be defined through the local plan process and by building upon studies such as the County Council's State of the Environment Report. The County Council has also recently published environmental noise planning guidelines to assist with the implementation of Policy EN2 and to help co-ordinate a standardised approach across the County.

Flooding

6.7 Most of Berkshire's rivers have an associated floodplain which is essential for both flood flow and storage. Development within the floodplain would reduce the storage capacity and impede the flow of water, thereby increasing the risk of flooding elsewhere. Therefore in areas at risk from flooding new development or the intensification of existing development will be resisted. It is also necessary to ensure that the surface water run-off from any new development does not exacerbate flooding or drainage problems elsewhere.

6.22

WARDS: ALL

5.00 PPG3 HOUSING

Purpose of Report

5.01 To advise members of the publication of Planning Policy Guidance Note 3 'Housing' (PPG3) and its implications for Wokingham District.

Suggested Action

5.02 Members are asked to NOTE the content of the report, and to RESOLVE to include the draft policy on residential densities in the District Local Plan as soon as the local plan process permits, and to adopt that policy for the purposes of development control as soon as possible.

Background Information

5.03 PPG3 is the Government's statement on planning policy with regard to housing. The most recent version, issued in March 2000, updates the policy in the last PPG, which was issued in 1992. It contains the Government's new approach to planning for housing. The Government's main objectives, to be implemented by the local authorities, are:

1. To recognise the housing needs of all in the community and provide a greater choice of housing through a better mix of housing sizes, types and locations.
2. To promote more sustainable patterns of development and make better use of previously-developed land, through focusing additional housing in existing towns and cities on sites with good access to facilities and public transport. Good design should be promoted in order to create high quality environments and encourage an urban renaissance.

Efficient Use of Land

5.04 A key focus of the new PPG is the need to make more efficient use of previously-developed land, empty properties and conversions, in order to minimise the amount of greenfield land required for development. The national target is for 60% of additional housing to be provided on previously-developed land or through conversions, by 2008. Each region will have its own percentage target.

Urban Potential Studies

5.05 PPG3 states that in order to establish how much additional housing can be accommodated within existing urban areas, all local planning authorities should carry out an urban housing capacity study. The six Unitary Authorities in Berkshire are currently working together on a Berkshire-wide Urban Potential Study as part of work in preparation for the new Structure Plan covering the period after 2006. In line with government guidance this study is exploring the implications of a number of different scenarios which reflect changes in density and parking provision, which in turn would affect the layout and mix of the housing development. The aim of the study is to calculate the number of additional dwellings that could be built in existing urban areas in accordance with

current plan policies and standards, and the number that could be accommodated with a change in standards. The results of the study will be used in making housing allocations in the Structure Plan to reduce the amount of housing total on greenfield sites.

Increasing Residential Densities

5.06 The Berkshire-wide Urban Potential Study looks at increasing the potential for development within existing urban areas, by increasing densities. In paragraph 57 PPG3 states that new housing development in England is currently built at an average of 25 dwellings per hectare (dph), but more than half of all new housing is built at less than 20 (dph). This, it states, is a level of land take that can no longer be sustained. Local authorities are required to critically examine the standards applied to new development. In particular paragraph 58 states that local planning authorities should avoid developments that make inefficient use of land, i.e. those with a density of less than 30 dph. Developments that achieve a net density of 30dph make more efficient use of land and should be encouraged. In areas with good public transport accessibility, such as towns and local centres, or areas around major nodes along good quality public transport corridors; a greater intensity of development should be sought.

5.07 Table One below illustrates the densities which have achieved on the sites allocated for housing in the Wokingham District Deposit Draft Local Plan, as proposed to be amended.

Site:	Number of Dwellings:	Density Achieved:
WSM1 - Grazeley	2,500	**25.07dph**
SH27 - The Homestead, Shinfield Road	7	**10 dph**
SH14 - Land at Church Lane	25	**11.52 dph**
CH03 - Charvil Farm, Bath Road	21	**16.54 dph**
SH09 – Diana Close, off Beech Hill Lane	8	**17.78 dph**
WK06 - Keephatch Farm	39	**17.89 dph**
SH15 – Land at Hollow Lane	77 to 105	**19.44 dph to 26.52 dph**
WI12 – Land west of Mole Road	30	**20 dph**
SH37 – Land at Lane End Farm	118	**20.45 dph**
AB05 – Arborfield Garrison	277	**20.67 dph**
SH03 – Land rear of Grazeley Road, Three Mile Cross	91	**23.3 dph**
WK35 - Wokingham Town Football Club	74	**39.15 dph**
WK21 - Land at Norton Road	23	**46 dph**
WK20 - Rear of Victoria House, Easthampstead Car Park	14	**50 dph**

Table One: Densities achieved on Local Plan Housing Sites

5.08 As Table One shows, only three of the local plan sites have achieved densities that are in conformity with the requirements of PPG3. The conclusion is that the Council will have to adapt its approach to densities if it is to fully comply with the guidance.

5.09 Paragraph 57 of PPG3 highlights the densities that currently prevail on new sites, and recognises that these are often too low, because of the implications for:

1) Land take
2) Sustainability of services and transport, leading to
3) Social exclusion.

Local authorities are asked to examine their development standards to avoid further wasteful use of land.

5.10 Paragraph 2 of PPG3 states that local planning authorities should: *'make more efficient use of land by reviewing planning policies and standards'.*

Housing Mix

5.11 The PPG states Local Authorities should encourage the development of mixed and inclusive communities through providing a range of housing types and tenures, avoiding the creation of large areas of housing of similar characteristics. LPA's should take into account assessments of local housing need in determining the size and type of additional housing for which they should plan.

The Local Plan does include a policy supporting the provision of a variety of housing. Indication is given in the text of the proportions of different dwelling sizes (as measured by numbers of bedrooms), that should be provided, on the basis of evidence given in the Housing Needs Survey. The Development Control service applies these percentages to sites of ten or more dwellings. This threshold is not formalised in the Local Plan, however.

5.12 One of the easiest ways for the Council to increase density will be to increase the proportion of smaller dwellings built.

The importance of design when increasing residential densities

5.13 In addition to stressing the importance of making efficient use of land, PPG3 also stresses the importance of promoting good design in new housing developments in order to create attractive, high quality environments (paragraphs 2, 11, 45, 46, 54). Similarly, PPG3 stresses that high density development should not be at the expense of the green and open spaces within the urban area, which are important for creating an attractive living environment (paragraphs 52 & 53). Policy WH1 of the District Local Plan includes criteria against which housing development within settlements will be considered including the protection of open spaces.

5.14 As a result of different views in the past the common perception of high density is of high-rise developments in a harsh urban environment surrounded by low quality amenity space. However, high density can be achieved by low or medium rise developments, with an enhanced use of design.

5.15 The use of a design-based approach has been examined in detail in two studies carried out by the planning consultant Llewelyn Davies. These are 'Sustainable Residential Quality: new approach to urban living' which looked at development in London, and 'Sustainable Residential Quality in the South East'. The studies undertook detailed analysis of a number of case studies and by combining a reduction in policy standards with an enhanced use of design produced alternative development proposals for a number of different sites.

5.16 These studies show how an increase in density can be achieved by relaxing some of the standards currently contained in local plans. If this is coupled with a design-led approach, which takes into account the characteristics of each site, rather than applying standard countrywide, the results can create a better residential environment than is possible under current plan policies and standards.

Location of development

5.17 In addition to the strong presumption in favour of previously developed land there is also locational guidance for new development.

5.18 The new guidance advises in paragraph 30 that in identifying sites to be allocated for housing in local plans, local planning authorities should follow a search sequence, starting with the re-use of previously developed land and buildings within urban areas identified by the urban housing capacity study, then urban extensions and finally new development around nodes in good public transport corridors. It also identifies in paragraph 31 criteria against which local

planning authorities should assess the potential and suitability of sites for allocation for housing in Local Plans. These are: availability of previously developed sites; location and accessibility; capacity of existing and potential infrastructure; ability to build communities; and the physical and environmental constraints on development of land.

5.19 Broadly this guidance is compatible with the methodology which has been used 4to select sites for inclusion in the District-wide plan. The majority of the housing sites allocated in the District –wide local plan are either within settlements or are urban extensions. A priority has been given to previously developed land. However, a major area of conflict in the current local plan inquiry is between the guidance for urban extensions and the council's policies to protect gaps between settlements.

5.20 Further guidance on development includes:

- linking development with Public Transport;
- promoting mixed-use development;
- greening the residential environment; and
- securing high quality design.

5.21 It is noted in the PPG that development will still be required outside of existing urban areas. Any substantial new development should not consist exclusively of housing, but must be planned as a community with a mix of land uses, including adequate shops, employment and services.

5.22 Only a limited amount of housing can be expected to be accommodated in expanded villages. Additional development in rural areas will only be appropriate where it will support local services, help to meet local housing needs and is in keeping with the character of the village.

5.23 New settlements it is stated in the guidance are a possible, but infrequently viable option due to scale, cost and time required for development. Any new settlement must be free-standing, not a dormitory of an existing larger settlement, and should maximise opportunities for sustainable modes of transport and quality design. Any proposal should be brought forward through the planning system, either at a regional, structure plan, or local plan level depending on scale.

5.24 Some local planning authorities may have either land allocations for employment which will not be implemented within the plan period, or land that was designated for a particular use in a policy context not consistent with revised PPG3. Local planning authorities are advised they should therefore review all non-housing allocations when reviewing development plans and consider if any of this land may be more appropriately allocated as housing or mixed use development. In preparing the District-wide plan the Council has met the requirement to consider whether land allocated for employment development might be better used for housing or mixed use development.

Land Supply

5.25 Although the requirement for a five year housing land supply is not included in this new version of PPG3 there is a requirement to show on the plan's proposals map sufficient sites to accommodate at least the first five years of housing

development proposed in the plan. This will take account of the likely supply of windfall sites.

5.26 In a recent appeal decision the Secretary of State refused a major housing development notwithstanding evidence that a five year land supply was unavailable. He wrote '*The revision of PPG3 does not require local authorities to ensure the availability of five years supply of housing land free from constraints, in the terms of the former version*'.

Changes Required to Bring the Council's District Local Plan into Conformity with PPG3

5.27 The Wokingham District Deposit Draft, as proposed to be amended, does not include a specific policy on residential density. The table above clearly shows that the current policies and standards are not sufficient on their own, to achieve the densities now required by government guidance. The Local Plan Inquiry Inspector has suggested that consideration be given to the question of introducing a density policy when the inquiry session dealing with housing matters is held on 3rd and 4th July. The Council's views on this matter need to be supported by a resolution of this Committee. To that end, a policy has been drafted, which is in conformity with the provisions of the PPG. This is set out below.

PROPOSED POLICY ON RESIDENTIAL DENSITIES

In order to ensure an effective and efficient use of land, no residential development shall be permitted at a net density of less than 30 dwellings per hectare, on sites within or adjoining identified settlements.

A net density of between 30 and 50 dwellings per hectare on new residential development will generally be acceptable. Higher densities in this range will be acceptable in locations with good public transport connections and good access to local retail, community and service facilities.

In areas with particularly good accessibility to public transport and facilities, densities should be in excess of 50 per hectare.

All developments, whatever their net density, will be expected to incorporate a high quality of design throughout.

The Wording of the Policy

5.28 Results of internal consultations on the wording of the policy have pointed out that it could be helpful to seek to quantify what is meant by the terms 'good' and 'particularly good' in the context of public transport connections and access to facilities. One way of doing this would be to relate the density policy to an accessibility matrix of some kind. In preparing the Berkshire –wide Urban Potential Study the six unitary authorities have agreed a definition for a public transport corridor. This is a level of public transport provision that is considered frequent enough to encourage people to travel by public transport. It is considered appropriate to encourage development at higher densities within 400m of such a route. A public transport corridor has been defined, and agreed between the six unitaries, as a route which has the following bus or train frequency:

- Every 20 minutes between 7-9am and 4-7pm (every 30 minutes in rural areas)
- An evening and Monday - Saturday service allowing two return journeys to be made

5.29 It has also been agreed as part of the Urban Potential Study, that locations within 800m of a town or district centre (as identified in the local plan) or 400m of a local centre (again as identified in the local plan) are suitable locations in which to locate new development and higher densities. These distances are considered appropriate walking distances to the facilities available. Sites within 400m of the town centre were considered to be particularly sustainable.

5.30 In combining these approaches to sustainable locations, appropriate thresholds for locations with good and particularly good accessibility, in terms of the proposed policy, would be:

- Good: sites within 800m of a town or district centre, or 400m of a local centre and with the level of public transport provision as outlined above

- Particularly good: sites within 400m of a town or district centre and with the level of public transport provision as outlined above

If more detailed accessibility matrices are produced in the future these could replace the thresholds outlined in this report.

Approach to be taken prior to adoption of the Local Plan

5.31 If members resolve to agree to the new policy wording then it could be incorporated as an amendment to the Local Plan, for Development Control purposes. This policy will not have been subject of public consultation, but will have the same status as the Proposed Further Amendments of September 1999 and the Proposed Amendments to the Transport chapter. Public consultation on all these amendments will take place when the Proposed Modifications are put out for consultation, after receipt of the Inspectors' Report.

5.32 In the meantime paragraph 38 of PPG3 should provide the necessary support for refusing applications at unacceptably low densities, in relation to the requirements of PPG3 paragraphs 57 and 58. The policy could be formally introduced into the Local Plan at the Proposed Modifications stage of the plan, which will not be before mid-2001.

5.33 The introduction of a policy will not be sufficient on its own to address the issue. A review of the additional standards that are applied to new development will be required. The main ones are:

1) Parking standards,
2) Housing sizes and types.

5.34 The **parking standards** contained within the local plan do not meet the new requirements of PPG3. Paragraph 61 states that local authorities should revise their parking standards to allow for significantly lower levels of off-street parking. Paragraph 62 states that developments which provide '*more than 1.5 off-street car parking spaces per dwelling are unlikely to reflect the Government's emphasis on securing sustainable residential environments*'. It goes on to say that '*policies which would result in higher levels of off-street parking, especially in urban areas, should not be adopted*'. While the Local Plan accords with the guidance in that it sets maximum rather than minimum standards, the maximum standard should be reduced to 1.5. While it is recognised that the District has a high level of car ownership, changes in the design of layouts and provision of parking spaces could allow for a sufficient level of parking provision, and enable densities to be increased. For example, the use of twin length garages instead of the standard double garages while reducing the amount of drive space, would provide the same amount of garaged space but with a reduced plot width. Use of car ports would ensure that the space allocated for parking is used for such purposes, rather than storage, as often happens when garages are provided. Use of communal parking would also reduce the amount of space allocated to parking and thus allow for an increase the number of dwellings on site. Residential car parking standards, however, should ***not*** be reviewed independently but looked at as part of the forthcoming comprehensive review of parking standards in the District.

5.35 With regard to **housing sizes and types**, it is suggested that the Council could formalise the approach taken to housing mix within developments, in connection

with Local Plan policy WH6. The Housing Needs Survey 1997 showed that there is an imbalance in housing mix across the District and therefore provides the justification for asking for the mix of dwelling types to reflect and address this. PPG3 does stress the need to ensure there is a choice of housing available, and this is currently not being achieved in Wokingham District. Although proportionate demand by dwelling size is currently included in the Local Plan, this is only in the supporting text; its inclusion in the policy would strengthen the position of the Council in negotiations. Further strength would be gained from being able to use a more up-to-date Housing Needs Survey as the basis for negotiation.

5.36 In order to show developers how changes in design can enable good quality, higher density schemes to be achieved, it would be helpful to produce some **Supplementary Design Guidance** with illustrations of good practice. If this is to include examples from other areas it would be necessary to choose areas that had similar built characteristics and socio-economic characteristics (i.e. level of car ownership) to Wokingham.

Financial Implications

5.37 None specific to this report.

Environmental Implications

5.38 The PPG's emphasis on the re-use of land for development, increased densities and high standards of design, should assist in securing developments that reduce land take, are in sustainable locations, and improve the environment.

Equal Opportunities Implications

5.39 None specific to this report.

Community Safety Implications

5.40 None specific to this report.

Time Constraints

5.41 PPG3 was issued in March 2000. The Housing Round Table at the Local Plan Inquiry is due to take place on 3rd and 4th July.

Background Papers	Dept. Where held
Planning Policy Guidance Note 3 Housing	Environmental Services
Wokingham District Local Plan	Environmental Services
'Sustainable Residential Quality: new approach to urban living' and 'Sustainable Residential Quality in the South East', both by Llewelyn Davies, planning consultants.	Environmental Services

Author: Richard Ford, Jim Dunning and Liz Walker
Date: 31 May 2000
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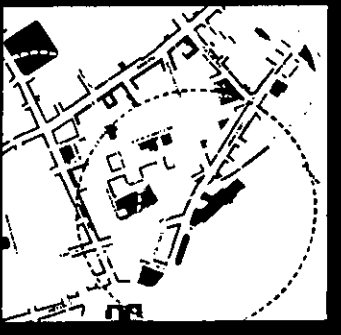
DETR
ENVIRONMENT
TRANSPORT
REGIONS

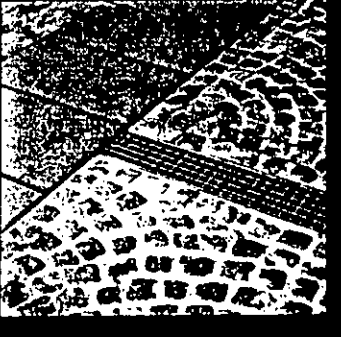
BY DESIGN

Urban design in the planning system: towards better practice









COMMISSION FOR ARCHITECTURE
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Urban design in the planning system: towards better practice

COMMISSION FOR ARCHITECTURE
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8.2

The list of urban design objectives is used as the basis of the prompts which follow.

CHARACTER

A place with its own identity

The positive features of a place and its people contribute to its special character and sense of identity. They include landscape, building traditions and materials, patterns of local life, and other factors that make one place different from another. The best places are memorable, with a character which people can appreciate easily.

Many of the places which we now think of as being pleasantly distinctive grew naturally in response to local circumstances. Where such distinctiveness is ignored, new development may reflect only the marketing policies of corporate identities of national and international companies, the standard practices and products of the building industry, or the latest fashions among design professionals. Development that responds sensitively to the site and its setting, by contrast, is likely to create a place that is valued and pleasing to the eye.

Designing for local distinctiveness involves the creative reconciliation of local practices, on the one hand, with the latest technologies, building types and needs, on the other. Where there are no significant local traditions, the challenge to create a distinctive place will be all the greater. There is no reason why character and innovation should not go together. New and old buildings can coexist happily without requiring one as the other if the design of the new is a response to urban design objectives.



LANDSCAPE IS AN IMPORTANT PART OF LOCAL IDENTITY

Consider the site's land form and character when laying out new development.

- The three-dimensional shape of the landscape is the basis for a development's form (expressed in its layout and massing). Natural features can help give shape to a development and integrate it into the wider area, contributing to a sense of place.
- Conserving a site's natural features provides for a better relationship between new development and its environment. Natural features include rivers and streams, wetlands, ponds and lakes, hills, trees, wildlife habitats and rock outcrops.
- The local ecology can help to determine the character and identity of both a development and the place of which it is a part.

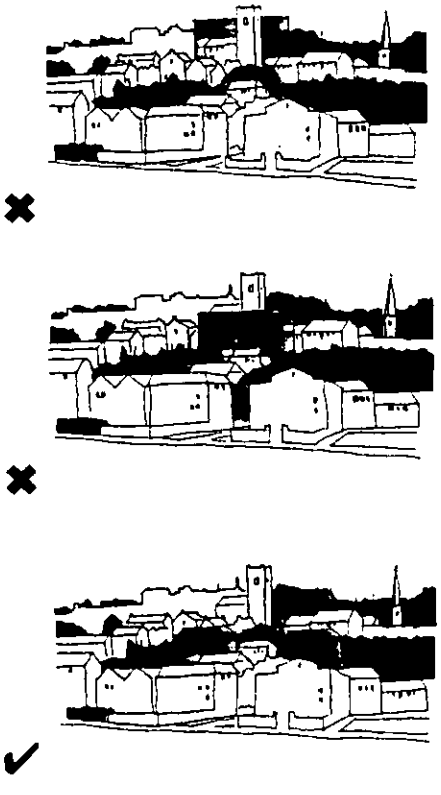
THE MODERN BUILDING ON THE RIGHT RESPONDS TO THE ROBUST CHARACTER OF TRADITIONAL DEVELOPMENT IN LONDON DOCKLANDS



8·3

Integrating new development into its landscape setting reduces its impact on nature and reinforces local distinctiveness.

- The layout, massing and landscape design of development can be integrated successfully into the wider landscape through using structure planting, shelter belts, green wedges, and (along natural features, roads, rivers and canals) green corridors.
- Reflecting plant species that are common locally will help planting in new development to reinforce the distinct natural qualities of a place.
- Integrating new and existing development at their boundaries maintains the continuity of urban form and landscape.



SKYLINES ARE SENSITIVE TO BEING OBSCURED BY HIGH BUILDINGS IN FRONT OF EXISTING BUILDINGS OR HAVING THEIR SILHOUETTE SPOILED BY HIGH BUILDINGS BEHIND THEM

Responding to the existing layout of buildings, streets and spaces ensures that adjacent buildings relate to one another, streets are connected and spaces complement one another.

- The existing layout of an area reflects its history, functions and connections with adjoining areas. These can contribute to the interest and richness of new development, and to its potential to accommodate further change in future.
- Integrating existing buildings and structures into new development can maintain the continuity of the built fabric as well as retaining buildings of local distinctiveness, historic or townscape merit.
- Narrow plot widths promote more active frontages, increase the sense of enclosure and allow higher densities. They are particularly appropriate where they reflect existing settlement patterns.

Responding to local building forms and patterns of development in the detailed layout and design of development helps to reinforce a sense of place.

- Local building forms and details contribute to the distinctive qualities of a place. These can be successfully interpreted in new development without necessarily restricting the scope of the designer. Standard solutions are rarely acceptable, as they are unlikely to create a distinctive identity or make good use of a particular site.
- Local building forms sometimes include distinct housing types, boundary treatments, building lines, roof slopes, window types and gardens.
- Responding to such forms and practices should only be at the appropriate scale. The common practice of inflating traditional domestic forms to larger scales is generally to be avoided.

8.4

The use of local materials, building methods and details is a major factor in enhancing local distinctiveness.

- The scale, texture and colour of building materials reflects an area's special function and character.
- Every element of the street scene contributes to the identity of the place, including sculpture, lighting, railings, litter bins, paving, fountains and street furniture.
- Development can be enhanced by reflecting local art and craft traditions. These might relate to elements such as ironwork, stained glass, thatching, brickwork, masonry, walling and paving. They should not be add-ons or after-thoughts, but part of the design from the start.

The scale, massing and height of proposed development should be considered in relation to that of adjoining buildings; the topography; the general pattern of heights in the area; and views, vistas and landmarks.

- Relating new development to the general pattern of building heights should not preclude a degree of variety to reflect particular circumstances. The character of townscape depends on how individual buildings contribute to a harmonious whole, through relating to the scale of their neighbours and creating a continuous urban form.
- On a sloping site, buildings that sit on the real ground and step up the hill are more likely to contribute to local character and avoid blank walls at ground level than large monolithic slabs that ignore the topography.
- The massing of development contributes to creating distinctive skylines in cities, towns and villages, or to respecting existing skylines. The character of a skyline is composed of the massing of blocks and the shape of roofs, as well as by the height of buildings. A building should only stand out from the background of buildings if it contributes positively to views and vistas as a landmark. Buildings which have functions of civic importance are one example.



CREATING A CLEARLY DEFINED URBAN EDGE

CONTINUITY AND ENCLOSURE
A place where public and private spaces are clearly distinguished

Development either contributes to making the urban fabric coherent or undermines it. Urban design is often a matter of adopting good manners, recognising that every building is part of a greater whole. Too many places have been blighted by development which, even if its design has merits seen in isolation, ignores its local urban structure and creates bits of leftover space that contribute nothing to the living village, town or city.

Successful urban space (including street space) is defined and enclosed by buildings, structures and landscape. The relationship between buildings on a street, and between buildings and the street, are the key to this. Buildings which follow a continuous building line around a street block and contain the private space within back yards or courtyards are often more successful than individual buildings that stand in the middle of a site. Buildings with live edges, such as shopfronts, doors directly to the street, or residential upper floors, enable people to keep an eye on public space and make it feel safer.

8.5

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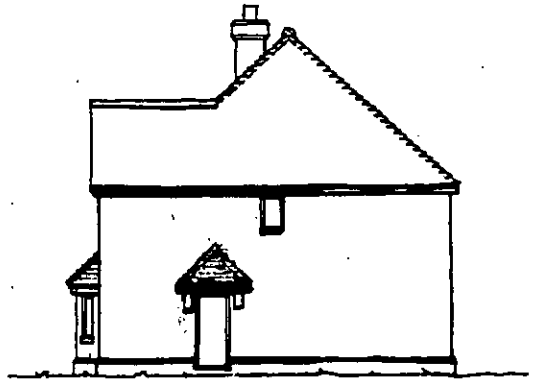

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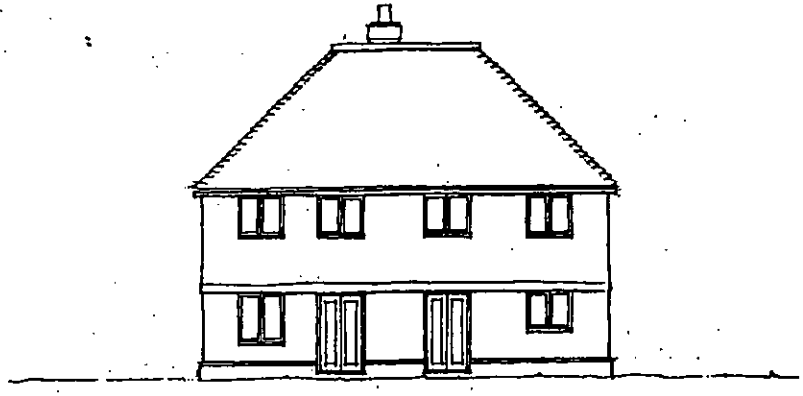

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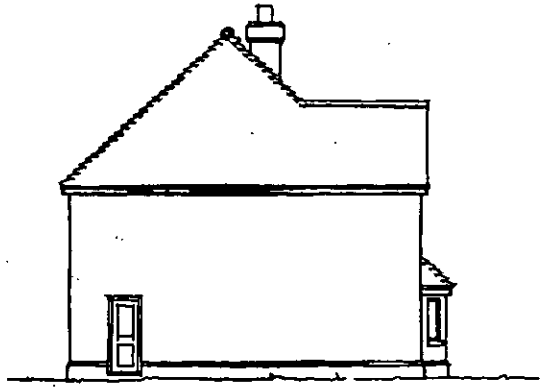

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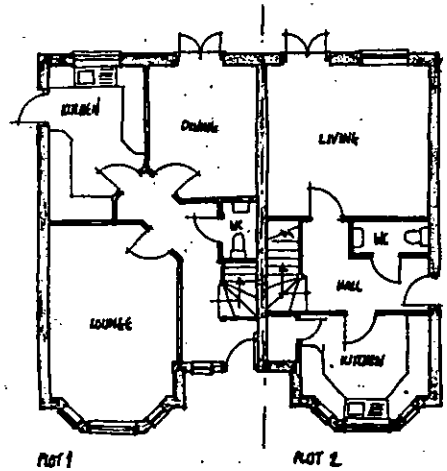
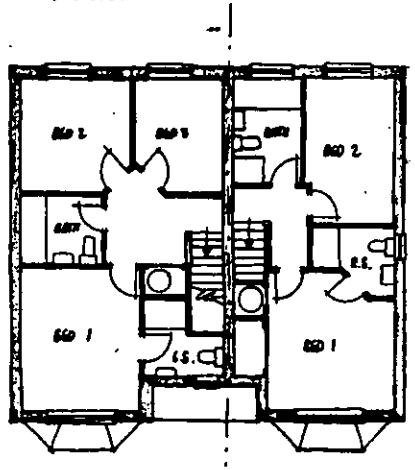


GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials

Roof to be finished in plain tiles with matching feature club courses, bonnet hips and ridges. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

BEWLEY HOMES PLC

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269-273 BARKHAM ROAD
WOKINGHAM

PLOTS 1 & 2
PLANS AND ELEVATIONS

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REVISED PLAN
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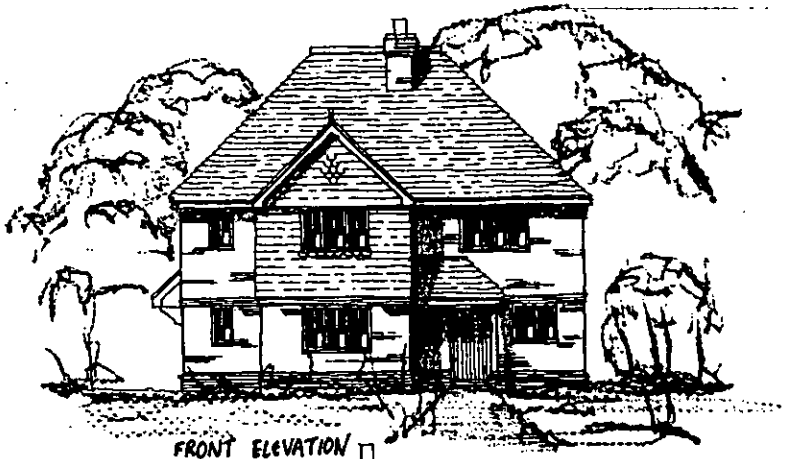

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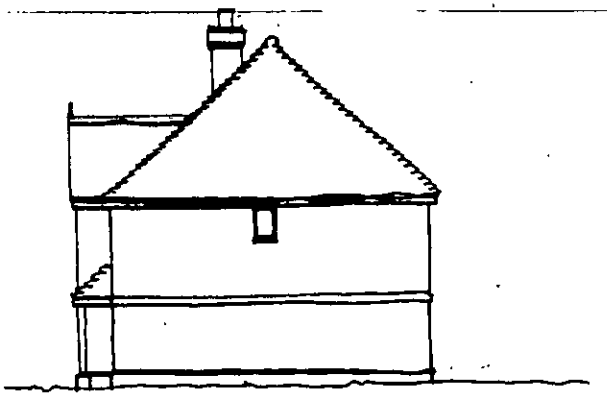

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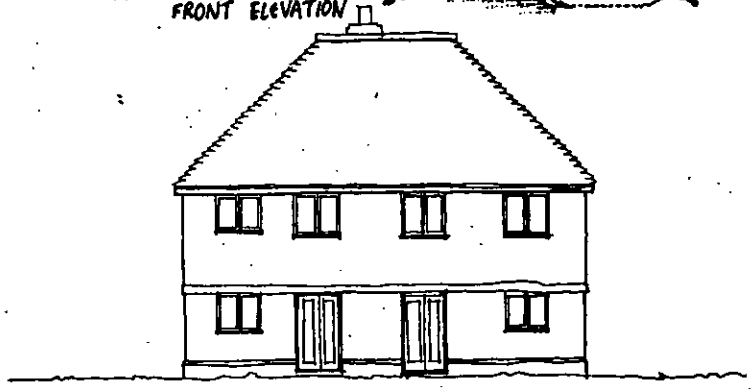

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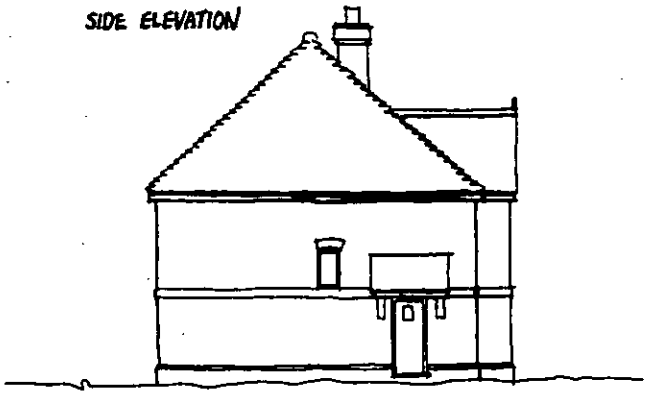

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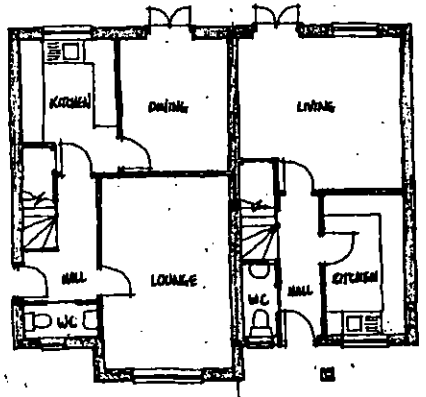
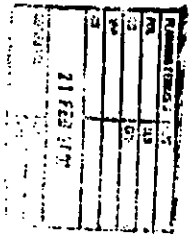
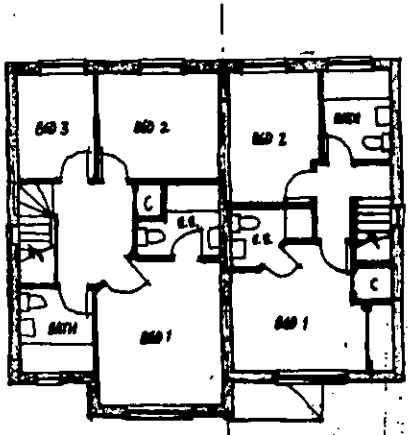


PLOT 3 PLOT 4

GROUND FLOOR PLAN





PLOT 3 PLOT 4

FIRST FLOOR PLAN

REVISED PLAN

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Materials

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Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

Rain Water goods to be round line UPVC finished black.

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WOKINGHAM

PLOTS 3 & 4
PLANS AND ELEVATIONS

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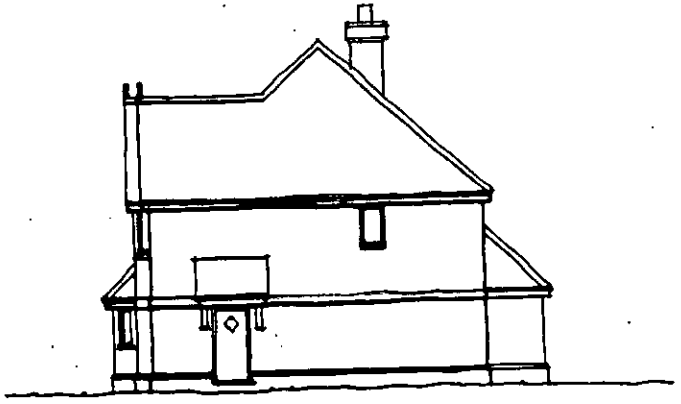

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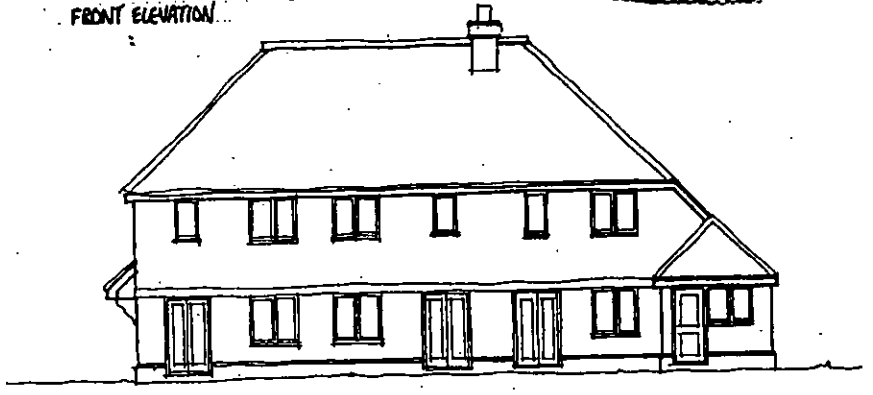

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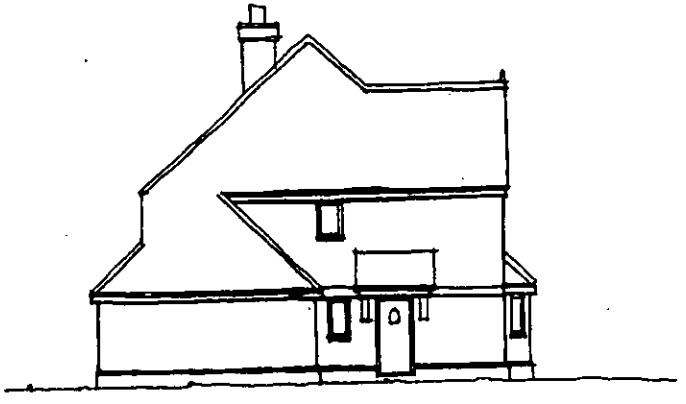

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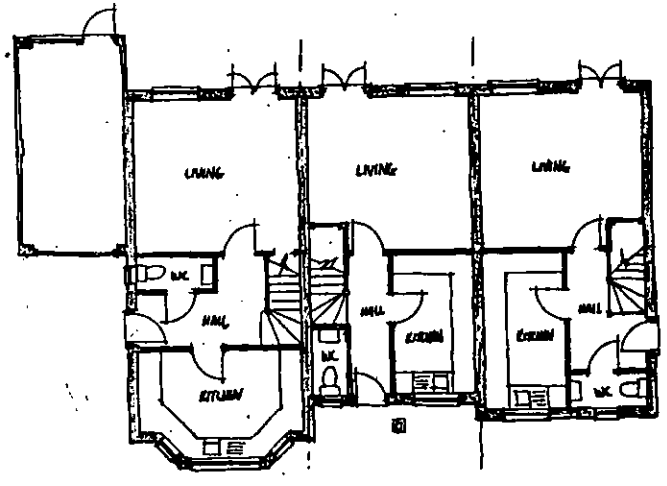

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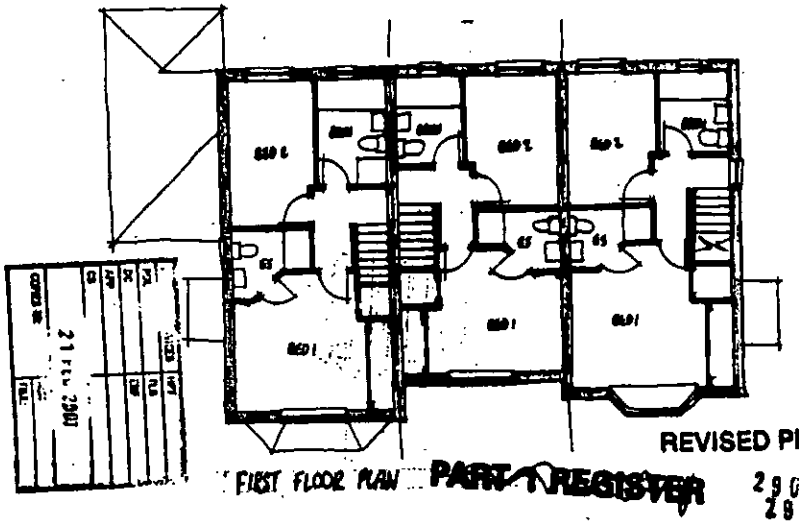
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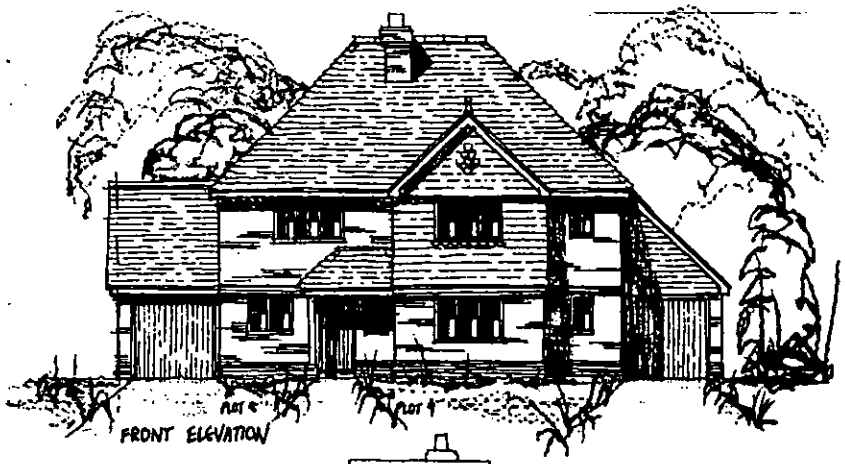

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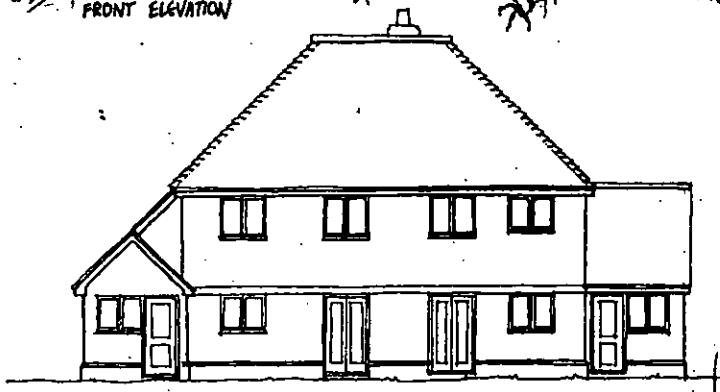

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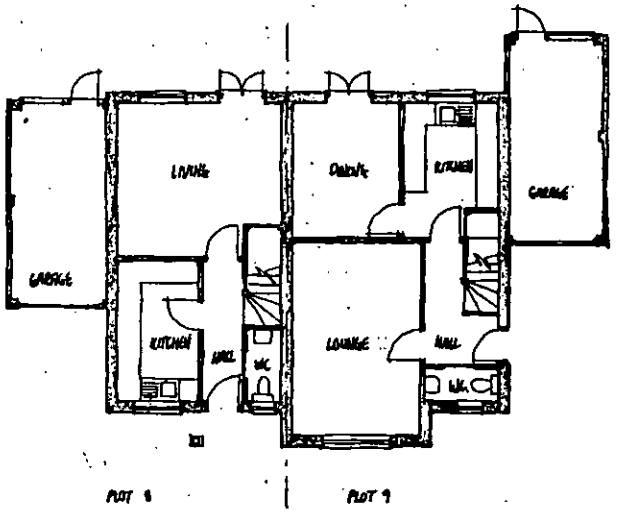

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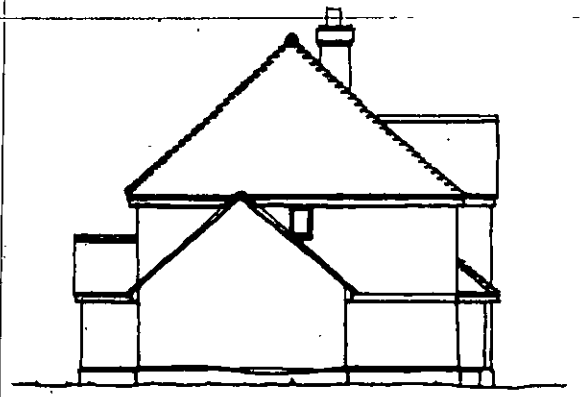

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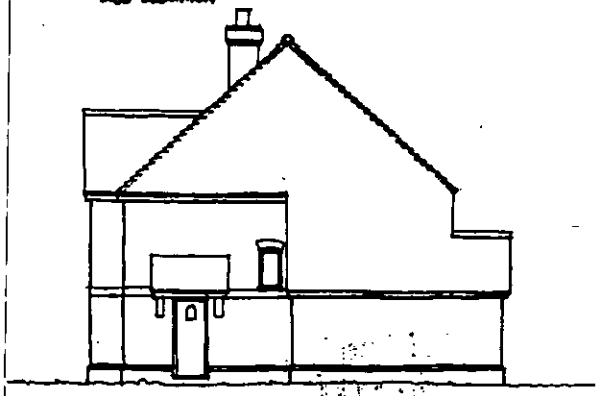

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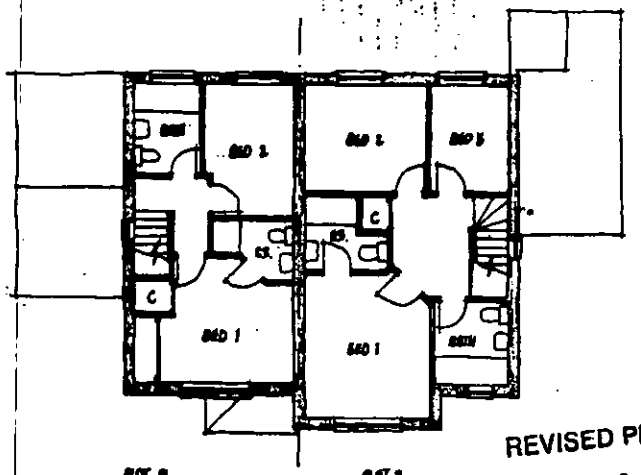

FIRST FLOOR PLAN

REVISED PLAN

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Materials

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Client

BEWLEY HOMES PLC

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WOKINGHAM

PLOTS 8 & 9
PLANS AND ELEVATIONS

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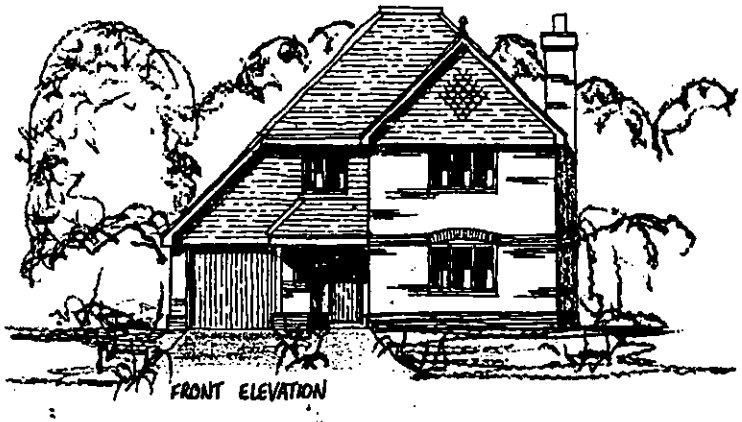

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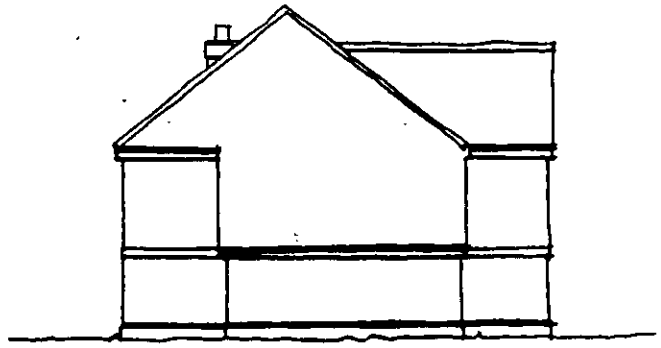

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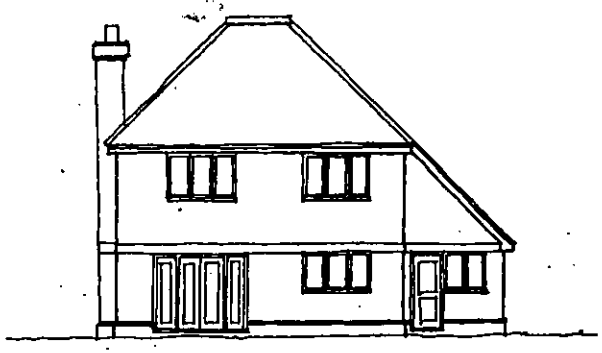

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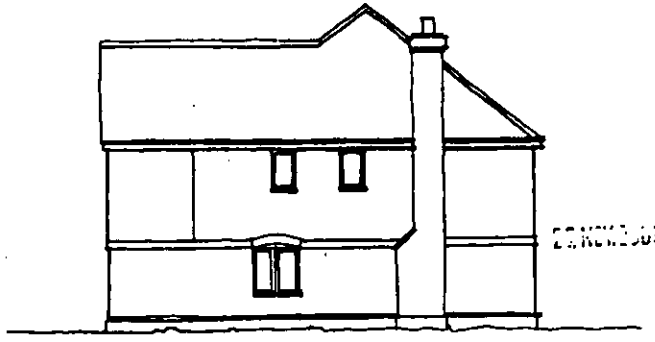

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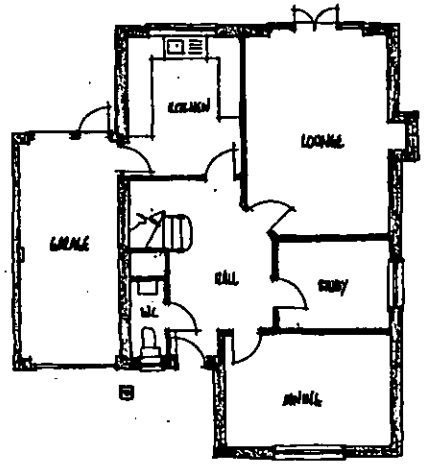

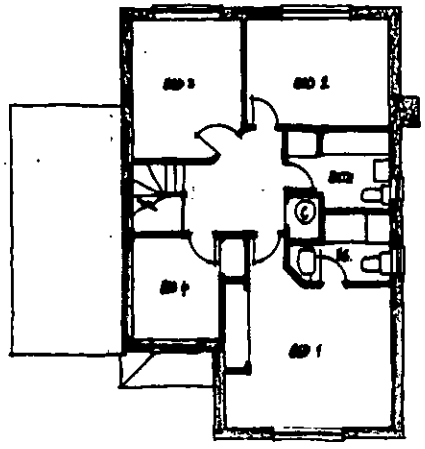

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Client
BEWLEY HOMES PLC

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269-273 BARKHAM ROAD
WOKINGHAM

PLOT 10
PLANS AND ELEVATIONS

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NOV 2000

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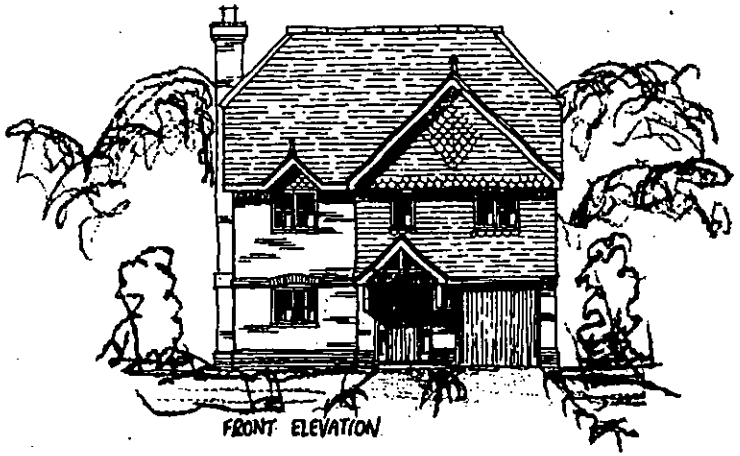

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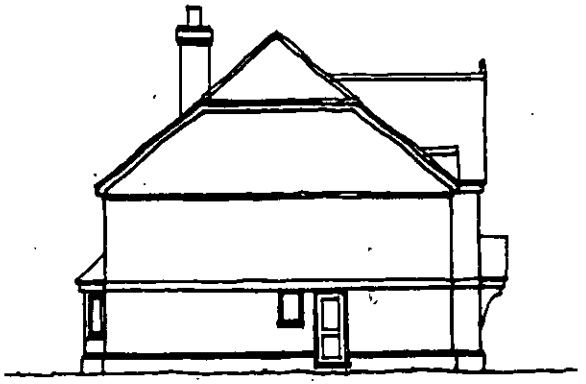

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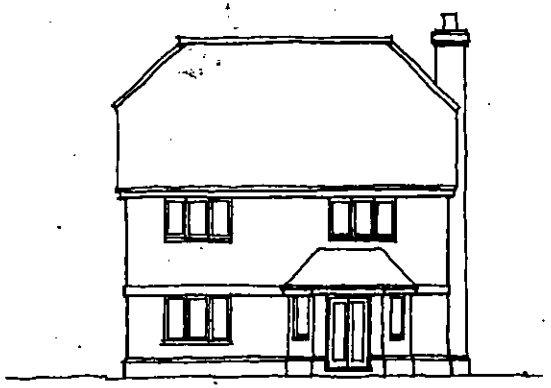

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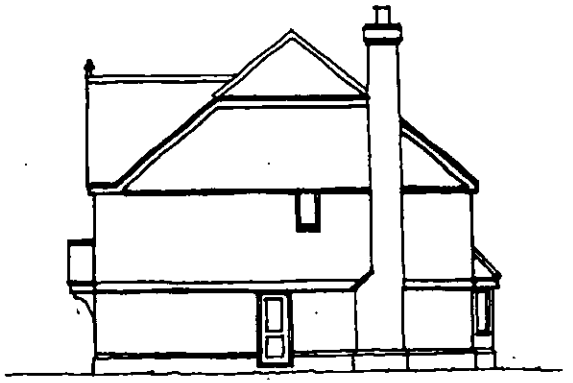
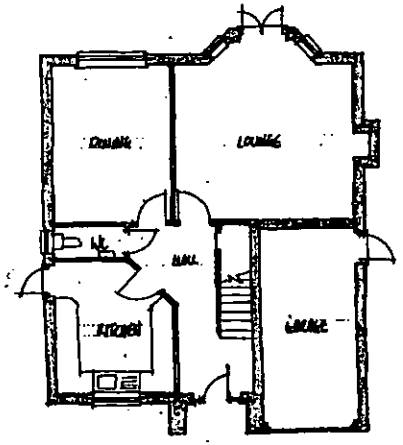
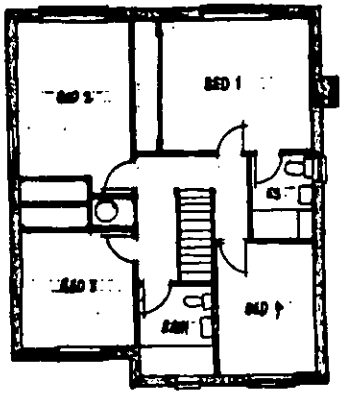


SIDE ELEVATION

27.NOV.2000+ 2907



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials

Roof to be finished in plain tiles with matching feature club courses, bonnet hips and ridges. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

BEWLEY HOMES PLC

TBA | TBA | TBA

269-273 BARKHAM ROAD
WOKINGHAM

PLOT 11
PLANS AND ELEVATIONS

1:100

NOV 2000

Warren Joseph

A00/100 P/05

ROMANS

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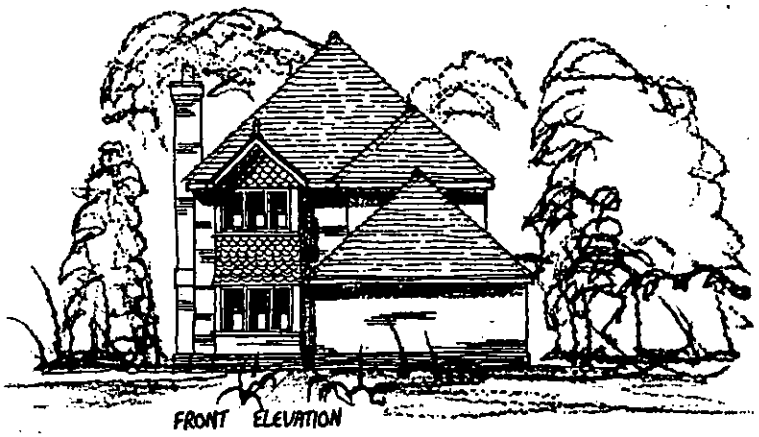

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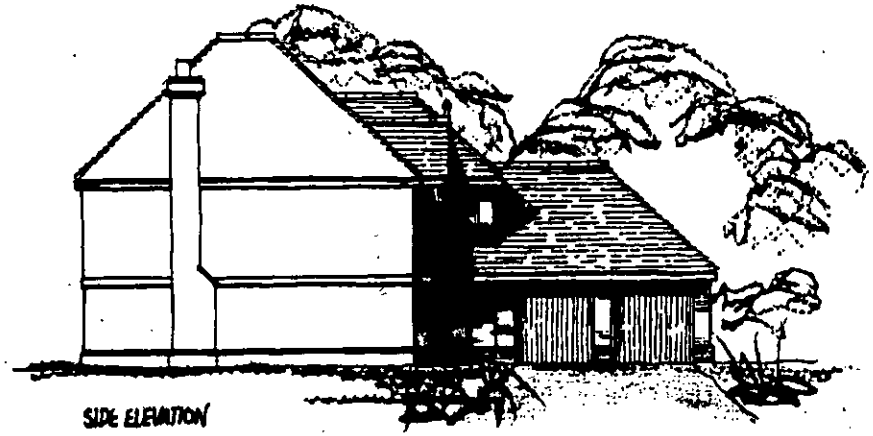
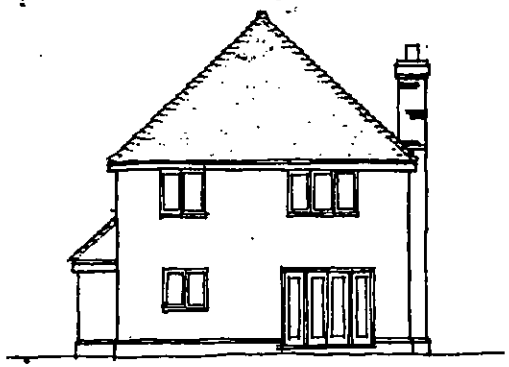


SIDE ELEVATION



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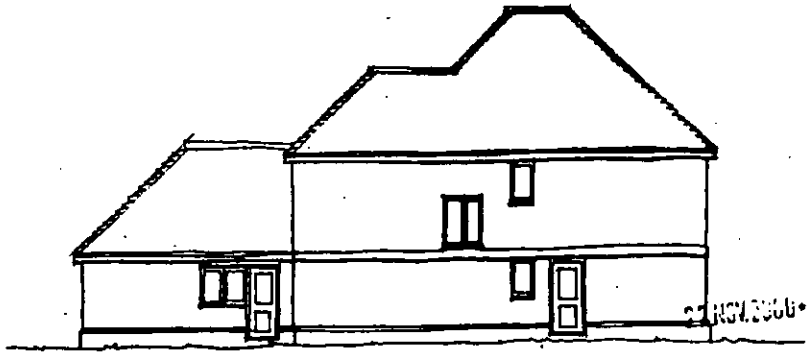

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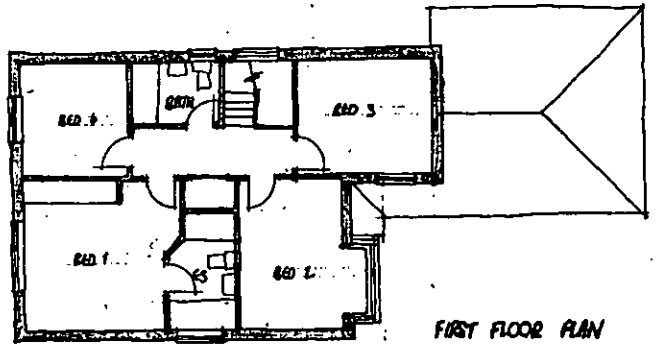
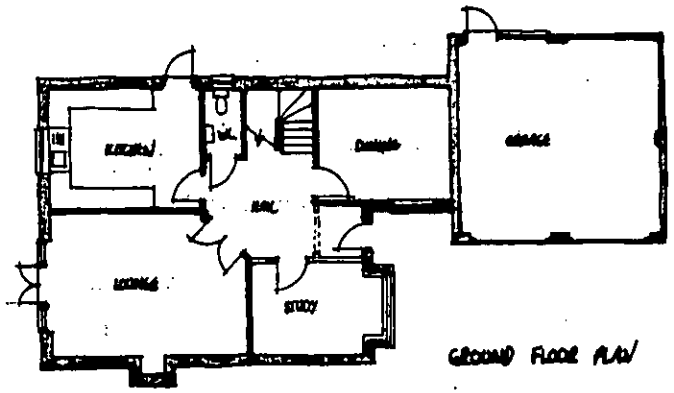


FIRST FLOOR PLAN



GROUND FLOOR PLAN

Materials

Roof to be finished in plain tiles with matching feature club courses, bonnet hips and ridges. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

21 NOV 2000

BEWLEY HOMES PLC

TBA	TBA	TBA

269-273 BARKHAM ROAD WOKINGHAM

PLOT 12
PLANS AND ELEVATIONS

1:100

NOV 2000

Warren Joseph | - | A00/108 | P/07

ROMANS

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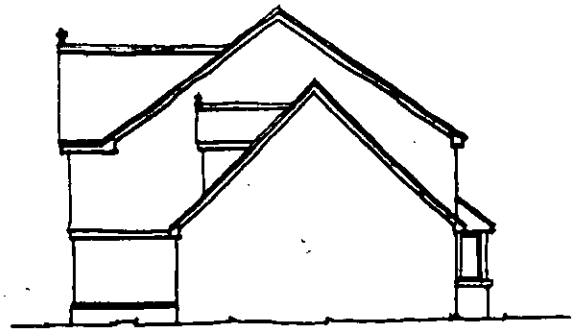
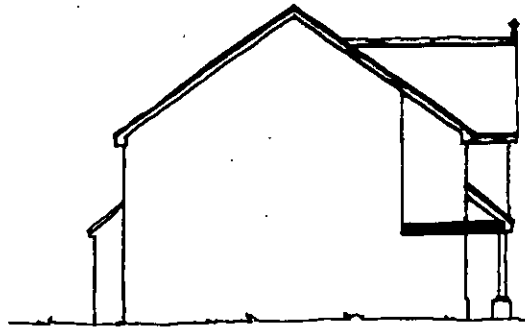
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



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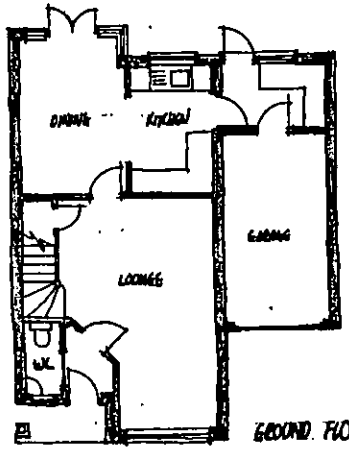
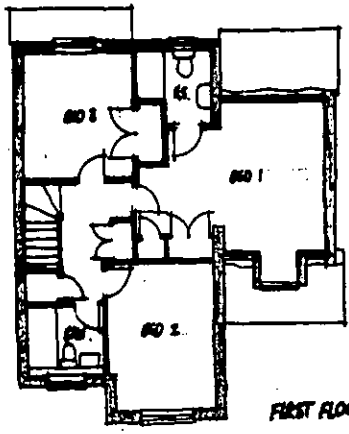


GROUND FLOOR PLAN.



FIRST FLOOR PLAN

Materials

Roof to be finished in plain tiles with matching feature club courses, bonnet hips and ridges. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

27 NOV 2000 2:07

BEWLEY HOMES PLC

TBA | TBA | TBA

269-273 BARKHAM ROAD
WOKINGHAM

PLOTS 13 & 14
PLANS AND ELEVATIONS

1:100

NOV 2000

Warren Joseph | - | A00/105 | P/09

ROMANS

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BERKSHIRE - RG41 5AS

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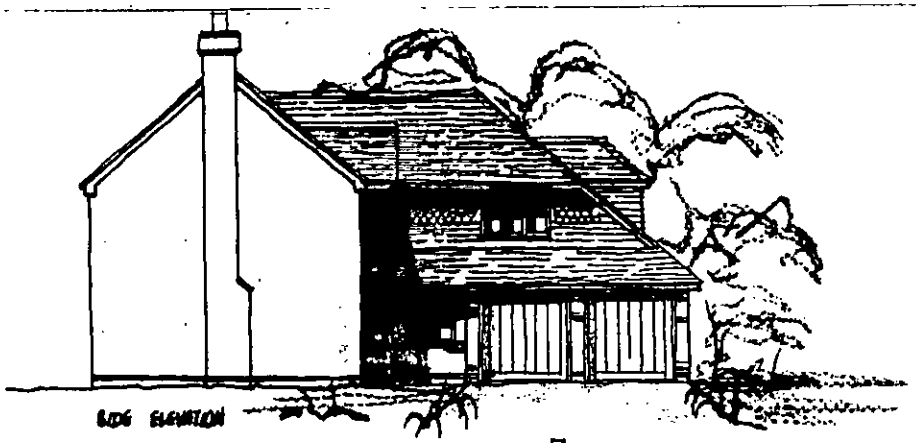
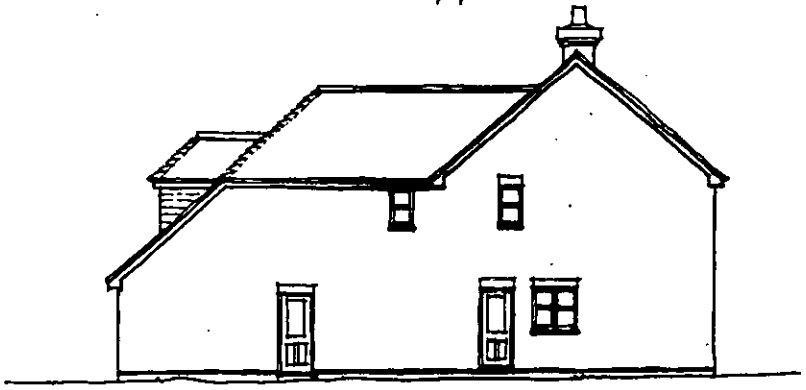
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



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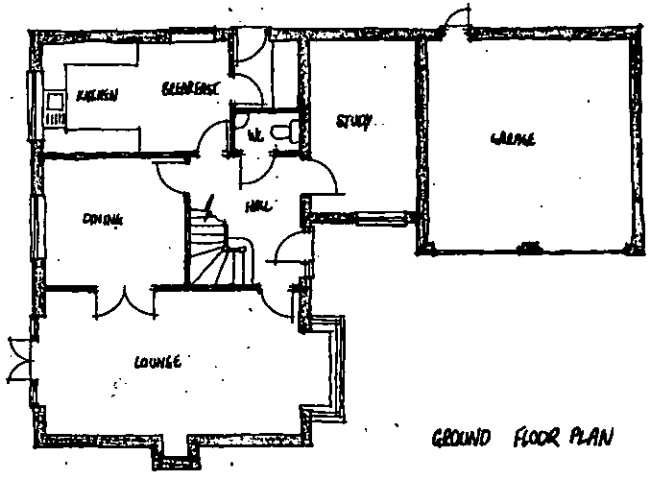
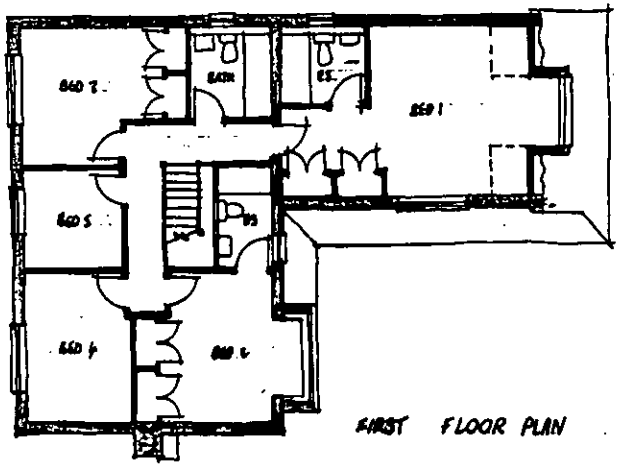


GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials

Roof to be finished in plain tiles with matching feature club courses, bonnet hips and ridges. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

27 NOV 2006

BEWLEY HOMES PLC

TBA	TBA	TBA	

269-273 BARKHAM ROAD WOKINGHAM

PLOT 15 PLANS AND ELEVATIONS	1:100
	NOV 2006
Warren Joseph	-
	A00/106

ROMANS

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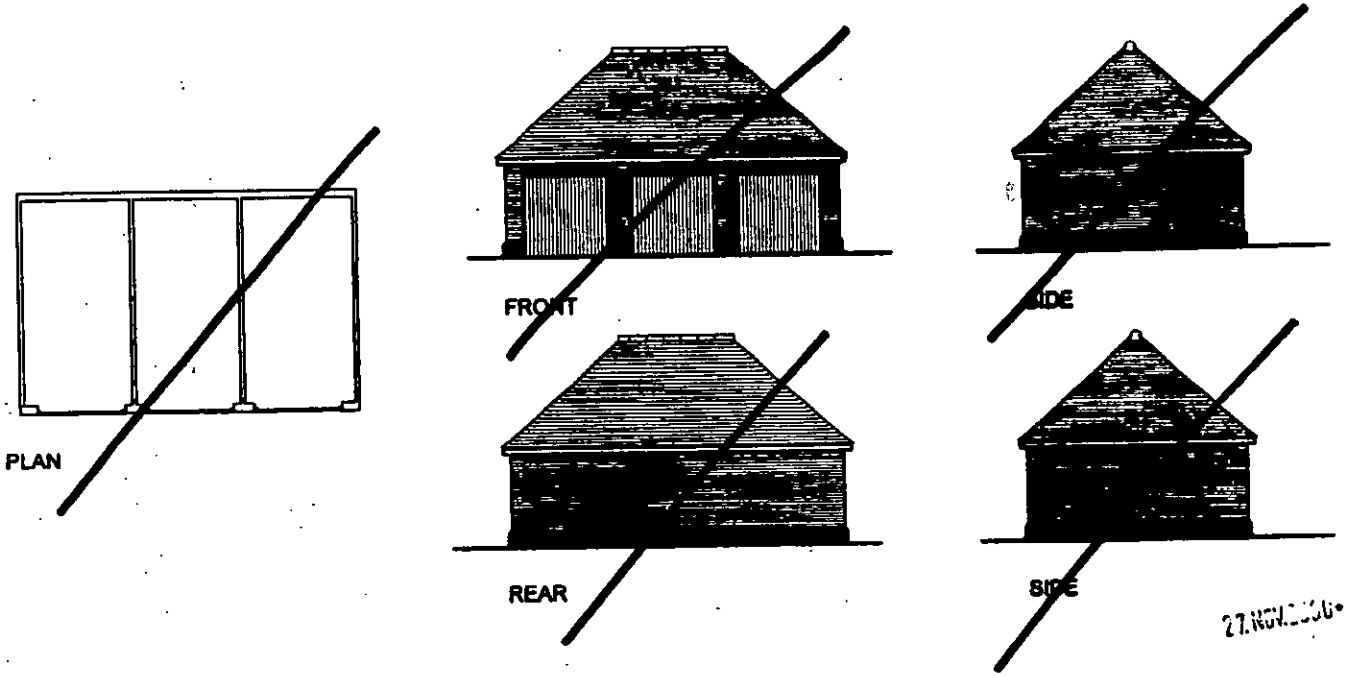

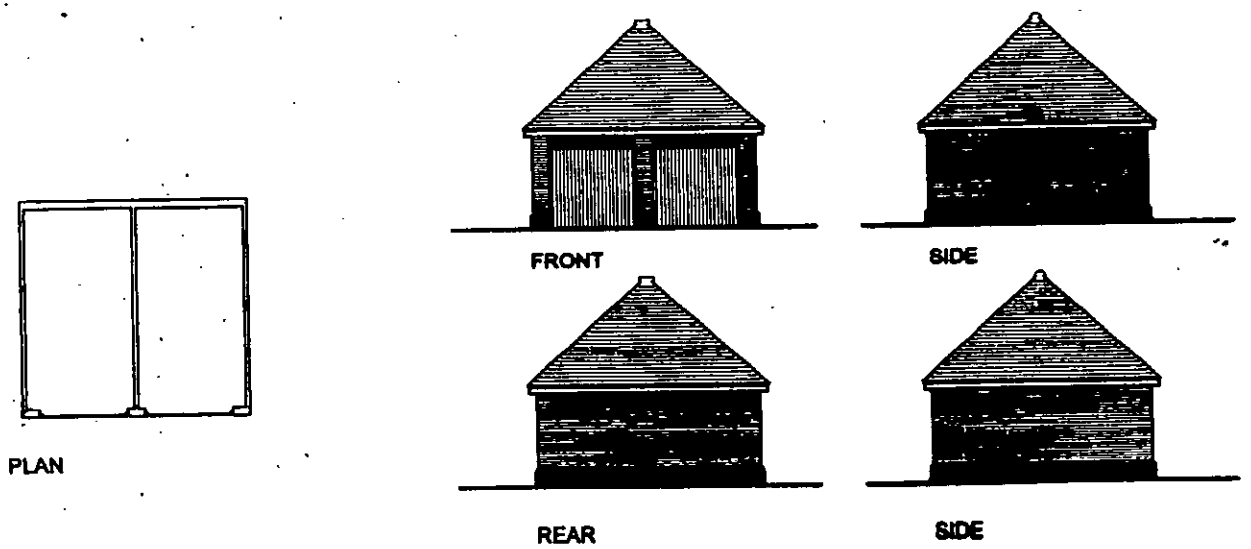

27.NOV.2000 29-07

Materials

Roof to be finished in plain tiles with matching feature club courses, bonnet hips and ridges. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

TBA	TBA	TBA

269-273 BARKHAM ROAD
WOKINGHAM

GARAGES
PLANS AND ELEVATIONS

1:100
NOV 2000
A00/106 P/10

Warren Joseph

ROMANS

ARCHITECTURAL SERVICES
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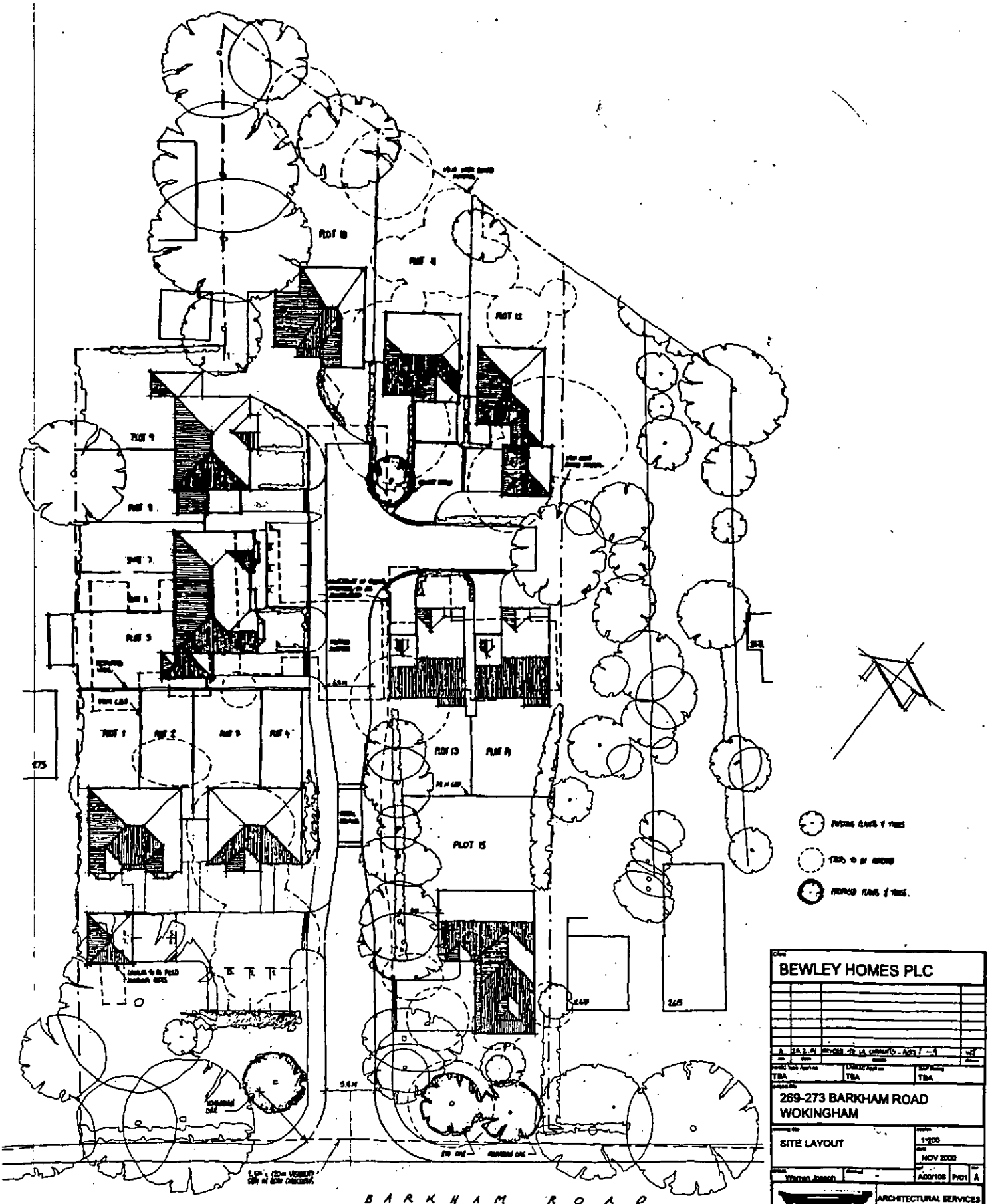
BERKSHIRE - RG41 5AP

TELEPHONE: 0118 [illegible]
FAX: 0118 [illegible]
E-MAIL: romans@[illegible]



BEWLEY HOMES PLC

269-273 BARKHAM ROAD
WOKINGHAM

SITE LAYOUT

1:200

NOV 2000

A00/105 P101 A

Warren Joseph

TBA TBA TBA

ROMANS

ARCHITECTURAL SERVICES

REVISED PLAN

2937
2938