SYSTEMS LTD
SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
F/2000/0456

LOCATION:
Hillside Church Lane, Arborfield Reading.

APPLICANT:
Queensgate Homes Ltd

PROPOSAL:
Proposed erection of replacement dwelling and garage.

EARLIEST DATE FOR DECISION: **27/02/2000**

APPLICATION EXPIRY DATE: **23/03/2000**

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Queensgate Homes Ltd
The Coppice
Winter Hill
COOKHAM
Berkshire
SL6 9TN

Application Number: F/2000/0456

Parish: **ARBORFIELD**

Location: **Hillside, Church Lane, Arborfield, Reading**

Proposal: **Proposed erection of replacement dwelling and garage**

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

Reason

1. The site is outside a settlement boundary. Due to its size, scale and height, the proposed dwelling would be excessive in size for a replacement dwelling and would have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to Loddon Area Local Plan Policy LC18 and to the aims of Wokingham District Local Plan (Deposit Draft) Policy WCC7.

Head of Planning and Transportation
Date: 06 April 2000

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

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL SUB-COMMITTEE HELD ON WEDNESDAY 5th APRIL 2000 FROM 7:30 TO 9:45PM

Present:- Mrs A N C Drake (Chairman), Mr A J Ross (Vice-Chairman), Mrs D C Beatty, Mr M J Bryant, Mr R F N Eke, Mr J L Earnshaw, Mrs J A Lissaman, Mrs M A Long, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 38: Tim Charlesworth, Mr R Cundy

195. MINUTES

Subject to the amendment of Minute 189 to reflect that a local Member attended the meeting and spoke against the proposal and that Mrs J Lissaman declared an interest in this item and left the meeting, taking no part in the discussion or voting thereon, the Minutes of the meeting of the Sub-Committee held on 15th March 2000 were confirmed as a correct record and signed by the Chairman

196. ORDER OF BUSINESS

RESOLVED: That the order of business be altered to that on the agenda to enable the following application to be considered first:

The Sub-Committee considered a report about this application set out on Agenda pages 1565 to 1576.

Members noted a letter in support of the Application from Mr G Cowan, the local Member, a copy of which was circulated at the meeting.

In considering applications F/2000/0456 and F/2000/0576, the Sub-Committee was concerned that the policy framework for protecting bungalows in the countryside and in settlements should be strengthened as bungalows added to the diversity of housing stock.
Members agreed that the Environmental Services Committee should be requested to review the appropriate policies.

Members considered details of this Application and it was

RESOLVED: That Application No F/2000/0456 be refused as the site is outside a settlement boundary. Due to its size, scale and height, the proposed dwelling would be excessive in size for a replacement dwelling and would have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to South East Area Local Plan Policy SC18 and to the aims of Wokingham District Local Plan (Deposit Draft) Policy WCC7.

200. APPLICATION NO F/2000/0456 - PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AND GARAGE- HILLSIDE, CHURCH LANE, ARBORFIELD FOR QUEENSGATE HOMES LTD.

Application No.F/2000/0456	Received 27.01.00	Arborfield	Listed By Cllr Cowan

Applicant: Queensgate Homes Ltd
Location : Hillside, Church Lane, Arborfield
Proposal : Demolition of Existing Dwelling and Erection of Replacement Dwelling and Garage

1. **Planning History** - This 0.23ha. site is in an area of sporadic development on Church Lane, and is about half a mile from the nearest settlement of Arborfield Cross. There is an existing bungalow on the site which has already been extended. There is also a dilapidated timber outbuilding at the rear of the bungalow which is attached to it by polythene roof sheeting with a timber underside. There is also an adjacent corrugated metal shed. The existing bungalow is pre-war and was extended at the side by Permission No. 07393 granted in 1977.

   The application has been listed because the "floorspace increase of only 21% if taken into consideration if existing building had a loft extension. Other precedents on similar applications".

2. **Proposal** - Is to demolish all the existing buildings on the site and erect a chalet style two-storey dwelling and detached double garage.

   The agent has submitted a report in support of the proposal which gives the following information and analysis: The existing buildings comprise a footprint of 216.75m² and have a site coverage of 9.4%. The floorspace available for residential use including structures attached to the principal building comprises 183.53m². The potential to convert the roof space would add a further 31.5m², to produce a total floorspace of 215.03m² within the existing building. The existing ridge height is 5.9m. The agent's report then states that Church Lane is a country lane with frontage housing development throughout most of its length.

   The agent states that the proposed dwelling and garage will have a footprint of 197.16m² and site coverage of 8.5%, representing a net reduction in footprint. The dwelling will be on two levels and have a residential floorspace of 260.81m². This represents a net increase of 45.78m² (21.29%) upon the existing, assuming permitted development roof conversion, and a net increase of 77.28m² (42.1%) without that assumption. The ridge height will be 7.7m. Comprehensive landscaping is also proposed.

   The agent refers to other replacement dwellings outside settlements which have been permitted where he considers substantial increases in floorspace have been allowed, including in some cases increases in height also. He considers the proposal would comply with Loddon Area Local Plan Policy LC18 as the design would be an enhancement, there would be a reduction in footprint and the proposal would not significantly exceed the size of the existing property.

3. **Consultations** -
   - *Arborfield Parish Council :* "Has no objections to the above application. If this application were granted by Wokingham District Council we would like to

request that the developer makes a contribution towards our new Playground Project, Swallowfield Road, Arborfield. This contribution could be sponsorship of a piece of equipment and we will be erecting a plaque to advertise sponsorship money received."

- *Letter of Support from Phyllena adjacent :* Considers would be an asset to the local environment and looks favourably on the application.
- *Highway Officer :* No objection subject to a condition.
- *Landscape Officer* : No objection in principle, but recommends landscaping plan, which shows trees to be retained.

4. **Appraisal** - Main issues are:

   A. Effect on Character and Appearance of the Area (Loddon Area Local Plan Policy LC18; Wokingham District Local Plan (Deposit Draft) Policy WCC7)

   B. Effect on Neighbouring Properties

   C. Comments of the Parish Council

A. Effect on Character and Appearance of the Area

The site is in an area of sporadic development in the countryside outside a settlement boundary. Loddon Area Local Plan Policy LC18 states that the replacement of existing dwellings in rural areas may be permitted provided that: "(c) The size of the new development will not significantly exceed that of the existing property both in height and floor area." The purposes of the policy are to protect rural amenities by preventing a significant visual impact and to maintain a range of house types and sizes in the rural area. Whether or not the proposal complies with this requirement is a matter of firstly interpretation of the figures, and secondly of judgement on the effect of the proposal.

The floorspace and footprint figures

The Local Planning Authority interprets the figures as follows:-

	Floorspace in m²
Original bungalow (single storey - before extension)	80
Existing bungalow, including 42m² extension	122
Existing bungalow, including 42m² extension and if loft had been converted (+31.5m²)	154
Proposed dwelling	261
Proposed net increase in floorspace on existing bungalow	139
Proposed net increase as % of existing	114%
Proposed net increase in floorspace on existing bungalow (if loft had been converted)	107
Proposed net increase as % of existing (if loft had been converted)	70%

The existing single storey side extension is about 42m² in size and was allowed in 1977 (see under Section 1 above). The original bungalow was erected pre-war, and the existing rear outbuilding, which is of insubstantial construction, had been erected by 1968 under permitted development rights for domestic outbuildings, and before the extension to the bungalow had been applied for. The covered way of roof sheeting connecting this outbuilding and bungalow appears to have been erected since.

The proposed dwelling would be 7.6m high compared with 5.9m for the existing; an increase of 1.7m. The proposed dwelling will be two storey with a 1.7m increase in height, and the visual impact would be significantly greater. Whilst the loft of the existing bungalow could be converted, it has not yet been, and such a conversion would not involve an increase in external volume.

Policy LC18 (c) refers to the floorspace of the existing property. The condition of the rear outbuilding is such that it would require rebuilding requiring planning permission to be habitable living accommodation. The Local Planning Authority normally excludes outbuildings (both existing and proposed) in the calculations, and has therefore done so in this case. Whilst the existing outbuilding is tenuously attached to the dwelling by the covered way, it is of timber construction, in a poor state of repair and it is considered that it could not be habitable accommodation.

It is therefore considered that this interpretation of the figures is correct, and that the proposal would be contrary to Policy LC18 (c) as it would significantly increase the size of the existing property (by 114% of the existing bungalow) *which has already been extended by more than 50%.* If the potential conversion of the loft were taken into account, the proposed dwelling would still constitute a major increase (of 70%) in the existing already extended bungalow. It would also result in a significant increase in height. Whilst the design of the proposed dwelling is attractive, this does not in itself overcome the policy objection in principle, and the proposed dwelling would have a significantly greater visual impact than the existing. Whilst other dwellings in the road are two storeys and some are of broadly similar size to the proposal, the text to Policy LC18 states that part of the reason for the policy is to maintain a range of house types and sizes in the rural area. In addition, under criterion (b) of Policy LC18, the proposed dwelling would not be designed to have the minimum impact on the rural area.

Other permissions

The agent refers to other permissions in the area. The most relevant of these is the extension to Phyllena adjacent under Permission No. 97/65948/F granted on 22.08.97. Including the integral garage, this more than doubled the original floorspace, but the height of the house was not raised. This permission was an alternative to an earlier alternative proposal granted permission on 20.11.95. Whilst this permission is a consideration in regard to the proposal at Hillside, it does not mean that the proposal at Hillside should be allowed, particularly as it will be significantly higher than the existing bungalow on the site and wider than Phyllena.

It is therefore considered that the proposal is contrary to Loddon Area Local Plan Policy LC18 and the aims of Wokingham District Local Plan (Deposit Draft) Policy WCC7 as the proposed dwelling would be excessive in size and height for a replacement dwelling, and would have a detrimental effect on the character and appearance of the area.

B. Effect on Neighbouring Properties

The only neighbouring property affected is Phyllena. It is considered that the proposal would not have a significant adverse effect and the occupants have written in support.

C. Comments of the Parish Council

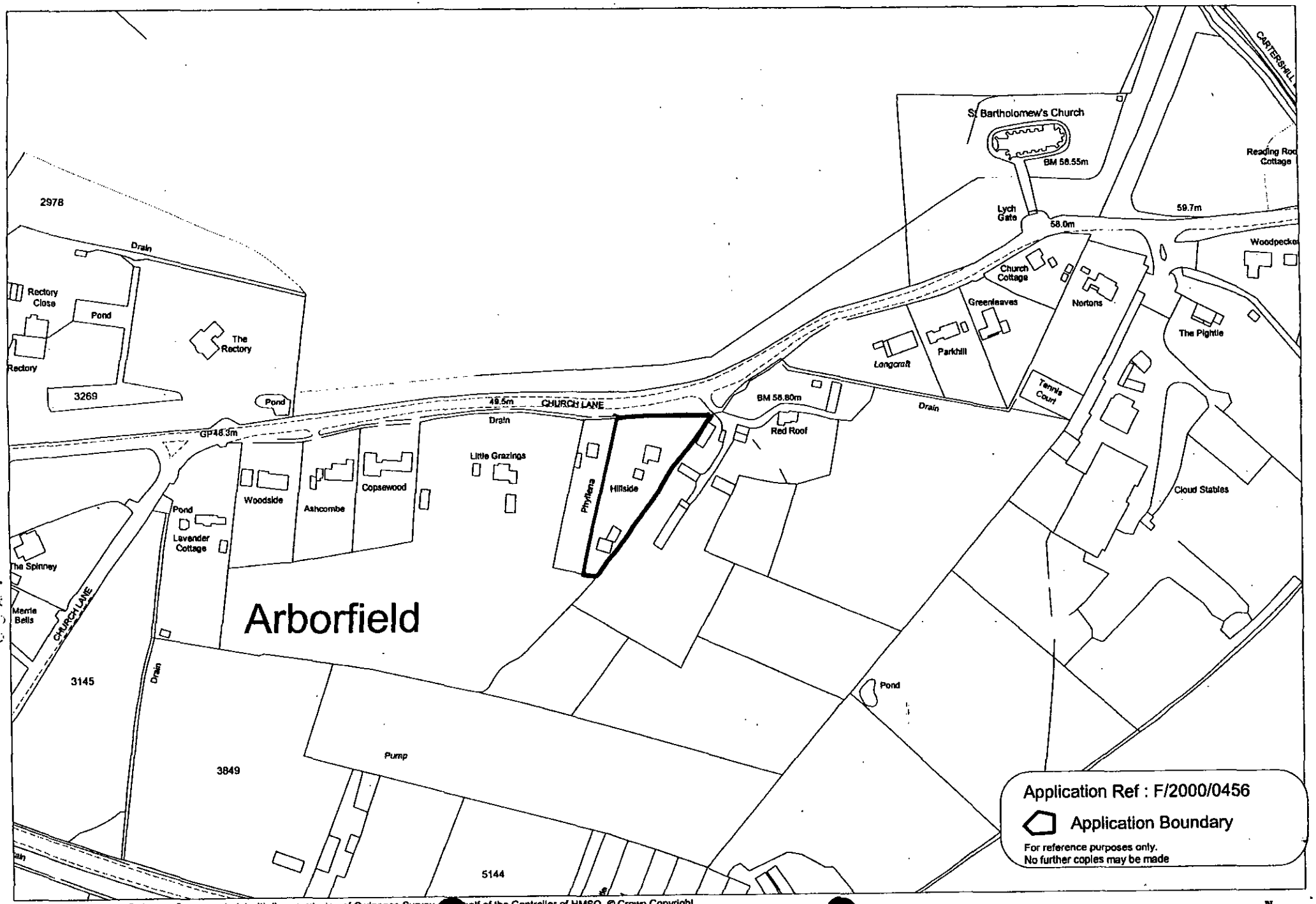
The 'no objection' has been addressed above. Regarding a contribution to the Playground Project, as the proposal is for a replacement dwelling, under Circular 1/97 - Planning Obligations, it would not be reasonable to ask for such a contribution. However, the applicants could of course sponsor such a piece of playground equipment entirely on a voluntary basis and unconnected with the decision on the planning application.

5. **Conclusion** - Due to its size, scale and height the proposed dwelling would be excessive in size for a replacement dwelling, contrary to Policy SC18 and the aims of Policy WCC7.

6. **Recommendation** - REFUSE permission for the following reason:

1. The site is outside a settlement boundary. Due to its size, scale and height, the proposed dwelling would be excessive in size for a replacement dwelling and would have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to Loddon Area Local Plan Policy LC18 and to the aims of Wokingham District Local Plan (Deposit Draft) Policy WCC7.

Angela Odell



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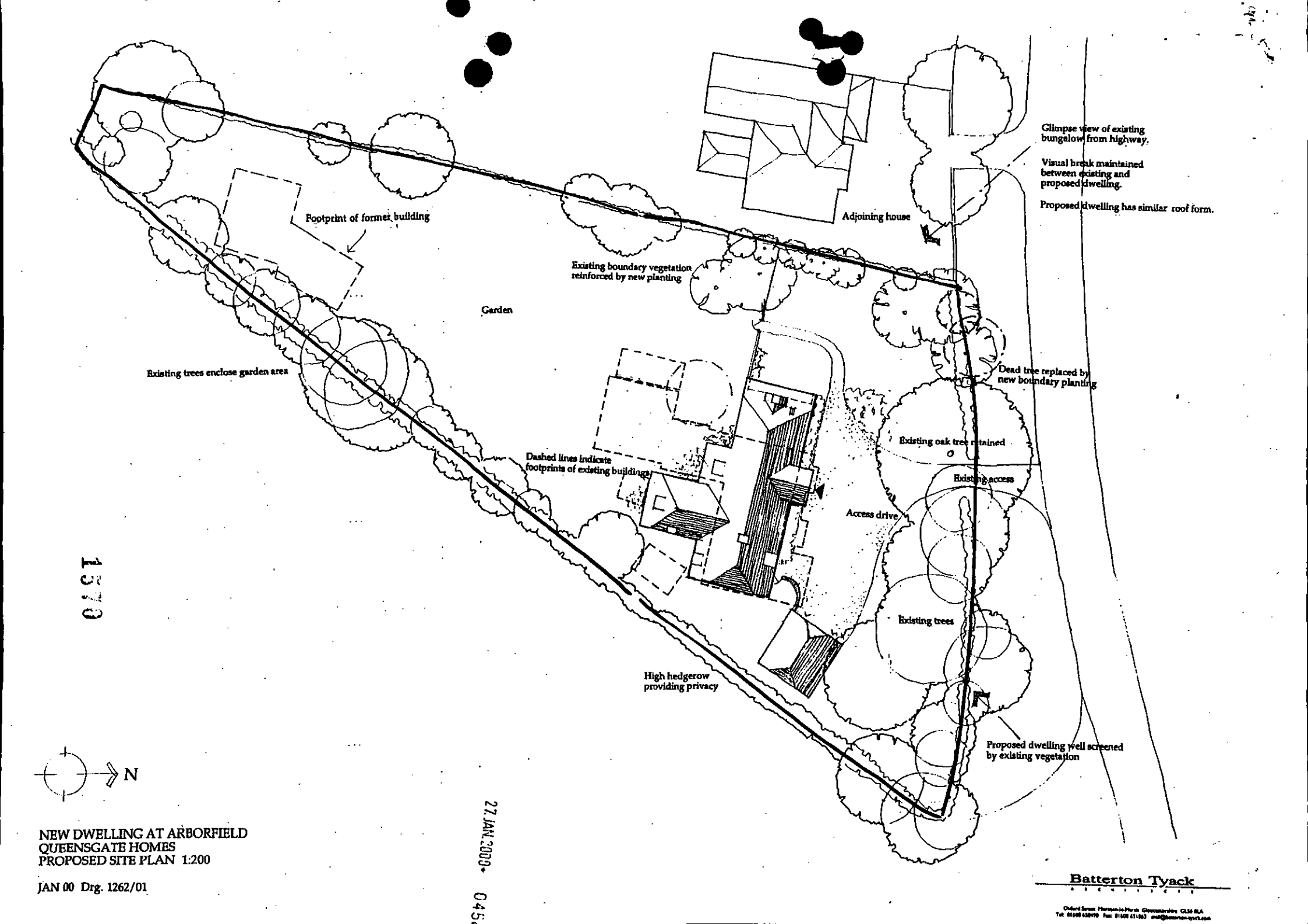
Development Control Section, Environmental Services, Wokingham District Council.

5 April 2000

Scale: 1 : 2500



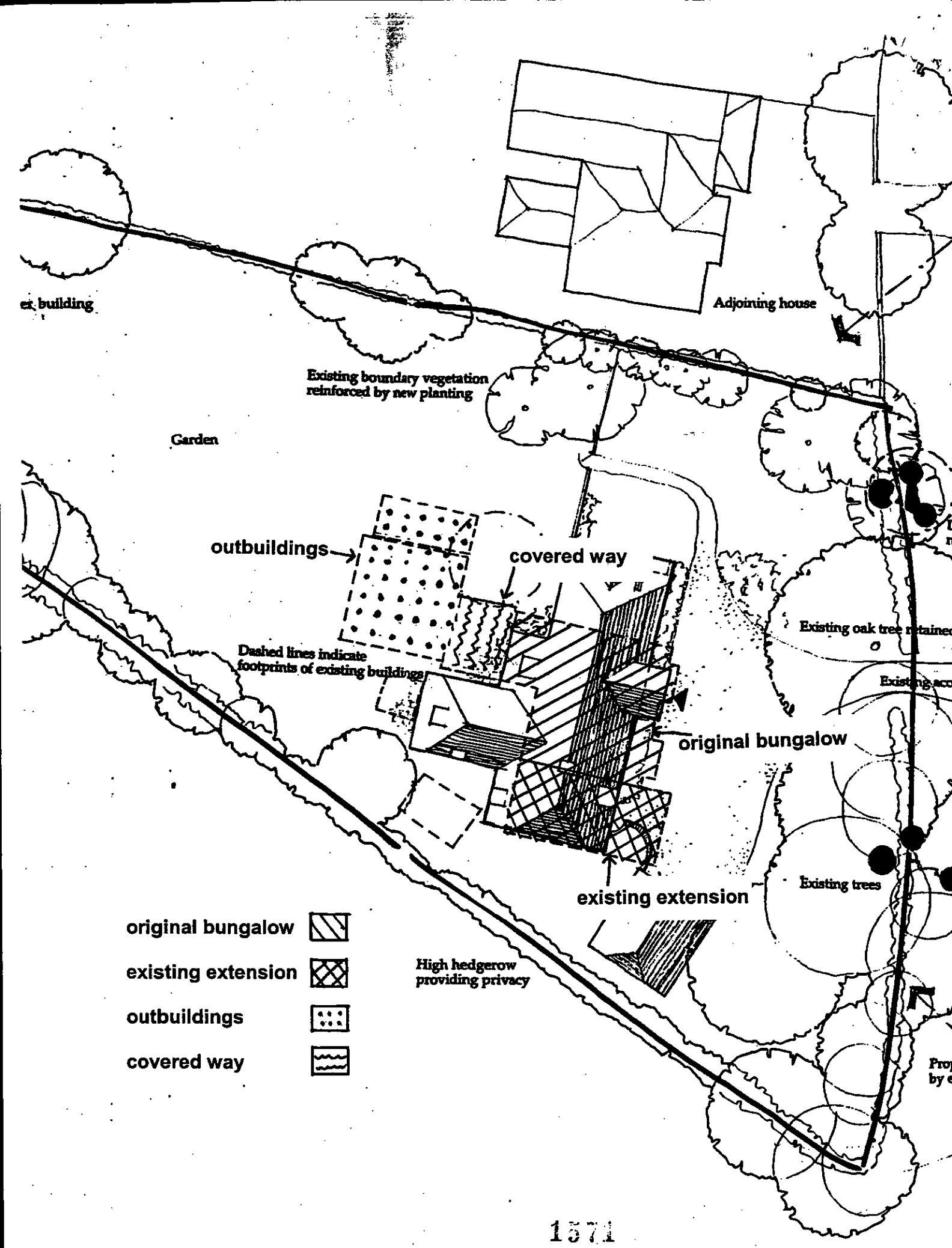
NEW DWELLING AT ARBORFIELD
QUEENSGATE HOMES
PROPOSED SITE PLAN 1:200

JAN 00 Drg. 1262/01

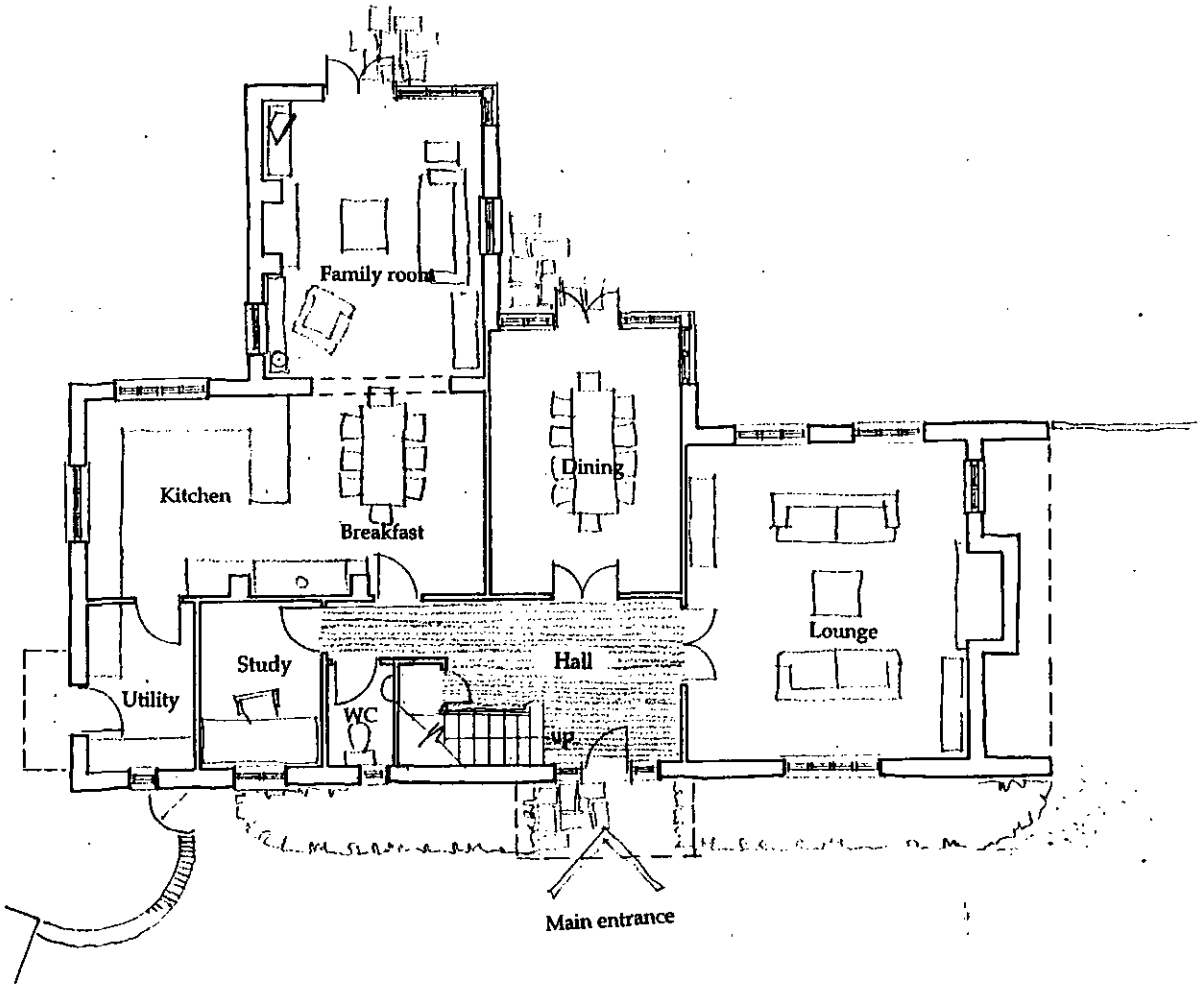
27 JAN 2000 045

Batterton Tyack
ARCHITECTS

1570


Adjoining house
Existing boundary vegetation reinforced by new planting
Garden
outbuildings
covered way
Dashed lines indicate footprints of existing buildings
original bungalow
existing extension
Existing trees
High hedgerow providing privacy
original bungalow
existing extension
outbuildings
covered way

27 JAN 2000* 0456

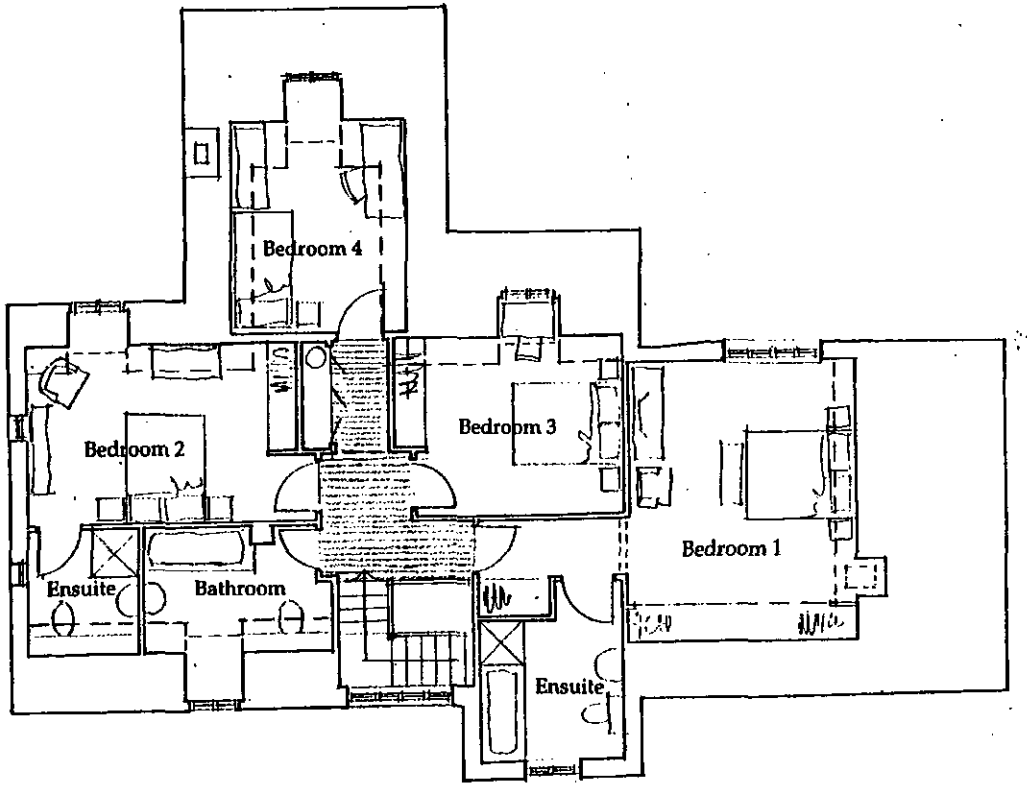


NEW DWELLING AT ARBORFIELD
QUEENSGATE HOMES
GROUND FLOOR PLAN 1:100

JAN 00 Drg. 1262/02

Batterton Tyack
ARCHITECTS
Oxford Street Moreton-in-Marsh Gloucestershire GL56 0LA
Tel: 01608 650490 Fax: 01608 651843 mail@batterton-tyack.com

27 JAN 2000* 0456

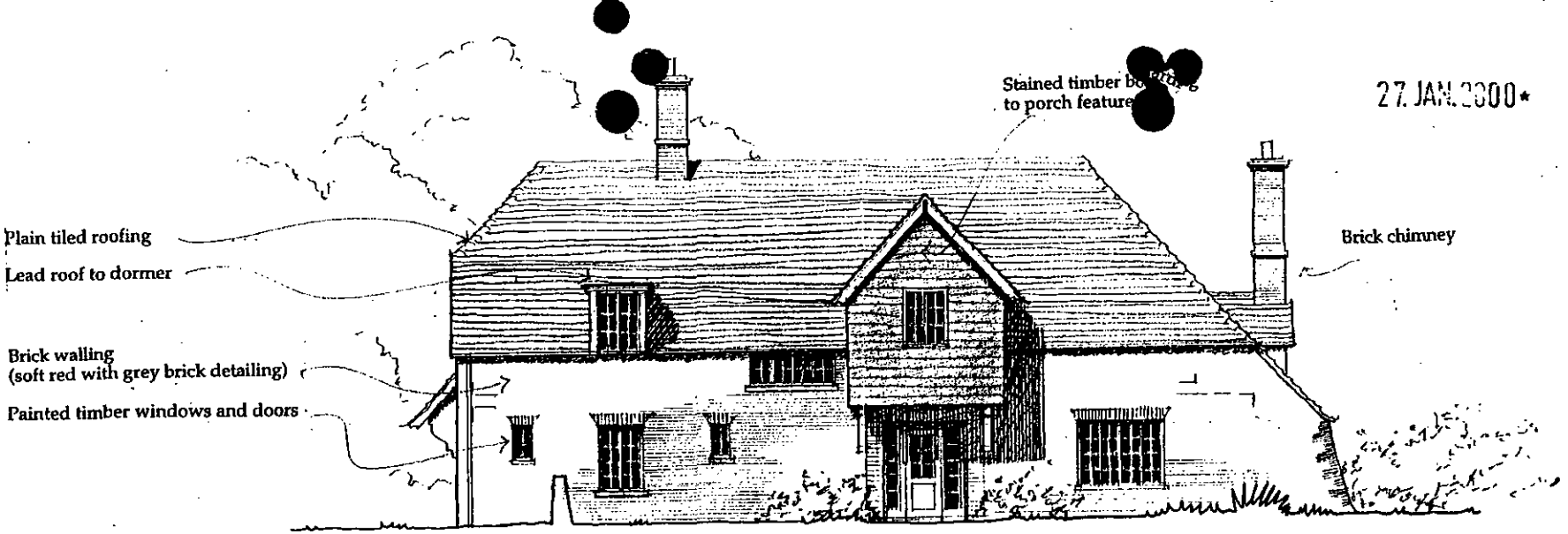


NEW DWELLING AT ARBORFIELD
QUEENSGATE HOMES
FIRST FLOOR PLAN 1:100

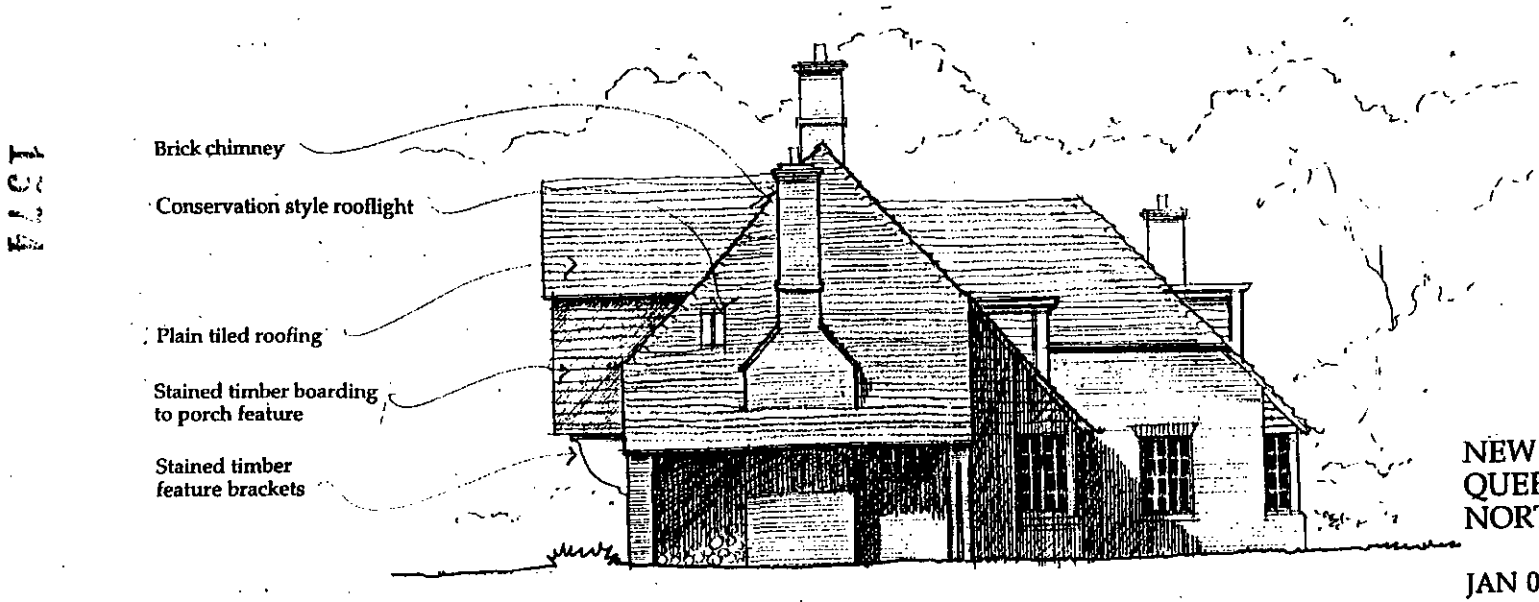
JAN 00 Drg.1262/03

Batterton Tyack
ARCHITECTS
Oxford Street Moreton-in-Marsh Gloucestershire GL56 0LA
Tel: 01608 650490 Fax: 01608 651883 mail@batterton-tyack.com

27 JAN 2000* 0456



NORTH ELEVATION



WEST ELEVATION

NEW DWELLING AT ARBORFIELD
QUEENSGATE HOMES
NORTH AND WEST ELEVATIONS 1:100

JAN 00 Drg.1262/04

Batterton Tyack
ARCHITECTS

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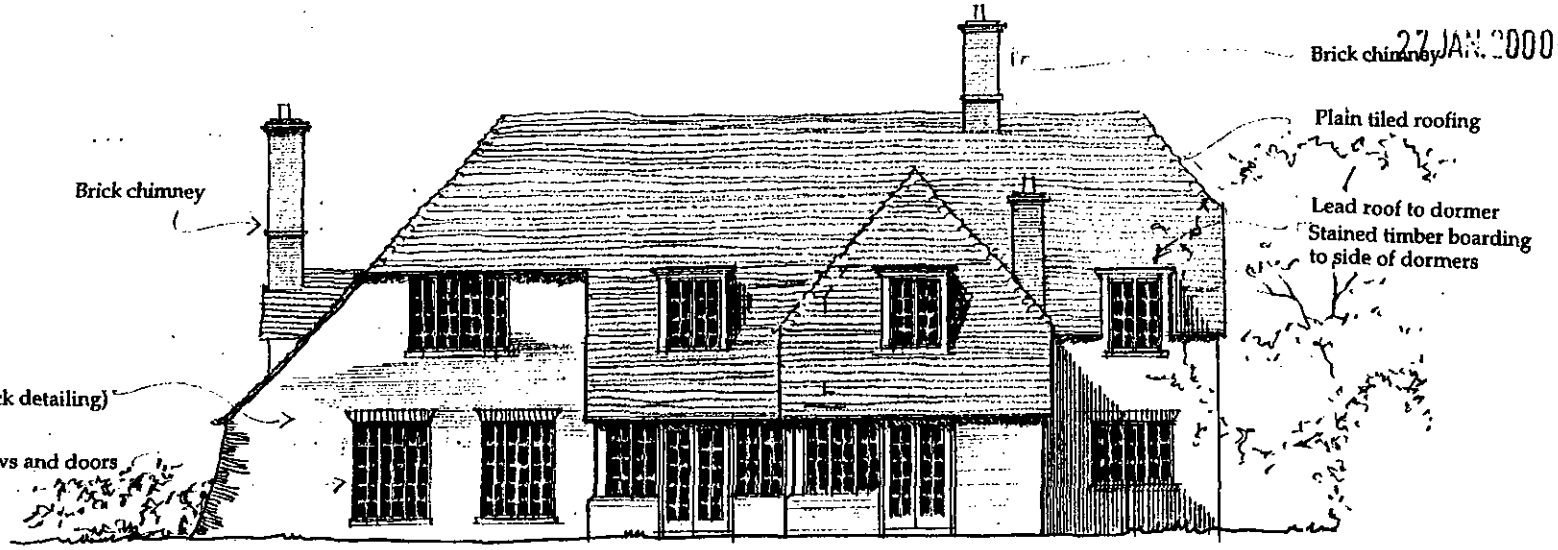
27 JAN 2000* 0456



SOUTH ELEVATION



EAST ELEVATION

NEW DWELLING AT ARBORFIELD
QUEENSGATE HOMES
SOUTH AND EAST ELEVATIONS 1:100

JAN.00 Drg.1262/05

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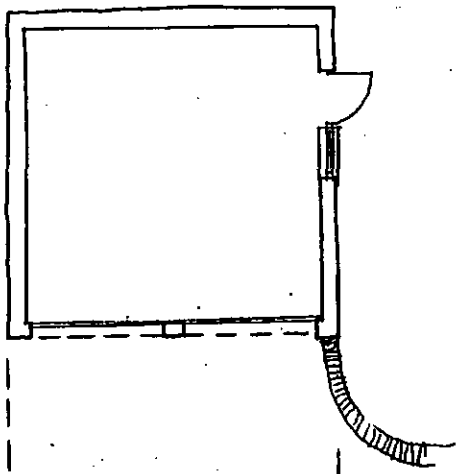
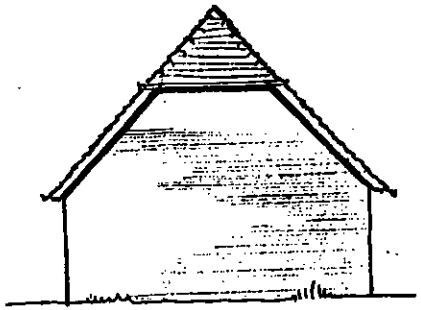
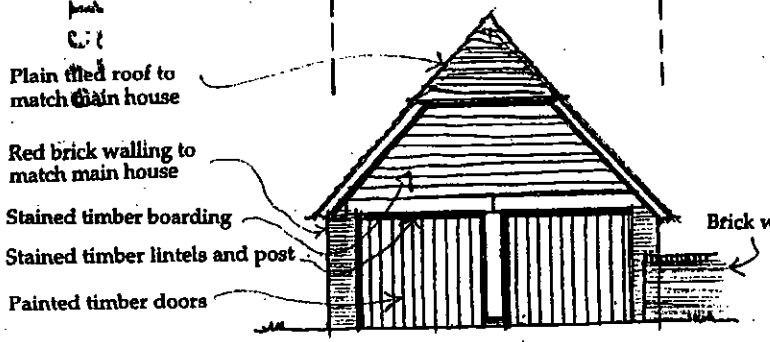
27 JAN 2000* 0456



PLAN



EAST ELEVATION



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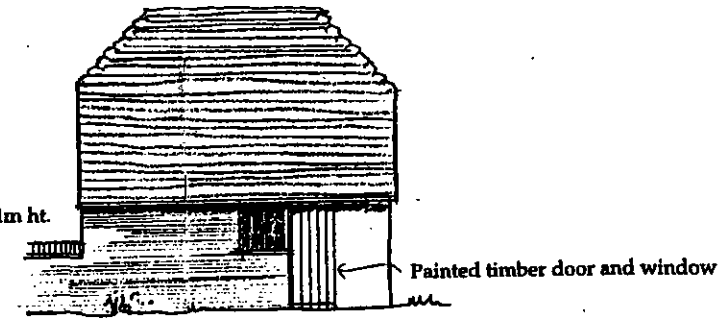
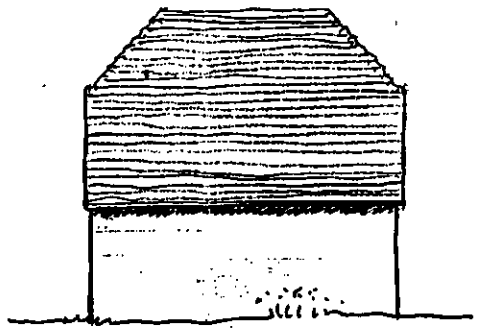


SOUTH ELEVATION



NORTH ELEVATION

NEW DWELLING AT ARBORFIELD
QUEENSGATE HOMES
GARAGE PLANS AND ELEVATIONS 1:100

JAN.00 Drg.1262/06

Batterton Tyack
ARCHITECTS
Oxford Street Moreton-in-Marsh Gloucestershire GL56 0LA

Tel: (0118) 974 6445

Date: 29.2.00

My ref: F/2000/0456

CONFIDENTIAL

Councillor G Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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

Dear Councillor

Application Number: F/2000/0456
Hillside , Church Lane, Arborfield, Reading.
Proposed erection of replacement dwelling and garage.

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 10.3.00

Yours faithfully

Chris Wood
Head of Planning and ~~Transportation~~

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/0456**
Hillside , Church Lane, Arborfield, Reading.
Proposed erection of replacement dwelling and garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cowan

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

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

15 MAR 2000

COPIES TO: ACK: FILE:

TO: DEVELOPMENT CONTROL
Angela Odell

FROM: Environmental Design

DATE: 8th March 2000

Location:	Hilside, Church Lane, Arborfield, Reading
Proposal:	PROPOSED ERECTION OF REPLACEMENT DWELLING AND GARAGE
Application Number:	F/2000/0456

In response to your consultation dated 3rd February 2000 for the above application, the tree and landscape comments are as follows:

I have no objections to the proposal in principle.

The proposed site plan (drawing 1262/01), doe not satisfactorily show the existing trees to be retained and new landscape proposals.

A detailed tree survey should be submitted to BS 5837, showing trees to be retained, removed any tree surgery works and protective fencing for those trees to be retained. In addition the route of proposed underground services to the new building should be shown and impact on the existing trees quantified.

A detailed landscape scheme should be submitted by the applicant showing proposed planting. All new planting should be identified on a separate plan indicating species, size of plants at time of planting and planting densities

ROBERT PETROW
Consultant Landscape Architect

WORK SHEET FOR : Angela Odell

Application Number : F/2000/0456

Applicant : Queensgate Homes Ltd .

Location : Hillside , Church Lane, Arborfield, Reading.
Proposal : Proposed erection of replacement dwelling and garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		11.2.00

Date of Neighbour Notifications : .....

Date of Site Visit : 11.2.00

Date Registered : 27/01/2000

Earliest Date for Decision : 27/02/2000

Latest Consultation Date/Site Notice Expiry Date : 27/02/2000

Application Expiry Date: 23/03/2000

Consultation Responses : P.C. : No objection, but if allowed request contribution towards Playground project.
HW officer, No obj subj to conditions.
Letter from Phyllena of support.

Planning Issues :

Application Number: F/2000/0456

Appraisal :

Site is in rural area, ∴ LALP LC18 and aims of WDLP WCC7 apply. as proposal is for replacement dwelling.

~~Existing~~ Original dwelling ≈ 80 m² fs.
(Existing extn ≈ 42 m² fs)
Proposed dwelling is estimated to be 270 m² fs (155 m² gr. floored 115.5 m² first floor)
This is ~~about~~ an increase of about 190 m² fs or ~~more than~~ more than twice extra above the original. Consider this clearly contravenes LC18(c) & to the aims of WCC7(b). Double garage proposed but rear carport/garage/shed being demolished, and therefore consider no objection to this.

Other material considerations: (1) design attractive, ~~but~~ and in keeping, but do not consider this overcomes the policy objection.
(2) Phyllera adjacent significantly extended. However, this ~~property~~ permission 97/6548/F was a modification to permission first granted in 1995. Do not consider this sets a precedent.
(3) Although a former outbuilding at rear has been demolished do not consider this overcomes objection.
(4) Although in principle WCC1(h) allows new dwelling through infilling in an otherwise built up frontage, do not consider this plot/site would fulfill this criteria and therefore is not a reason to allow current proposal.

Re: Arb. P.C. request for contribution to play equipment – this not reasonable to request for a replacement dwelling.

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

Listed.

Refused at Sub. 5/4/00.

Application Number F/2000/0456
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The site is outside a settlement boundary. Due to its size, scale, ~~mass~~ and height ~~and massing~~, the proposed dwelling would be excessive in size for a replacement dwelling and would have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to LALP Policy EC18 and to ~~the aims of Policy~~ the aims of WDLP(DN) Policy WCC7.

RECORD OF SITE VISIT

SITE ADDRESS: Hillside Church Lane Arborfield Reading. APPLICATION NUMBER: F/2000/0456	OFFICER: Angela Odell DATE OF SITE VISIT: 11.2.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 11.2.00

2. DESCRIPTION OF SURROUNDINGS Line of sporadic dent. in rural area

3. DESCRIPTION OF SITE/BUILDING Existing single storey bungalow on site with dilapidated adjoined car port and shed/garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES On W side Phyllena is 2 storey house. On E side old sheds etc.
with S/S portion nearest.

5. SITE CONSTRAINTS

TREES near front boundary & on side boundaries.

ACCESS/PARKING from Church Lane.

LEVELS land rises slightly up to East.

BOUNDARY TREATMENT

OTHERS

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/0456**

Hillside , Church Lane, Arborfield, Reading.

Proposed erection of replacement dwelling and garage.

Transfer: Yes ☒ No ☐

Reason for Transfer:

FLOORSPACE INC OF ONLY 21% IF TAKEN INTO CONSIDERATION OF EXISTING BLDG HAD A LOFT EXTENSION. OTHER PRECEDENTS ON SIMILAR APPLICATIONS

Signed: _____ Date: _____

Councillor G Cowan

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

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 14 May, 1999
My ref. AO/Hillsida

Mrs S V Gibson
27 Stephenson Road
Arborfield
READING
RG2 9NP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mrs Gibson

HILLSIDE, CHURCH LANE, ARBORFIELD

Thank you for your letter of 10 May.

Proposed dwelling
We consider that a dwelling in the side garden would result in relative cramping in the street scene, and is therefore unlikely to be acceptable.

Proposed extension
In principle minor extension to the dwelling may be acceptable. Proposed extension(s) should be cumulatively not more than 50% increase on the original dwelling. Therefore, if the dwelling has already been extended, this would count towards the 50%, and therefore reduce the scope accordingly for any further extension. We would need further details before commenting further.

However, I advise you that the above is informal advice only, is given without prejudice, and does not commit the authority to approving such an application for extension. If you wish to discuss the matter further, please contact me.

Yours sincerely

AO

MRS A ODELL
Senior Planner

Reply Required

PLANNING SERVICES	RPT
POL	TLS
DC VAO	ER 16835
APP	
CS	
12 MAY 1999	
COPIES TO:	ACK:
	FILE:

Mr & Mrs P D Gibson
27 Stephenson Road
Arborfield
Reading
Berks RG2 9NP
Tel: 0118-9760943

Mrs A Odell
Planning Department
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

10 May 1999

Dear Mrs Odell,

Re: Hillside, Church Lane, Arborfield

Further to our telephone conversation earlier today, in which I expressed an interest in the above property, I should be grateful if you could advise on whether the Council would allow the existing bungalow to be replaced with a two storey four/five bedroom house. The house would be built for our own occupation.

I note that the adjacent plots all contain just one property, and we feel that a single house would be in keeping with the surroundings. However, I realise that land in the area is at a premium, and would therefore be grateful if you could also please advise on whether you deem the plot large enough to accommodate two dwellings, and would grant planning permission for such, thus making it much more attractive to a developer.

An early reply would be much appreciated. If you would like to discuss the matter further, please do not hesitate to get in touch.

Yours sincerely,

S V Gibson

S V Gibson (Mrs)

By hand 22.2.00.

Graham M. Hopkinson

Phyllena, Church Lane
Arborfield
Reading
RG2 9JA

Phone & Fax: 0118 976 2022
Mobile: 0378 218 500

PLANNING
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DC
SPP
CS 065 AMO
23 FEB 2000
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Mrs. A. Odell
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
BERKS
RG40 1WR

February 21, 2000

Dear Mrs. Odell

Application No: **F/2000/0456**
Site Address: **Hillside, Church Lane, Arborfield, Reading, RG2 9JA.**
Proposal: **Proposed erection of replacement dwelling and garage.**

I confirm safe receipt, with thanks for your letter dated 3rd February 2000, in respect of the above.

The property developers have provided details of their recently revised proposals for the replacement and I would take this opportunity to note that I believe the details presented to me would prove to be an asset to the local environment.

I hope you will look favourably on the application and look forward to receiving confirmation that approval has been granted in order that works can commence.

Yours sincerely

Graham Hopkinson

Direct Contact Ref: 0118 974 6445

Our Ref:WDC.Hillside.000221

Arborfield & Newland Parish Council

Temporary Office:
Birch House
Eversley Road
Arborfield Cross
Berkshire
RG2 9PG
Tel 01189 760281
Fax 01189 760934

PLANNING SERVICES	APT 25935
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	FILE:

11 February 2000

Ms Angela Odell
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1RW

Dear Ms Odell

PA F/2000/0456 Hillside Church Land
Appendix I

As per our letter dated 8th February Arborfield Parish Council has no objections to the above application. If this application were granted by WDC we would like to request that the developer makes a contribution towards our new Playground project, Swallowfield Road, Arborfield. This contribution could be sponsorship of a piece of equipment and we will be erecting a plaque to advertise sponsorship money received.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

Arborfield & Newland Parish Council

Temporary Office:

Birch House
Eversley Road
Arborfield Cross
Berkshire
RG2 9PG
Tel 01189 760281
Fax 01189 760934

PLANNING SERVICES	HPT
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	FILE:

8 February 2000

10 FEB 2000

Ms Angela Odell
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1RW

Dear Ms Odell

PA F2000/0456 Hillside Church Lane
Proposed erection of replacement dwelling and garage

Arborfield Parish Council has no objection to the above planning application.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 03 February 2000

Application Number: F/2000/0456

Proposal: Proposed erection of replacement dwelling and garage..

Site Address:
Hillside , Church Lane, Arborfield, Reading.

Applicant:
Queensgate Homes Ltd .

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

✓ below as applicable;

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

SC23 - Parking - insert "Parking and turning"

SR06

9.2.00

Signed: _____ **Print name:** _____

17539

161

URGENT

PLANNING SERVICES	HPT
PCL	TLS
	ENF

AO Reply Reqd

09 JUN 1999

C TO: ACK:

Fax

To:	Planning Department	From: Helen Penford	
Fax:	0118 9746484	Pages:1	
Phone:		Date: 9 June 1999	
Re:	Hillside, Church Lane, Arborfield		

Come into counter & spoke to duty officer instead.

FOR THE ATTENTION OF THE PLANNING DEPARTMENT

Dear Sirs,

Re:- Hillside, Church Lane, Arborfield

As per my telephone conversation regarding the above property, I would be very grateful if you will kindly inform me of the likely hood of agreeing to any of the following proposals:-

1. Would you consider a two storey dwelling in place of the existing bungalow with the same square footage?

2. Would you consider the existing bungalow to be renovated and extended?

3. Would you consider the building of two smaller dwellings in place of the existing bungalow?

The bungalow is going up for public auction next Tuesday (15th) and as I am a private one person buyer (not a builder!), I would like to know as soon as possible what chances I have against the builders before I spend too much money! I would personally like just to renovate the bungalow.

Please can you let me know as soon as possible.

My E-mail address is Penford.hc@the-leasing-group.com.

Thank you very much.

Regards Helen Penford. FAX. 01189398602

Helen Penford
Tel.- 0118 9398 526

Received by Wokingham District Council

Application No: F/2000/0456

Proposal:
Proposed erection of replacement dwelling and garage.

Location:
Hillside , Church Lane, Arborfield, Reading.

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/02/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE APPS ATTACHED (*)

80/84

Start date: 27 JAN 2000	
Officer: AO	Application No. F/2000/0456

Map No. ..... Site ...0.21....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF REPLACEMENT DWELLING AND GARAGE

Location: HILLSIDE CHURCH LANE

Parish: ARBORFIELD Ward: Arborfield 3.2.2000

Applicant: QUEENS GATE HOMES LTD

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section (4) 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			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 3.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: ✓ .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

..... (Rural Area) .....

.....

..... *. Pre apps attached .....

NEIGHBOURS: S/N + Phyllena, Church Lane, Arborfield.

1769A

PLANNING APPLICATION PART I

27. JAN. 2000 0456

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.
If you are a new applicant, notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0118 974 6428.

For office use only
Application No.

1.	YOUR NAME	QUEENSGATE HOMES LTD
	ADDRESS	THE COPPICE, WINTER HILL,
		COOKHAM, BERKSHIRE
	POST CODE	SL6 9TN Tel. No. 01628 475125
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel. No.
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	HILLSIDE, CHURCH LANE ARBORFIELD
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.232 HA
5. Give brief details of the proposal.	ABOUT THE APPLICATION	REPLACEMENT DWELLING
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
~~1:500~~ Block Plan (1:200)	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	✓
OTHER			

9. What type of Planning application are you applying for?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No. Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.
RESIDENTIAL DWELLING

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.
YES / [redacted]

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.
FACING BRICKS, CLAY ROOF TILES, STAINED TIMBER BOARDING, PAINTED JOINERY

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.
[redacted] / NO — SOAKAWAYS

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.
YES / [redacted]

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.
YES / [redacted]

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.
YES / [redacted]

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.
[redacted] / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.
YES / [redacted]

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	1
	5 or more	
	TOTAL	1
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	0

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided. (MEETS PART M REGS)
YES / [redacted]

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.
[redacted] / NO

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 (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.
[redacted] / NO

23. THE FEE ENCLOSED IS £ 190 – 00
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED P.H.Young ON BEHALF OF QUEENSGATE HOMES LTD DATE 26/1/2000

Before submitting this application check that you have answered all the relevant questions 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.

ADDRESS Hillside Church Lane PARISH Arborfield

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
03106	Mr. [illegible]	O/app. [illegible]	7 5 85	N/A [illegible]
BR 4508	" "	S/storey extension	15 11 77	APP N/[illegible]
04393	Mr. & Mrs. F Lee	" "	15 12 77	N/A C/A ~~APP~~
07503	" "	on land adj. O/app. for bung. garage	15 12 77	N/A REF
33240	Mr. K. Enfield O/L.	"	17 7 89	Ref

DATE OF COMPLETION

MINISTRY DECISION 33240 - APPEAL DISMISSED - 11-6-90

SPECIAL ORDERS

DRAINAGE

091074

Queensgate Homes
The Coppice
Winter Hill
Cookham
Berks. SL6 9TN

Tel 01628 475225

Fax 01628 475228

Direct Line 01628 475226
E Mail peter@queensgategroup.co.uk

27 JAN 2000

75th ANNIVERSARY 1921-1996

Planning Department
Wokingham District Council
PO BOX 157
Shute End
WOKINGHAM
Berks RG40 1WR

26 January 2000

Dear Sirs,

HILLSIDE, CHURCH LANE, ARBORFIELD

Please find enclosed our full planning application for a Replacement Dwelling at Hillside, Church Lane, Arborfield.

The following plans and documents make up our application;

6 No. Planning Application Part 1,
6 No. Set of Drawings 1262/01, /02, /03, /04, /05, /06, /07,
6 No. Planning Statement,
1 No. Section 66 Certificate,
1 No. Cheque for £190.00.

If you have any queries about the application or would like to discuss any part of it please feel free to contact me.

Yours sincerely
For QUEENSGATE HOMES LIMITED

P.H.Young

Peter H Young
Director

1789/a

SECTION 66 CERTIFICATE

Application No. 27. JAN. 2009* 04L C

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

CERTIFICATE A

I certify that: QUEENSGATE HOMES LTD

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

+ 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

(b) Insert description of steps taken.

- 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) .....

.....

(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).

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(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 . P.H.Young . . . . . .

On behalf of . QUEENSGATE HOMES LTD . . . . . .

Date . . 26/1/2000 . . . . . .

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

SOUTHPORT U.K.
LONDON OFFICE
X SYSTEMS LTD

APPLICATION NO.0456

Name of appellant:
Queensgate Homes Ltd

Site address:
Hillside, Church Lane,Arborfield

Proposal:Proposed erection of replacement dwelling & garage

Case Officer:AO

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: AO

APPLICATION NUMBER: 0456

APPELLANT: Queensgate Homes Ltd

SITE: Hillside, Church Lane, Arborfield

APPEAL REF: APP/X0360/A/00/1043198

START DATE: 16/05/00

DATE OF SITE VISIT 1|8|00

Progress Record	Date Actioned	Initials	Time Hours : Mins.
Appeal Logged:	18/05/00	DG	
Entered on Access:	22/05/00	DG	
Notification Letters Due:	**23/05/00**		
Notification Letters Sent:	22|5|00	DG	
Questionnaire Due:	**30/05/00**		
Questionnaire Sent:	22|5|00	DG	
Venue Booked:			
File received by Officer:			
Statement Due:	**13/06/00**		
Checked by Team Leader:			
Statement Sent: **(Don't forget to inform Den)**	8|6|00	D.G.	
Site Visit:	1|8|00		
Decision letter circulated:	18|8|00	DG	
Decision entered on Access.	18|8|00	DG	

Copy for Application File

PLANNING SERVICES
POL
DC
APP
CS
15 AUG 2000
COPIES TO:
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FILE:

Appeal Decision

Site visit made on 1 August 2000

by Andrew S Freeman BSc(Hons) DipTP DipEM
FRTPI FIHT MIEnvSc

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

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

Date 14 AUG 2000

Appeal Ref: APP/X0360/A/00/1043198
Hillside, Church Lane, Arborfield

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Queensgate Homes Ltd against the decision of Wokingham District Council.
- The application (ref: F/2000/0456), dated 26 January 2000, was refused by notice dated 6 April 2000.
- The development proposed is replacement dwelling.

Summary of Decision: The appeal is dismissed.

Main Issue

1. In my opinion, the main issue is the effect of the proposal on the character and appearance of the countryside.

Planning Policy

2. The development plan includes the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan.

3. Under Structure Plan Policy C2, development outside built-up areas and settlements will be strictly controlled and permitted only, amongst other things, for the redevelopment of existing buildings provided it is appropriate in scale, form, impact, character and siting to its location in the countryside.

4. Under Local Plan Policy LC18, the replacement of existing dwellings in rural areas may be permitted provided that, along with other matters, the siting and design of the new development has the minimum impact on the rural environment; and the size of the new development will not significantly exceed that of the existing property both in height and floor area.

5. My attention has also been drawn to the Wokingham District Local Plan Deposit Draft. The relevant part of this emerging development plan has not yet been the subject of an Inspector's report. Although the draft plan sets out current policies of the Council, it does not have the statutory weight of the development plan. Under draft Policy WCC1, redevelopment is one of the categories of development that may be acceptable in the countryside. Draft Policy WCC7, referred to in the reason for refusal, concerns extensions to dwellings in the countryside. There should be no significant alteration to the scale of the dwelling and the scale of development on site.

6. On behalf of the appellant, it is argued that the Loddon Area Local Plan should be accorded relatively less weight to reflect its status as a time expired plan that pre-dates the more recently adopted Structure Plan. I agree that this is a relevant consideration.

Reasons

7. I saw that Arborfield is in a countryside location to the southeast of Reading. There are detached houses and bungalows of individual design. Many are of a substantial size and on large plots having frontage access off Church Lane. To the west of the appeal site lies a two storey detached house known as Phyllena. Red Roof, a substantial detached two-storey house, is located to the west. The land to the north, beyond a tree belt, is undeveloped open countryside.

8. The existing property on the appeal site is a bungalow that I judged to be of moderate size, apparently with three reception rooms and four bedrooms. The height of the ridge of the hipped roof is stated to be 5.9m above slab level. The floor area of the living accommodation would appear to be 123.14 sq m. The width across the front elevation is some 13.4m.

9. I regard the proposed replacement as being two storeys in height and rising 7.7m above the proposed slab level. In addition to a large lounge and a dining room, there would be a breakfast room, family room, utility room and study on the ground floor with four bedrooms and three bathrooms or shower rooms on the first floor. The width across the frontage would be approximately 18.4m. The residential floorspace would be 260.81 sq m.

10. In my opinion, the development would have the appearance of being very much larger than the existing property. It would be a two-storey house rather than a single storey bungalow. The elevation facing Church Lane would be considerably wider and, notwithstanding a slight reduction in the slab level, the house would be much higher than the existing bungalow. Given the increased bulk or massing, and notwithstanding the low eaves design, the visual impact of the development would be materially greater and the house very different in terms of size, form and character.

11. I have had regard to the fact that additional residential floorspace could be provided in the roof space of the existing bungalow. However, in terms of visual impact on the countryside, I consider that the external appearance of the respective properties is a more important consideration. Further, I judged that the existing covered area and outbuildings have very little visual impact. In my opinion, the most important comparison to be made is between the appearance of the existing main bungalow building and the proposed house.

12. I have concluded that the proposed house would be significantly larger than the bungalow that it would replace. There would be an urbanising effect with the site becoming more built-up and less open. There would be an erosion of the rural nature of the area. I appreciate that the appeal site is screened with an absence of long-distance public views; also that the proposed house would be compatible with other residential property that I saw in Arborfield, including both Phyllena and Red Roof. However, in terms of the impact on the countryside as a whole, I do not consider that these are good arguments. Developments of the type and form proposed could be repeated too often. The character and appearance of the countryside would be unacceptably changed and unduly harmed by replacement properties of excessive size.

13. I appreciate that properties considerably larger than the bungalows that they replace may have been permitted elsewhere it the district. In this respect, I do not have full information regarding the relevant circumstances. However, I am clear that, on the merits of the existing case, the proposed development would be unacceptable. To my mind, it would be quite wrong to grant permission for a development that would unduly harm the character and appearance of the countryside contrary to the provisions of the development plan.

Conclusion

14. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

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

Information

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

INSPECTOR

The Planning Inspectorate

RIGHT TO CHALLENGE THE DECISION

The attached appeal decision is final unless it is successfully challenged in the Courts. If a challenge is successful, the appeal decision will be quashed and the case returned to the Secretary of State for redetermination. It does not follow necessarily that the original decision on the appeal will be reversed when it is redetermined.

You may wish to consider taking legal advice before embarking on a challenge. The following notes are provided for guidance only.

Under the provision of section 288 of the Town and Country Planning Act 1990, or section 63 of the Planning (Listed Buildings and Conservation Areas) Act 1990, a person who is aggrieved by a decision may seek to have it quashed by making an application to the High Court on the grounds:

1. that the decision is not within the powers of the Act; or

2. that any of the `relevant requirements' have not been complied with; (`relevant requirements' means any requirements of the 1990 Acts or of the Planning Tribunals Act 1992, or of any order, regulation or rule made under those Acts).

The two grounds noted above mean in effect that a decision cannot be challenged merely because someone does not agree with the Inspector's judgement. Those challenging a decision have to be able to show that a serious mistake was made by the Inspector when reaching his or her decision; or, for instance, that the inquiry, hearing or site visit was not handled correctly, or that the appeal procedures were not carried out properly. If a mistake has been made the Court has discretion not to quash the decision if it considers the interests of the person making the challenge have not been prejudiced.

It is important to note that such an application to the High Court must be lodged with the Crown Office <u>within 6 weeks</u> from the date of the decision. This time limit cannot be extended.

An appellant whose appeal has been allowed by an Inspector should note that `a person aggrieved' may include third parties as well as the local planning authority.

If you require further advice about making a High Court challenge you should consult a solicitor, or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London WC2 2LL. Telephone: 020 794 6000.

INSPECTION OF DOCUMENTS

It is our policy to retain case files for a period of one year from the date of the Inspector's decision. Any person entitled to be notified of the decision in an inquiry case has a legal right to apply to inspect the listed documents, photographs and plans within 6 weeks of the date of the decision. Other requests to see the appeal documents will not normally be refused. All requests should be made to Room 14/04, Tollgate House, Houlton Street, Bristol BS2 9DJ, quoting our appeal reference and stating the day on which you wish to visit. Please give at least 3 working days notice and include a daytime telephone number, if possible.

COMPLAINTS TO THE INSPECTORATE

Any complaints about the Inspector's decision, or about the way in which the Inspector has conducted the case, or any procedural aspect of the appeal should be made in writing to the complaints officer in Room 14/04, Tollgate House, Houlton Street, Bristol BS2 9DJ. Telephone: 0117 987 8927, quoting our appeal reference. You should normally receive a reply within 15 days of our receipt of your letter. You should note however, we cannot reconsider an appeal on which a decision has been issued. This can be done following a successful High Court challenge as explained overleaf.

PARLIAMENTARY COMMISSIONER FOR ADMINISTRATION (THE OMBUDSMAN)

If you consider that you have been unfairly treated through maladministration by us you can ask the Ombudsman to investigate. The Ombudsman cannot be approached direct; reference can be made to him only by an MP. While this does not have to be your local MP (whose name and address will be in the local library) in most cases he or she will be the easiest person to approach. Although the Ombudsman can recommend various forms of redress he cannot alter the Inspector's decision in any way.

COUNCIL ON TRIBUNALS

If you feel there was something wrong with the basic procedure used for the appeal, a complaint can be made to the 'Council on Tribunals', 22 Kingsway, London WC2B 6LE. The Council will take the matter up if they think it comes within their scope. They are not concerned with the merits and cannot change the outcome of the appeal decision.

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WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Queensgate Homes Ltd
The Coppice
Winter Hill
COOKHAM
Berkshire
SL6 9TN

Application Number: F/2000/0456

Parish: **ARBORFIELD**

Location: **Hillside, Church Lane, Arborfield, Reading**

Proposal: **Proposed erection of replacement dwelling and garage**

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

Reason

1. The site is outside a settlement boundary. Due to its size, scale and height, the proposed dwelling would be excessive in size for a replacement dwelling and would have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to Loddon Area Local Plan Policy LC18 and to the aims of Wokingham District Local Plan (Deposit Draft) Policy WCC7.

Head of Planning and Transportation
Date: 06 April 2000

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

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT:	**QUEENSGATE HOMES LTD**
APPEAL SITE:	**HILLSIDE, CHURCH LANE, FINCHAMPSTEAD**
REASON FOR APPEAL:	**REFUSAL TO GRANT PLANING PERMISSION FOR THE PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING**

LOCAL PLANNING AUTHORITY REFERENCE : F/2000/0456

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE : APP/XO360/A/00/1043198

1.00 INTRODUCTION

1.01 The main issue is the effect of the proposal on the character and appearance of the area.

2.00 DESCRIPTION OF SITE AND SURROUNDINGS

2.01 A location plan to scale 1:2500 is in Appendix 1.

2.02 The appeal site is 0.23 ha in size and is sited on the south side of Church Lane, in an area of sporadic development in the countryside about half a mile from the nearest settlement of Arborfield Cross.

2.03 There is an existing bungalow on the site which has been extended. There is also a dilapidated timber outbuilding at the rear of the bungalow which is attached to it by polythene roof sheeting with a timber underside. There is also an adjacent corrugated metal shed. The existing bungalow is pre-war and was extended at the side by Permission No. 07393 granted in 1977.

3.00 POLICIES

3.01 The Development Plan comprises the Berkshire Structure Plan and Loddon Area Local Plan. The Berkshire Structure Plan was adopted in November 1995 and therefore carries full statutory weight.

3.02 The Loddon Area Local Plan was adopted by Wokingham District Council in May 1995 and together with the Structure Plan comprises the development plan for the area.

The relevant policy in this plan is;
LC18 Replacement Dwellings in Rural Areas

A Copy of the above policy is contained in Appendix 2.

3.03 There is an emerging local plan, the Wokingham District Local Plan, which will replace the South East Area Local Plan. The Wokingham District Local Plan was placed on deposit from 21 October 1997 to 2 December and has been used for Development Control purposes since 21 October 1997. The Public Local Inquiry into the Wokingham District Local Plan started in October 1998, and is in two phases. Phase I is into Chapter 6 of the plan. This Chapter proposed a new settlement of between 2,000 and 2,500 houses south of the M4 (in conformity with Berkshire Structure Plan Policy H3); Wokingham District Local Plan (Deposit Draft) Policy WSM1 identifies Grazeley as the proposed location. Two alternative sites for the proposed new settlements were also considered at the inquiry (Shinfield and Spencers Wood). The Local Plan Inspector's report is expected on Phase I in mid 2000. The inquiry re-opened for Phase II in February 2000 to consider the remaining policies and proposals in the plan. The County Council issued a statement of general conformity of the Wokingham District Local Plan (Deposit Draft) with the Structure Plan in May 1997.

3.04 The relevant policy in this plan is:

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

A copy of the above Policy is contained in Appendix 3.

4.00 THE COUNCIL'S CASE

4.01 Loddon Area Local Plan Policy LC18 allows replacement dwellings in principle, but requires that they have the minimum impact on the rural environment and that the size of the new dwelling does not exceed that of the existing property, both in height and floor area. The text to Policy LC18 explains that this is in order to prevent replacement dwellings having a significant impact on the open or rural character of the area by increased visual presence etc. and to maintain a range of dwelling types and sizes in rural areas. Wokingham District Local Plan (Deposit Draft) Policy WCC7 similarly aims to ensure that extensions to dwellings in the countryside do not significantly increase the scale of built development on the site nor impact on the surrounding countryside.

4.02 The floorspace and footprint figures

	Floorspace in m^2
Original bungalow (single storey - before extension)	80
Existing bungalow, including 42m^2 extension	122
Existing bungalow, including 42m^2 extension and if loft had been converted (+31.5m^2)	154
Proposed dwelling	261
Proposed net increase in floorspace on existing bungalow	139
Proposed net increase as % of existing	114%
Proposed net increase in floorspace on existing bungalow (if loft had been converted)	107
Proposed net increase as % of existing (if loft had been converted)	70%

4.03 The existing single storey side extension is about 42m² in size and was allowed in 1977 (referred to in paragraph 2.02 above). The original bungalow was erected pre-war, and the existing rear outbuilding, which is of insubstantial construction, had been erected by 1968 under permitted development rights for domestic outbuildings, and before the extension to the bungalow had been applied for. The covered way of roof sheeting connecting this outbuilding and bungalow appears to have been erected since.

4.04 The proposed dwelling would be 7.6m high compared with 5.9m for the existing; an increase of 1.7m. The proposed dwelling will be two storey with a 1.7m increase in height, and the visual impact would be significantly greater. Whilst the loft of the existing bungalow could be converted, it has not yet been, and such a conversion would not involve an increase in external volume.

4.05 Policy LC18 (c) refers to the floorspace of the existing property. The of repair and it is considered that it could not be habitable accommodation. condition of the rear outbuilding is such that it would require rebuilding requiring planning permission to be habitable living accommodation. The Local Planning Authority normally excludes outbuildings (both existing and proposed) in the calculations, and has therefore done so in this case. Whilst the existing outbuilding is tenuously attached to the dwelling by the covered way, it is of timber construction, in a poor state.

4.06 It is therefore considered that the proposal would be contrary to Policy LC18 (c) as it would significantly increase the size of the existing property (by 114% of the existing bungalow) *which has already been extended by more than 50%*. If the potential conversion of the loft were taken into account, the proposed dwelling would still constitute a major increase (of 70%) in the existing already extended bungalow. It would also result in a significant increase in height. Whilst the design of the proposed dwelling is attractive, this does not in itself overcome the policy objection in principle, and the proposed dwelling would have a significantly greater visual impact than the existing. Whilst other

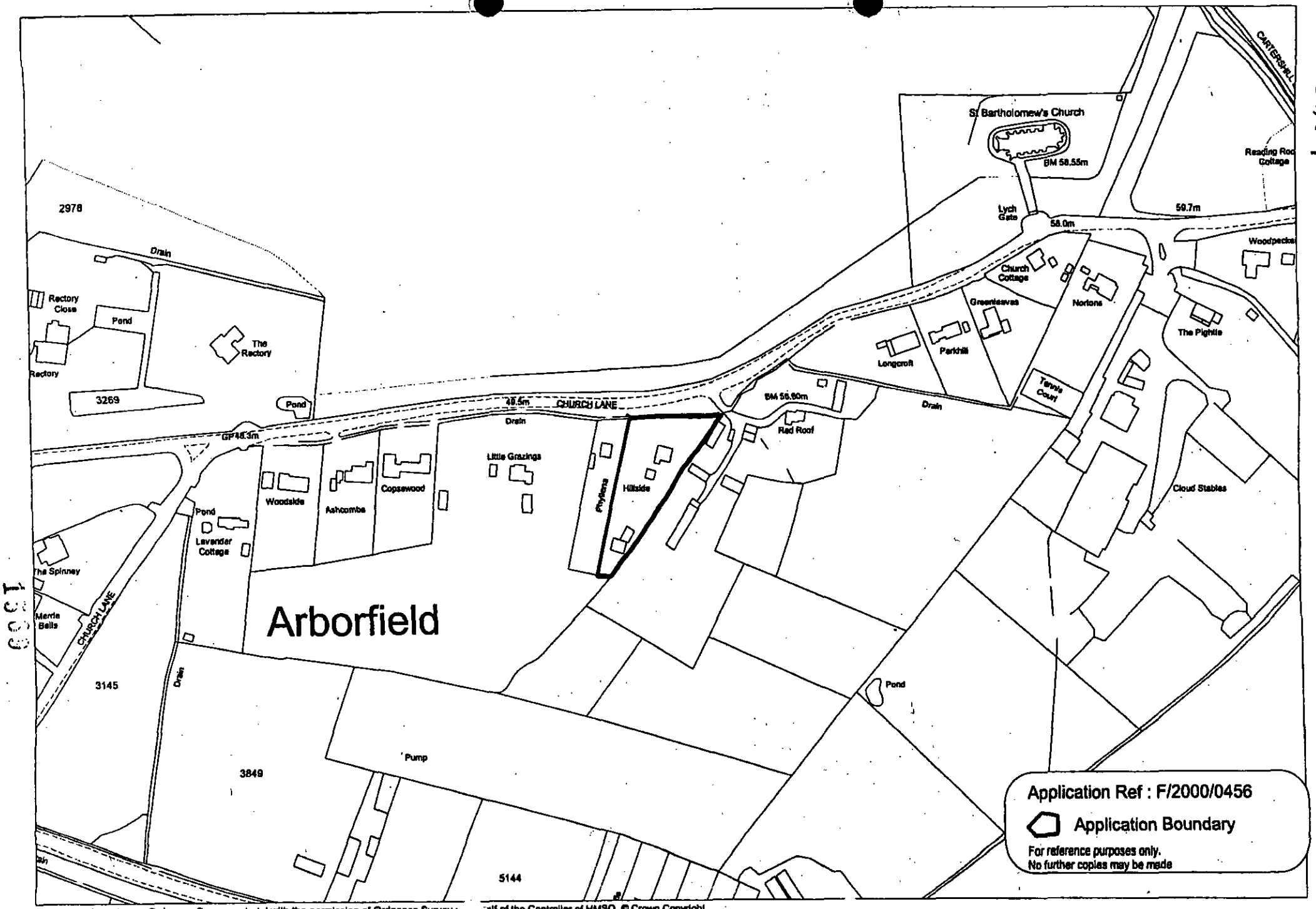
dwellings in the road are two storeys and some are of broadly similar size to the proposal, the text to Policy LC18 states that part of the reason for the policy is to maintain a range of house types and sizes in the rural area. In addition, under criterion (b) of Policy LC18, the proposed dwelling would not be designed to have the minimum impact on the rural area.

5.00 CONCLUSION

5.01 Due to its size, scale and height the proposed dwelling would be excessive in size for a replacement dwelling, contrary to policy SC18 and the aims of Policy WCC7, and would have an urbanising and harmful effect on the character and appearance of the area.

5.02 In accordance with Section 54A of the 1990 Town and Country Planning Act, applications should be determined in accordance with development plan unless material considerations indicate otherwise. In this case the proposal clearly conflicts with the development plan policy contained in the South East Area Local Plan (which is the development plan for the purpose of Section 54A) for the reasons given above. The appeal should therefore be DISMISSED.

APPENDIX 1



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Environmental Services, Wokingham District Council

APPENDIX 2

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR
Telephone: (01734) 778798

REDEVELOPMENT AND EXTENSIONS IN RURAL AREAS

1.3.46 Within rural areas existing buildings will be the subject of proposals for redevelopment or extension. In some cases these will be large residential properties set in extensive grounds. There will be a presumption in favour of a continuation of residential use, in accordance with policy LH3, especially where the buildings are of architectural and historical importance. In some cases larger properties may be converted into smaller self-contained units in accordance with policy LH4. This will provide for the growing number of smaller households.

1.3.47 If continued use, refurbishment or conversion to smaller units are not feasible then the Council will consider favourably redevelopment for residential purposes, unless the buildings are of architectural importance. The replacement (generally by larger buildings) of dwellings that have reached the end of their useful life can have a significant impact on the open and/or rural character of an area, by increased visual presence or increases in ancillary features (such as fences, walls, etc.). For this reason the District Council, in considering proposals for replacement dwellings, will have regard to visual impact, the need to maintain a range of house types and sizes in the rural area and the need to protect rural amenities. Any redevelopment should not normally provide for a larger number of separate units than that already existing on the site, occupy a larger area of the site, nor exceed the height of the existing buildings. The location of the new buildings should be decided having regard to the main features of the landscape and the need to minimise the impact of new development and integrate it with its surroundings. The amenity value of the site should be retained by preserving mature trees and keeping or laying out landscaped areas.

❖ *LC18 REPLACEMENT DWELLINGS IN RURAL AREAS*

THE REPLACEMENT OF EXISTING DWELLINGS IN RURAL AREAS MAY BE PERMITTED PROVIDED THAT:

A) THE EXISTING BUILDING IS NOT OF ARCHITECTURAL OR HISTORIC INTEREST;

B) THE SITING AND DESIGN OF THE NEW DEVELOPMENT HAS THE MINIMUM IMPACT ON THE RURAL ENVIRONMENT AS REQUIRED BY POLICY LC15;

C) THE SIZE OF THE NEW DEVELOPMENT WILL NOT SIGNIFICANTLY EXCEED THAT OF THE EXISTING PROPERTY BOTH IN HEIGHT AND FLOOR AREA AND, WHERE APPROPRIATE, IN NUMBERS OF SEPARATE UNITS.

1.3.48 Within the rural areas only minor extensions to existing dwellings will normally be permitted, consistent with Policy EN1 of the Replacement Structure Plan for Berkshire. The cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance of the countryside, and reduce the range of house types available in the rural areas. Extensions to buildings in other uses will be treated on their merits, but generally the District Council will adopt a similar approach, and will be particularly concerned to see that the requirements of policy LC15 are observed.

❖ *LC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS*

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

APPENDIX 3

Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document

November 1999

November 1999

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

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

A NEW DWELLING FOR COUNTRYSIDE LAND USES WILL NOT BE PERMITTED UNLESS EVIDENCE DEMONSTRATES THAT THERE IS:

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

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

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

WHERE SUCH A DWELLING IS JUSTIFIED THE COUNCIL WILL ENSURE:

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Extensions to Existing Dwellings in the Countryside

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

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

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

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

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined.

PROTECTING AND MANAGING THE LANDSCAPE

INTRODUCTION

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

2.44 Landscape is important because it is:

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

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

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

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

APPENDIX 4 CONDITIONS

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no development within the curtilage of the dwellinghouse hereby permitted shall be carried out without planning permission.

4. No enlargement, improvement or other alteration to the dwelling hereby permitted, by Schedule 2, Part 1, Classes A, B or C to the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) shall be carried out.

5. Before development commences all the existing buildings on the site within the red lined area shall be demolished.

6. No work of any sort shall take place between the hours of 1800 and 0800 Monday to Fridays and 1330 to 0830 Saturdays and no work shall take place on Sundays or Bank Holidays.

7. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority.

8. The area shown on the permitted drawings for vehicle parking and turning shall 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.

9. No development shall take place until there has been submitted to and approved 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, together with measures for their protection in the course of development.

10. 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.

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. To ensure a satisfactory external appearance.

3. In the interests of the character and amenities of the locality.

4. In the interests of the character and amenities of the locality.

5. In the interests of the character and amenities of the locality.

6. In the interests of residential amenity.

7. To safeguard the amenities of neighbouring residents and the locality.

8. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

9. In the interests of visual amenity.

10. In the interests of visual amenity.

Arborfield & Newland Parish Council

Temporary Office:

Birch House
Eversley Road
Arborfield Cross
Berkshire
RG2 9PG
Tel 01189 760281
Fax 01189 760934

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8 February 2000

Ms Angela Odell
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1RW

Dear Ms Odell

PA F2000/0456 Hillside Church Lane
Proposed erection of replacement dwelling and garage

Arborfield Parish Council has no objection to the above planning application.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

Arborfield & Newland Parish Council

Temporary Office:
Birch House
Eversley Road
Arborfield Cross
Berkshire
RG2 9PG
Tel 01189 760281
Fax 01189 760934

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11 February 2000

Ms Angela Odell
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1RW

Dear Ms Odell

PA F/2000/0456 Hillside Church Land
Appendix I

As per our letter dated 8th February Arborfield Parish Council has no objections to the above application. If this application were granted by WDC we would like to request that the developer makes a contribution towards our new Playground project, Swallowfield Road, Arborfield. This contribution could be sponsorship of a piece of equipment and we will be erecting a plaque to advertise sponsorship money received.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 03 February 2000

Application Number: F/2000/0456

Proposal: Proposed erection of replacement dwelling and garage..

Site Address:
Hillside , Church Lane, Arborfield, Reading.

Applicant:
Queensgate Homes Ltd .

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

✓ below as applicable;

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

SC23 - Parking - insert "Parking and turning"

SR06

9.2.00

Signed: _____ **Print name:** _____

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78
APPELLANT : QUEENSGATE HOMES LIMITED
SITE : HILLSIDE CHURCH LANE ARBORFIELD READING BERKSHIRE
PROPOSAL : PROPOSED ERECTION OF REPLACEMENT DWELLING AND GARAGE
GROUNDS OF APPEAL

---

1. This replacement dwelling proposal in the countryside is in accordance with the development plan and supplementary planning guidance with particular reference to the following policies:

   - Berkshire Structure Plan Policy C2 (ii).
   - Loddon Area Local Plan Policy LC18, LBE1, LBE2
   - Deposit Draft South East Area Local Plan Policy WCC1(f), WBE1, WBE2.
   - Planning Guideline B1 - "Housing Development - General Principles".

2. The site is not located within an area of countryside which is recognised as being of particular sensitivity or importance. This part of the countryside does not lie within the Green Belt, AONB, ASLI, Green Gap or any other special policy category.

3. The size, scale and height of the proposed dwelling is appropriate to the site and its context. The proposal neither causes harm to the character and appearance of the area nor does it significantly exceed the size of the existing property.

4. The design quality of this individually designed dwelling improves on the local context in accordance with the LPA's design policies.

5. This mature plot benefits from substantial boundary hedges and tree cover. The proposal is compatible with the retention of these features, except for 1 dead tree and 1 fruit tree, and will provide opportunity for supplementary planting.

6. It is material to note that the size of the proposal invites favourable comparison with other cases where the LPA has permitted the construction of replacement dwellings in areas outside a settlement boundary.

7. The proposal represents both a sensitive and more efficient use of this residential site in accordance with the government's planning objectives relating to housing and the LPA's supplementary planning guidance.

9. The proposal is in accordance with relevant policies set out in the development plan, national planning guidance and supplementary planning guidance. There are no material considerations in this case which outweigh the requirement under Section 54A to determine the proposal favourably in accordance with the development plan. Accordingly, the development should reasonably have been permitted.

Robin Bradbeer Limited
Planning & Development Consultancy
20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH
Tel: 01242 577151
Fax: 01242 527151

12 May 2000

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78
APPELLANT : QUEENSGATE HOMES LIMITED
SITE : HILLSIDE CHURCH LANE ARBORFIELD READING BERKSHIRE
PROPOSAL : PROPOSED ERECTION OF REPLACEMENT DWELLING AND GARAGE
ESSENTIAL SUPPORTING DOCUMENTS SUBMITTED WITH THE APPEAL

---

1. Ownership Certificate and Agricultural Holdings Certificate dated 26/01/00.

2. Part 1 application form dated 26/01/00.

3. Agent's letter dated 26/01/00.

4. The submitted plans:

• 1262/01	proposed site plan 1:200
• 1262/01	proposed site plan 1:200 (coloured version submitted to LPA with letter on 21/03/00
• 1262/02	ground floor plan 1:100
• 1262/03	first floor plan 1:100
• 1262/04	north and west elevations 1:100
• 1262/05	south and east elevations 1:100
• 1262/06	garage plan and elevation 1:100
• 1262/07	location plan 1:2500

5. Planning Statement which accompanied the application.

6. Letter to LPA 21/03/00.

7. Notice of Refusal dated 06/04/00.

6. Location plan 1:50,000 scale.

Robin Bradbeer Limited
Planning & Development Consultancy
20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH
Tel: 01242 577151
Fax: 01242 527151

12 May 2000

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Queensgate Homes Ltd
SITE: Hillside, Church Lane,, Arborfield
APPLICATION NO.: 0456
PROPOSAL: Proposed erection of replacement dwelling & garage

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor for Arborfield

Mr G Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
Berks

Clerk of Parish / Town Council of Arborfield

Miss Z Cowan
25 Melrose Gardens
Arborfield Cross
Reading
RG2 9PY

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

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

Environmental Services Dept
Trees & Landscape
WDC

Reply Required

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Mr & Mrs P D Gibson
27 Stephenson Road
Arborfield
Reading
Berks RG2 9NP
Tel: 0118-9760943

Mrs A Odell
Planning Department
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

10 May 1999

Dear Mrs Odell,

Re: Hillside, Church Lane, Arborfield

Further to our telephone conversation earlier today, in which I expressed an interest in the above property, I should be grateful if you could advise on whether the Council would allow the existing bungalow to be replaced with a two storey four/five bedroom house. The house would be built for our own occupation.

I note that the adjacent plots all contain just one property, and we feel that a single house would be in keeping with the surroundings. However, I realise that land in the area is at a premium, and would therefore be grateful if you could also please advise on whether you deem the plot large enough to accommodate two dwellings, and would grant planning permission for such, thus making it much more attractive to a developer.

An early reply would be much appreciated. If you would like to discuss the matter further, please do not hesitate to get in touch.

Yours sincerely,

S V Gibson

S V Gibson (Mrs)

Robin Bradbeer Limited

Planning & Development Consultancy

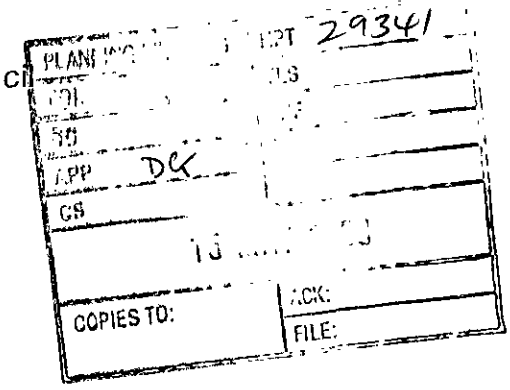
20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

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



Ref. No. RWB/328
12 May 2000

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78
APPELLANT : QUEENSGATE HOMES LIMITED
SITE : HILLSIDE CHURCH LANE ARBORFIELD READING BERKSHIRE
PROPOSAL : PROPOSED ERECTION OF REPLACEMENT DWELLING AND GARAGE

I attach a copy of the appeal which has been lodged with The Planning Inspectorate.

Yours faithfully

ROBIN BRADBEER

Enc.

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Registered in England Number: 3372202

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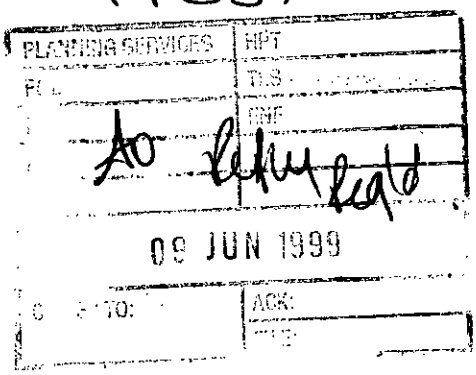

Fax

To:	**Planning Department**	From: Helen Penford	
Fax:	**0118 9746484**	Pages:1	
Phone:		Date: 9 June 1999	
Re:	**Hillside, Church Lane, Arborfield**		

Came into counter & spoke to duty planning officer instead -

FOR THE ATTENTION OF THE PLANNING DEPARTMENT

Dear Sirs,

Re:- Hillside, Church Lane, Arborfield

As per my telephone conversation regarding the above property, I would be very grateful if you will kindly inform me of the likely hood of agreeing to any of the following proposals:-

1. Would you consider a two storey dwelling in place of the existing bungalow with the same square footage?

2. Would you consider the existing bungalow to be renovated and extended?

3. Would you consider the building of two smaller dwellings in place of the existing bungalow?

The bungalow is going up for public auction next Tuesday (15th) and as I am a private one person buyer (not a builder!), I would like to know as soon as possible what chances I have against the builders before I spend too much money! I would personally like just to renovate the bungalow.

Please can you let me know as soon as possible.

My E-mail address is Penford.hc@the-leasing-group.com.

Thank you very much.

Regards Helen Penford.

Helen Penford
Tel.- 0118 9398 526
FAX. 01189398602

By hand 22.2.00.

Graham M. Hopkinson

Phyllena, Church Lane
Arborfield
Reading
RG2 9JA

Phone & Fax: 0118 976 2022
Mobile: 0378 218 500

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Mrs. A. Odell
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
BERKS
RG40 1WR

February 21, 2000

Dear Mrs. Odell

Application No: **F/2000/0456**
Site Address: **Hillside, Church Lane, Arborfield, Reading, RG2 9JA.**
Proposal: **Proposed erection of replacement dwelling and garage.**

I confirm safe receipt, with thanks for your letter dated 3rd February 2000, in respect of the above.

The property developers have provided details of their recently revised proposals for the replacement and I would take this opportunity to note that I believe the details presented to me would prove to be an asset to the local environment.

I hope you will look favourably on the application and look forward to receiving confirmation that approval has been granted in order that works can commence.

Yours sincerely

Graham Hopkinson

Direct Contact Ref: 0118 974 6445

Our Ref:WDC.Hillside.000221

HILLSIDE P.1565

Photos
1. Front of bungalow from N.W.
2. Existing outbuildings from N.W.
3. Rear

Letter received from Councillor Mr Cowan
1. Site is not in a gap and is located in sporadic development in the countryside. Proposal is for a high quality design, and would enhance the area, and has the support of the Parish and local residents.

2. Policy LC18 is an old policy which permits interpretation and judgement. Members can exercise their own judgements on it.

3. Wokingham District Local Plan (Deposit Draft) Policy WH1A (now WCC1h) could have been used to submit an application for an additional dwelling, but this not proposed. An extra dwelling would be more damaging in the street scene.

4. BSP Policy C2 should be considered with respect to the footprint of the existing buildings.

5. The agent quotes other precedents.

6. Appeals – see rear of agenda. Current proposal complies with the inspectors' comments.

My comments on this
Policy advice on LC18 is clear about size increase, and consider improved design does not overcome this objection. Whilst of course members can exercise their own judgement, we consider the extent of size increase is clearly contrary to this policy.
Policy C2 dealt with under Chung-Yu
Re. the infilling policy WCC1h for an additional dwelling, on basis of appeal decisions at rear of agenda, an applicant would need to demonstrate that such a site was a small gap in an otherwise built-up frontage. Consider this site would not meet this requirement.
Precedents – The report deals with Phyllena adjacent. All the others are in other parishes with different circumstances.
Appeals at end of agenda – None of the other appeals involved replacement dwellings in the countryside. Farthing Lodge was for an extension, and this addressed in the Chung-Yu report.

- Table on p.1566 shows proposed dwelling more than double floorpsace of existing, which itself has already been extended. Appreciate that the proposal has the support of the parish and local residents, but it is clearly contrary to LC18, and consider the poor condition and nature of the linked outbuildings is such that they should not count in the floorspace of the existing dwelling, and do not outweigh the objection. **Rec. Refusal**

To Angela Odell
From Councillor Gary Cowan
Date; 3 April 2000.

Planning Application; F/2000/0456
Church Lane,
Arborfield.

This planning application is not in a gap but is located amongst sporadic development in the Countryside. Policy LC18 permits replacement and clearly the design would be an enhancement to both the area and the street scene. The planning application has the full support of the Parish Council and local residents. The proposal will not affect the neighbourhood but would enhance it.

It will not create a significant visual impact and will certainly fit comfortably into the street scene. Policy LC18 is an old "grey policy" which permits interpretation and judgement and is not clear-cut. Members can make their own judgements on LC18.

Draft Deposit Local Plan (as amended) Policy WCC7 is quoted which permits the renovation/replacement of the existing property to a similar scale to what is being proposed. But WHIA (as amended) could have been used also which would have permitted the addition of another property, which is not the intent of this planning application. That would be considerably more damaging to the street scene than the very high quality design being proposed.

The Developer quotes the following Planning applications as material comparable development that should be considered as precedents. BSP C2 Should is also a material consideration with respect to the footprint when considering redevelopment of existing buildings on a site.

- 98/66959/F Deers Leap, Finchampstead
- 98/67604/F Norton Park, Finchampstead.
- 99/7006/F Caldwell Nursery, Barkham.

Appeals. Page 1670 of this Agenda, paragraph 5.03 makes the comment that appeals decisions are helpful in understanding how the Planning Inspectorate interprets and understands local policies with regard to the National framework of PPG,s and other advice. The comments go on to say that these should be born in mind by Members determining planning applications.

Six Appeal decisions are then listed and they are as follows.

Page Number	Decision	Inspectors Comment.
Page 1671	Refusal	Harmful to rural Character of area.
Page 1673	Refused	Intensify the level of development that Would harm the rural character.

Page 1674	Refused	Impact on character Of whole Area
Page 1675	Allowed	The overall character of the area as a whole would not be harmed
Page 1676	Refused	Detrimental impact on street scene.
Page 1667	Allowed	Would not effect the character, appearance or urbanisation of area

It can bee seen from all the various Inspectors comments above that this planning application complies with all of them. It is in line with the reasons for approval and does not infringe the reasons for refusal. This and the other examples of comparable development would make it impossible to defend at appeal and I ask the Members to approve this planning application.

Councillor Gary Cowan.

Tel. (0118) 974 6448 (Direct Line)
Date. May 22, 2000
My ref. F/2000/0456
Your ref.



Mr G Hopkinson
Phyllena
Church Lane
Arborfield
Reading
RG2 9JA

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

Dear Sir
TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: **Queensgate Homes Ltd**
SITE: **Hillside, Church Lane, Arborfield**

I am writing to inform you, that this appeal has been lodged with The Planning Inspectorate, and will be dealt with by means of an exchange of written statements between the appellant and the Council.

As your interests might be affected, you can give your views on the appeal in writing by sending them, within 28 days of this letter to Mr S Raychell, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ quoting reference APP/X0360/A/00/1043198.

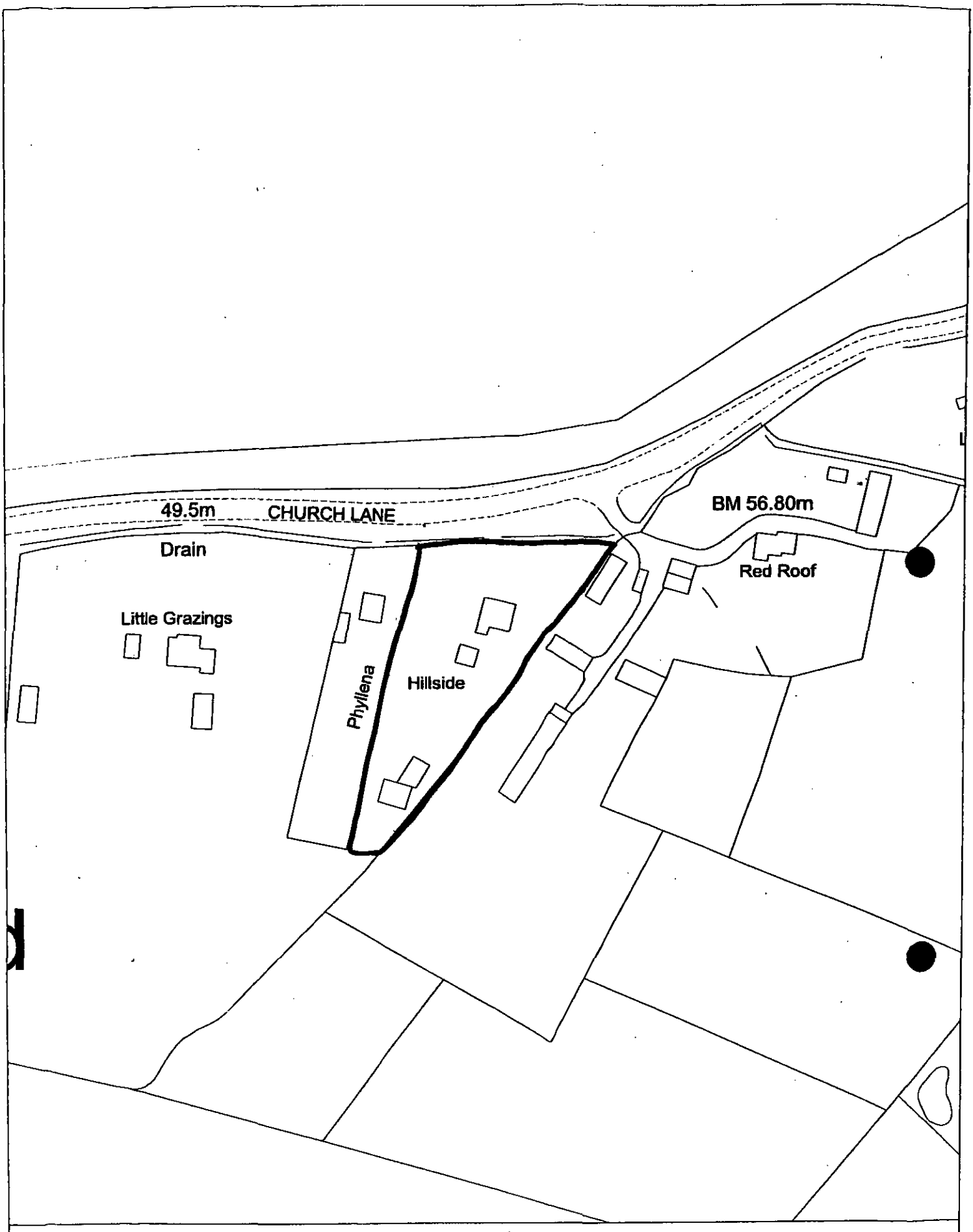
Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate and copied to the appellant.

The application, decision notice, and the appellant's grounds of appeal can be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 4.00pm on Fridays).

The Planning Inspectorate will send the decision on this appeal only to those persons who ask to be notified.

Yours faithfully

Denise Gumbrell
Appeals Assistant



Site Plan, Scale: 1 to 1250

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Date: 22 May 2000

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MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL SUB-COMMITTEE HELD ON WEDNESDAY 5th APRIL 2000 FROM 7:30 TO 9:45PM

Present:- Mrs A N C Drake (Chairman), Mr A J Ross (Vice-Chairman), Mrs D C Beatty, Mr M J Bryant, Mr R F N Eke, Mr J L Eamshaw, Mrs J A Lissaman, Mrs M A Long, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 38: Tim Charlesworth, Mr R Cundy

195. MINUTES

Subject to the amendment of Minute 189 to reflect that a local Member attended the meeting and spoke against the proposal and that Mrs J Lissaman declared an interest in this item and left the meeting, taking no part in the discussion or voting thereon, the Minutes of the meeting of the Sub-Committee held on 15th March 2000 were confirmed as a correct record and signed by the Chairman

196. ORDER OF BUSINESS

RESOLVED: That the order of business be altered to that on the agenda to enable the following application to be considered first:

The Sub-Committee considered a report about this application set out on Agenda pages 1565 to 1576.

Members noted a letter in support of the Application from Mr G Cowan, the local Member, a copy of which was circulated at the meeting.

In considering applications F/2000/0456. and F/2000/0576, the Sub-Committee was concerned that the policy framework for protecting bungalows in the countryside and in settlements should be strengthened as bungalows added to the diversity of housing stock.
Members agreed that the Environmental Services Committee should be requested to review the appropriate policies.

Members considered details of this Application and it was

RESOLVED: That Application No F/2000/0456 be refused as the site is outside a settlement boundary. Due to its size, scale and height, the proposed dwelling would be excessive in size for a replacement dwelling and would have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to South East Area Local Plan Policy SC18 and to the aims of Wokingham District Local Plan (Deposit Draft) Policy WCC7.

200. APPLICATION NO F/2000/0456 - PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AND GARAGE- HILLSIDE, CHURCH LANE, ARBORFIELD FOR QUEENSGATE HOMES LTD.

Application No.F/2000/0456	Received 27.01.00	Arborfield	Listed By Cllr Cowan

Applicant: Queensgate Homes Ltd
Location : Hillside, Church Lane, Arborfield
Proposal : Demolition of Existing Dwelling and Erection of Replacement Dwelling and Garage

1. **Planning History** - This 0.23ha. site is in an area of sporadic development on Church Lane, and is about half a mile from the nearest settlement of Arborfield Cross. There is an existing bungalow on the site which has already been extended. There is also a dilapidated timber outbuilding at the rear of the bungalow which is attached to it by polythene roof sheeting with a timber underside. There is also an adjacent corrugated metal shed. The existing bungalow is pre-war and was extended at the side by Permission No. 07393 granted in 1977.

   The application has been listed because the "floorspace increase of only 21% if taken into consideration if existing building had a loft extension. Other precedents on similar applications".

2. **Proposal** - Is to demolish all the existing buildings on the site and erect a chalet style two-storey dwelling and detached double garage.

   The agent has submitted a report in support of the proposal which gives the following information and analysis: The existing buildings comprise a footprint of 216.75m² and have a site coverage of 9.4%. The floorspace available for residential use including structures attached to the principal building comprises 183.53m². The potential to convert the roof space would add a further 31.5m², to produce a total floorspace of 215.03m² within the existing building. The existing ridge height is 5.9m. The agent's report then states that Church Lane is a country lane with frontage housing development throughout most of its length.

   The agent states that the proposed dwelling and garage will have a footprint of 197.16m² and site coverage of 8.5%, representing a net reduction in footprint. The dwelling will be on two levels and have a residential floorspace of 260.81m². This represents a net increase of 45.78m² (21.29%) upon the existing, assuming permitted development roof conversion, and a net increase of 77.28m² (42.1%) without that assumption. The ridge height will be 7.7m. Comprehensive landscaping is also proposed.

   The agent refers to other replacement dwellings outside settlements which have been permitted where he considers substantial increases in floorspace have been allowed, including in some cases increases in height also. He considers the proposal would comply with Loddon Area Local Plan Policy LC18 as the design would be an enhancement, there would be a reduction in footprint and the proposal would not significantly exceed the size of the existing property.

3. **Consultations** -
   - *Arborfield Parish Council :* "Has no objections to the above application. If this application were granted by Wokingham District Council we would like to

request that the developer makes a contribution towards our new Playground Project, Swallowfield Road, Arborfield. This contribution could be sponsorship of a piece of equipment and we will be erecting a plaque to advertise sponsorship money received."

- *Letter of Support from Phyllena adjacent :* Considers would be an asset to the local environment and looks favourably on the application.
- *Highway Officer :* No objection subject to a condition.
- *Landscape Officer* : No objection in principle, but recommends landscaping plan, which shows trees to be retained.

4. **Appraisal** - Main issues are:

   A. Effect on Character and Appearance of the Area (Loddon Area Local Plan Policy LC18; Wokingham District Local Plan (Deposit Draft) Policy WCC7)

   B. Effect on Neighbouring Properties

   C. Comments of the Parish Council

A. Effect on Character and Appearance of the Area

The site is in an area of sporadic development in the countryside outside a settlement boundary. Loddon Area Local Plan Policy LC18 states that the replacement of existing dwellings in rural areas may be permitted provided that: "(c) The size of the new development will not significantly exceed that of the existing property both in height and floor area." The purposes of the policy are to protect rural amenities by preventing a significant visual impact and to maintain a range of house types and sizes in the rural area. Whether or not the proposal complies with this requirement is a matter of firstly interpretation of the figures, and secondly of judgement on the effect of the proposal.

The floorspace and footprint figures

The Local Planning Authority interprets the figures as follows:-

	Floorspace in m²
Original bungalow (single storey - before extension)	80
Existing bungalow, including 42m² extension	122
Existing bungalow, including 42m² extension and if loft had been converted (+31.5m²)	154
Proposed dwelling	261
Proposed net increase in floorspace on existing bungalow	139
Proposed net increase as % of existing	114%
Proposed net increase in floorspace on existing bungalow (if loft had been converted)	107
Proposed net increase as % of existing (if loft had been converted)	70%

The existing single storey side extension is about 42m² in size and was allowed in 1977 (see under Section 1 above). The original bungalow was erected pre-war, and the existing rear outbuilding, which is of insubstantial construction, had been erected by 1968 under permitted development rights for domestic outbuildings, and before the extension to the bungalow had been applied for. The covered way of roof sheeting connecting this outbuilding and bungalow appears to have been erected since.

The proposed dwelling would be 7.6m high compared with 5.9m for the existing; an increase of 1.7m. The proposed dwelling will be two storey with a 1.7m increase in height, and the visual impact would be significantly greater. Whilst the loft of the existing bungalow could be converted, it has not yet been, and such a conversion would not involve an increase in external volume.

Policy LC18 (c) refers to the floorspace of the existing property. The condition of the rear outbuilding is such that it would require rebuilding requiring planning permission to be habitable living accommodation. The Local Planning Authority normally excludes outbuildings (both existing and proposed) in the calculations, and has therefore done so in this case. Whilst the existing outbuilding is tenuously attached to the dwelling by the covered way, it is of timber construction, in a poor state of repair and it is considered that it could not be habitable accommodation.

It is therefore considered that this interpretation of the figures is correct, and that the proposal would be contrary to Policy LC18 (c) as it would significantly increase the size of the existing property (by 114% of the existing bungalow) *which has already been extended by more than 50%.* If the potential conversion of the loft were taken into account, the proposed dwelling would still constitute a major increase (of 70%) in the existing already extended bungalow. It would also result in a significant increase in height. Whilst the design of the proposed dwelling is attractive, this does not in itself overcome the policy objection in principle, and the proposed dwelling would have a significantly greater visual impact than the existing. Whilst other dwellings in the road are two storeys and some are of broadly similar size to the proposal, the text to Policy LC18 states that part of the reason for the policy is to maintain a range of house types and sizes in the rural area. In addition, under criterion (b) of Policy LC18, the proposed dwelling would not be designed to have the minimum impact on the rural area.

Other permissions

The agent refers to other permissions in the area. The most relevant of these is the extension to Phyllena adjacent under Permission No. 97/65948/F granted on 22.08.97. Including the integral garage, this more than doubled the original floorspace, but the height of the house was not raised. This permission was an alternative to an earlier alternative proposal granted permission on 20.11.95. Whilst this permission is a consideration in regard to the proposal at Hillside, it does not mean that the proposal at Hillside should be allowed, particularly as it will be significantly higher than the existing bungalow on the site and wider than Phyllena.

It is therefore considered that the proposal is contrary to Loddon Area Local Plan Policy LC18 and the aims of Wokingham District Local Plan (Deposit Draft) Policy WCC7 as the proposed dwelling would be excessive in size and height for a replacement dwelling, and would have a detrimental effect on the character and appearance of the area.

B. Effect on Neighbouring Properties

The only neighbouring property affected is Phyllena. It is considered that the proposal would not have a significant adverse effect and the occupants have written in support.

C. Comments of the Parish Council

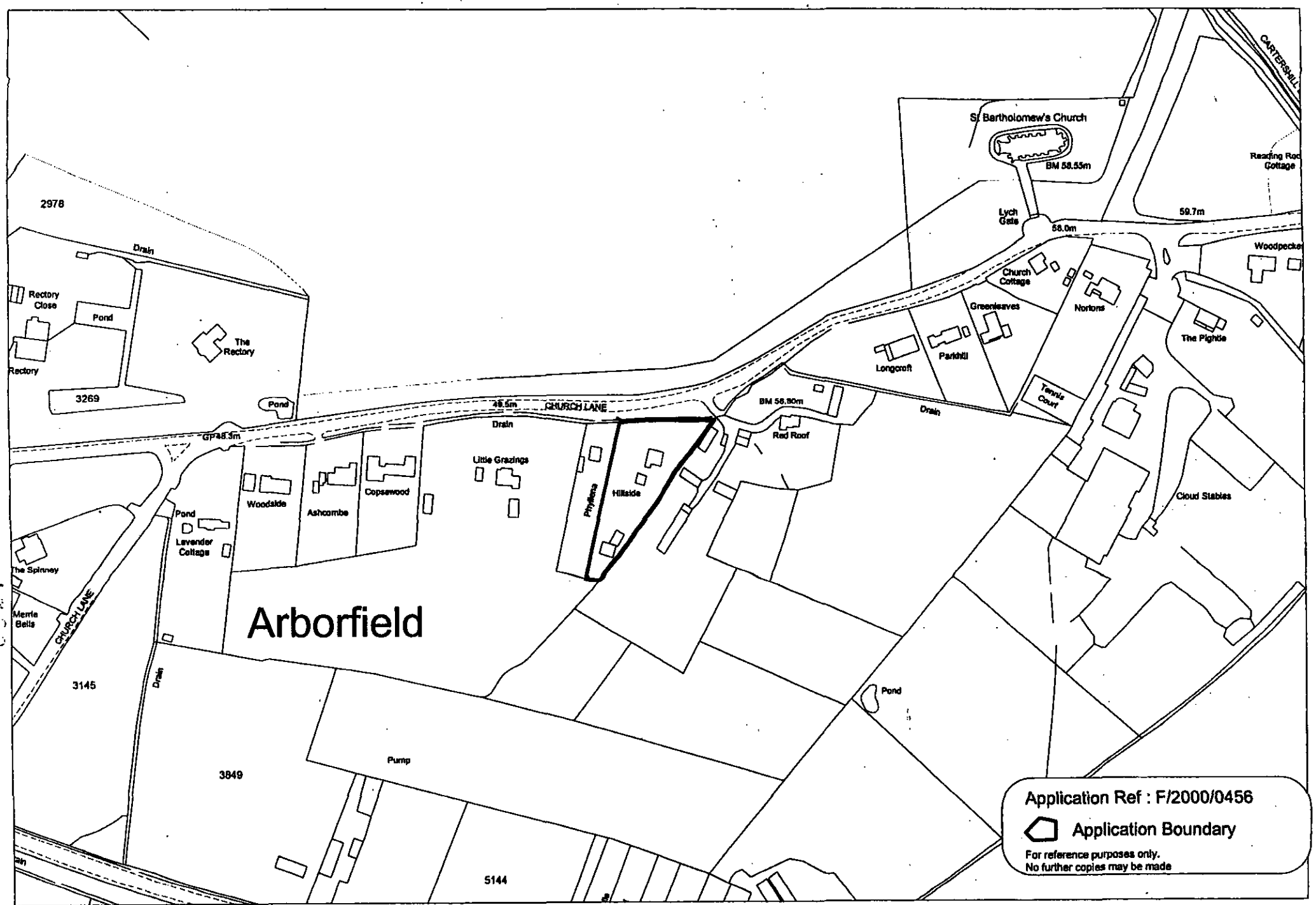
The 'no objection' has been addressed above. Regarding a contribution to the Playground Project, as the proposal is for a replacement dwelling, under Circular 1/97 - Planning Obligations, it would not be reasonable to ask for such a contribution. However, the applicants could of course sponsor such a piece of playground equipment entirely on a voluntary basis and unconnected with the decision on the planning application.

5. **Conclusion** - Due to its size, scale and height the proposed dwelling would be excessive in size for a replacement dwelling, contrary to Policy SC18 and the aims of Policy WCC7.

6. **Recommendation** - REFUSE permission for the following reason:

1. The site is outside a settlement boundary. Due to its size, scale and height, the proposed dwelling would be excessive in size for a replacement dwelling and would have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to Loddon Area Local Plan Policy LC18 and to the aims of Wokingham District Local Plan (Deposit Draft) Policy WCC7.

Angela Odell



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Development Control Section, Environmental Ser ... es, Wokingham District Council.

5 April 2000

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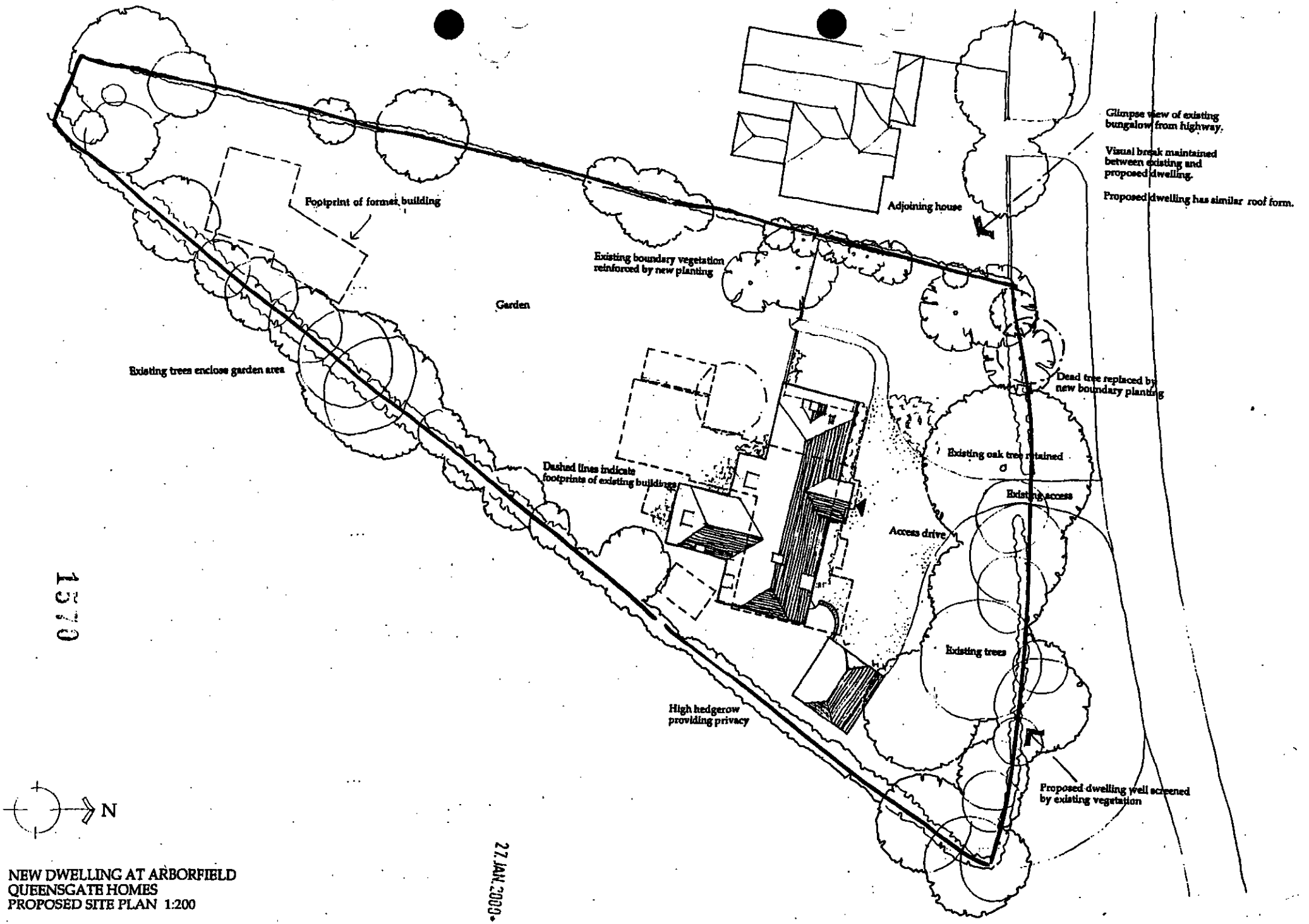
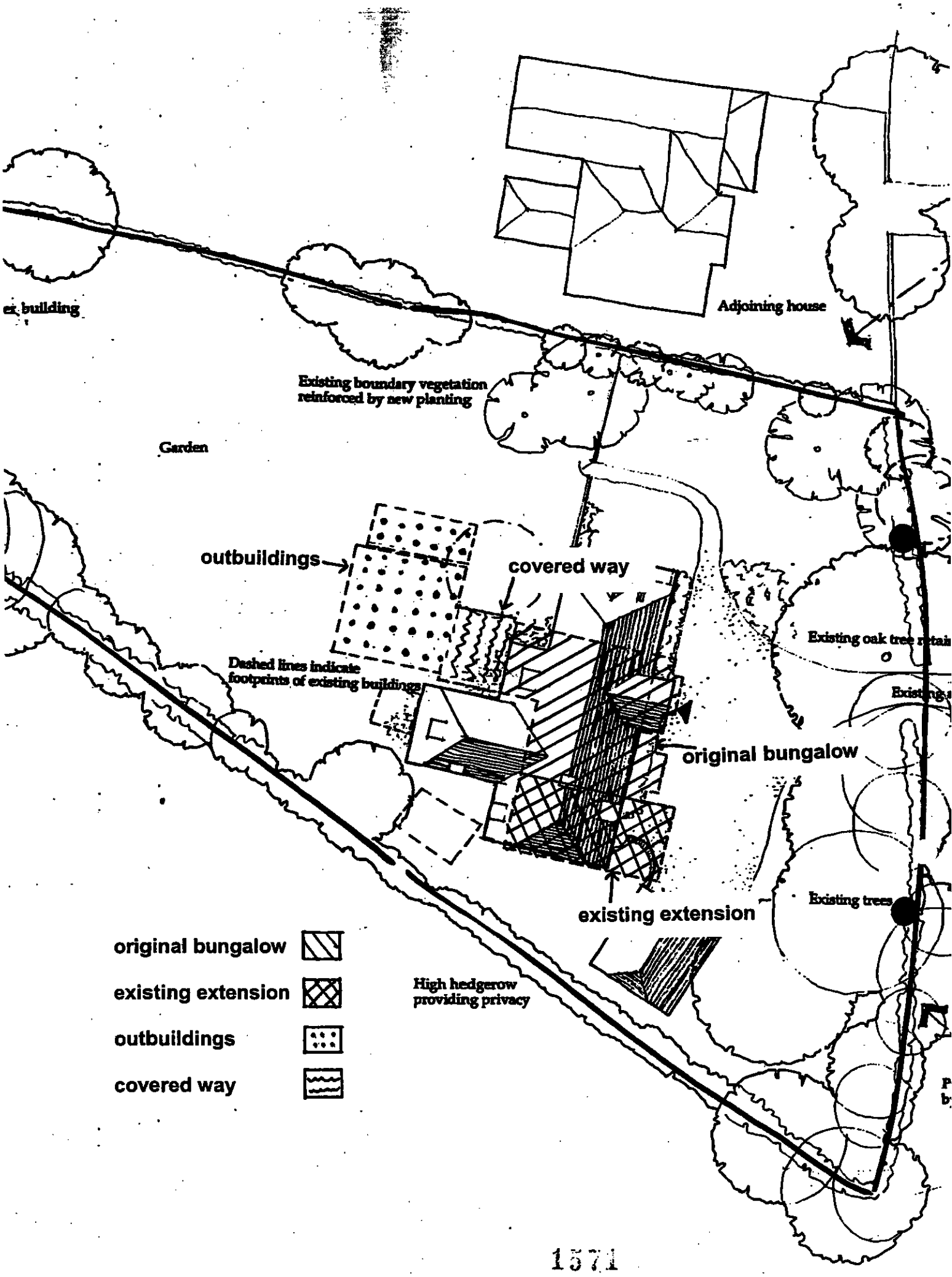


NEW DWELLING AT ARBORFIELD
QUEENSGATE HOMES
PROPOSED SITE PLAN 1:200

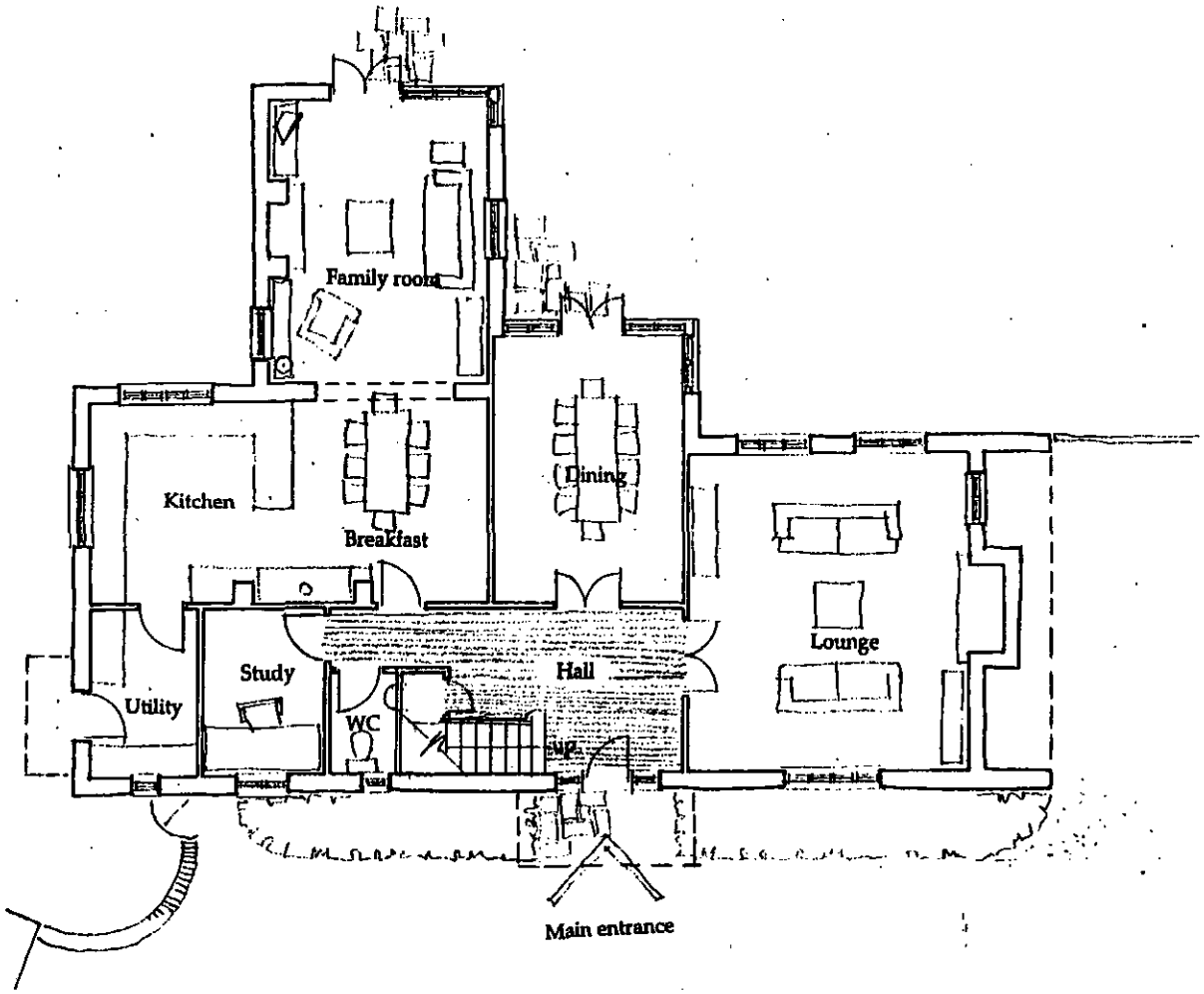
JAN 00 Drg. 1262/01

27 JAN 2000

Batterton Tyack


Adjoining house
Existing boundary vegetation reinforced by new planting
Garden
outbuildings
covered way
Dashed lines indicate footprints of existing buildings
original bungalow
existing extension
Existing trees
High hedgerow providing privacy
original bungalow
existing extension
outbuildings
covered way

27 JAN 2000* 0456

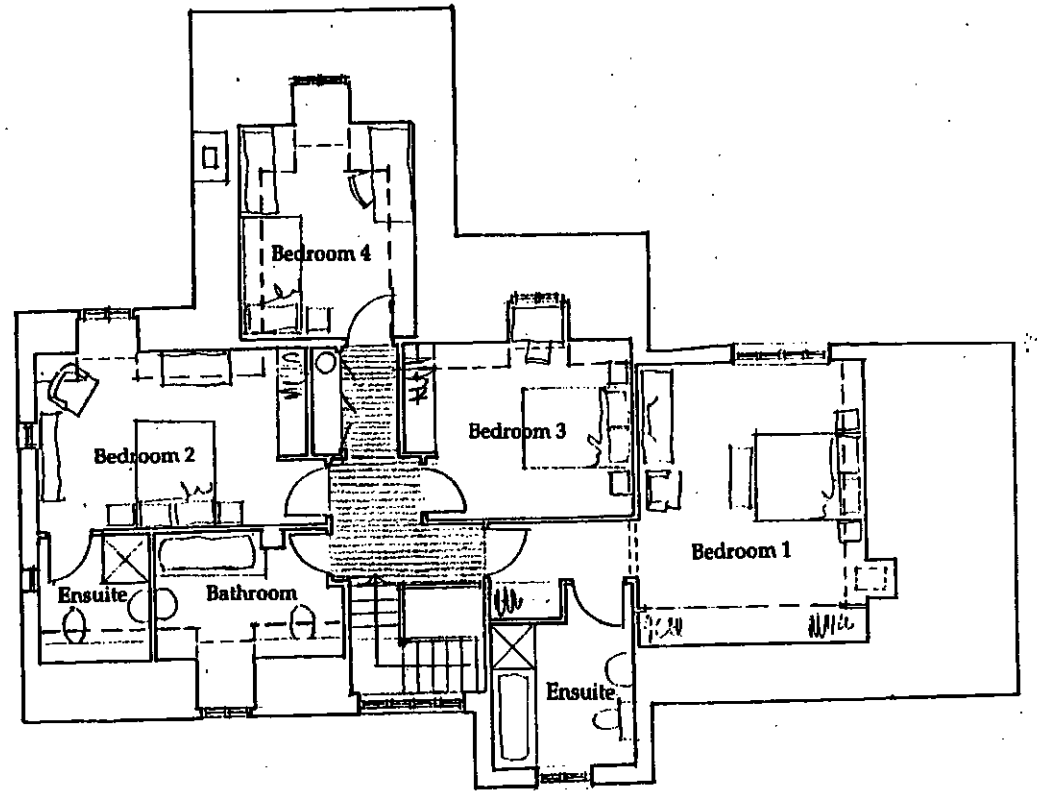


NEW DWELLING AT ARBORFIELD
QUEENSGATE HOMES
GROUND FLOOR PLAN 1:100

JAN 00 - Drg. 1262/02

Batterton Tyack
architects
Oxford Street Moreton-in-Marsh Gloucestershire GL56 0LA
Tel: 01608 650490 Fax: 01608 651863 mail@batterton-tyack.com

27 JAN 2000* 0456



NEW DWELLING AT ARBORFIELD
QUEENSGATE HOMES
FIRST FLOOR PLAN

JAN 00 Drg.1262/03

Batterton Tyack
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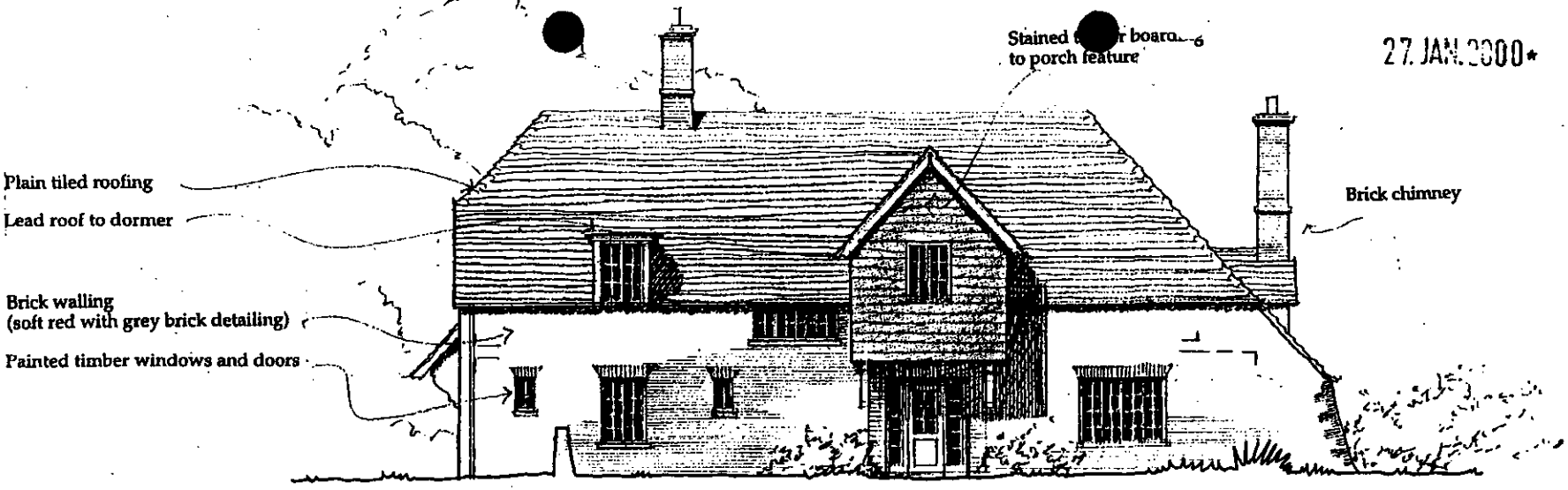
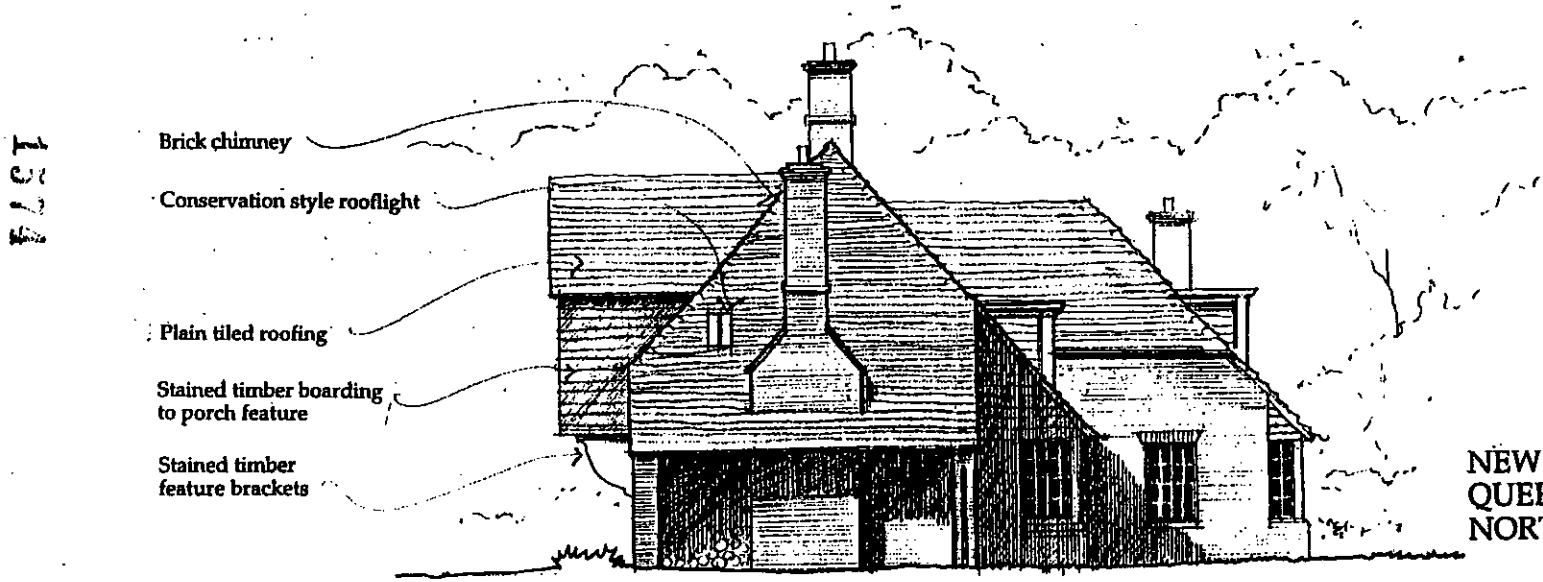
27 JAN 2000* 0456



NORTH ELEVATION



WEST ELEVATION

NEW DWELLING AT ARBORFIELD
QUEENSGATE HOMES
NORTH AND WEST ELEVATIONS 1:100

JAN 00 Drg.1262/04

Batterton Tyack
ARCHITECTS

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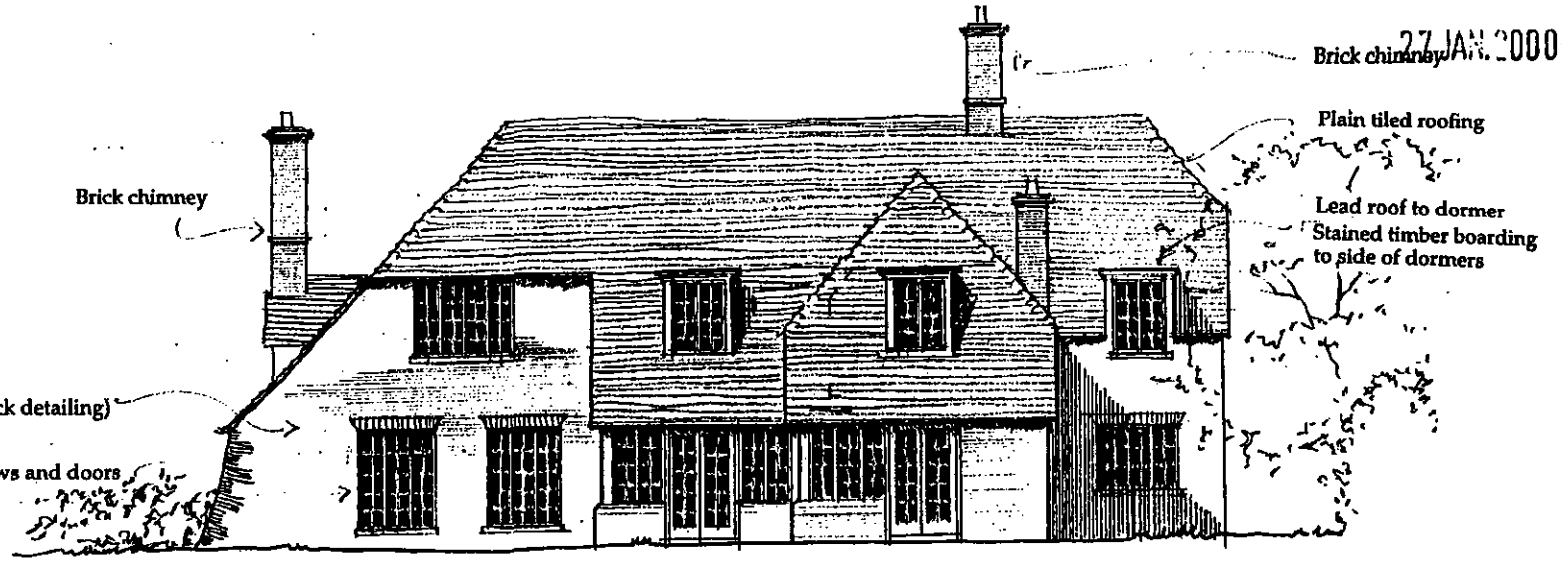
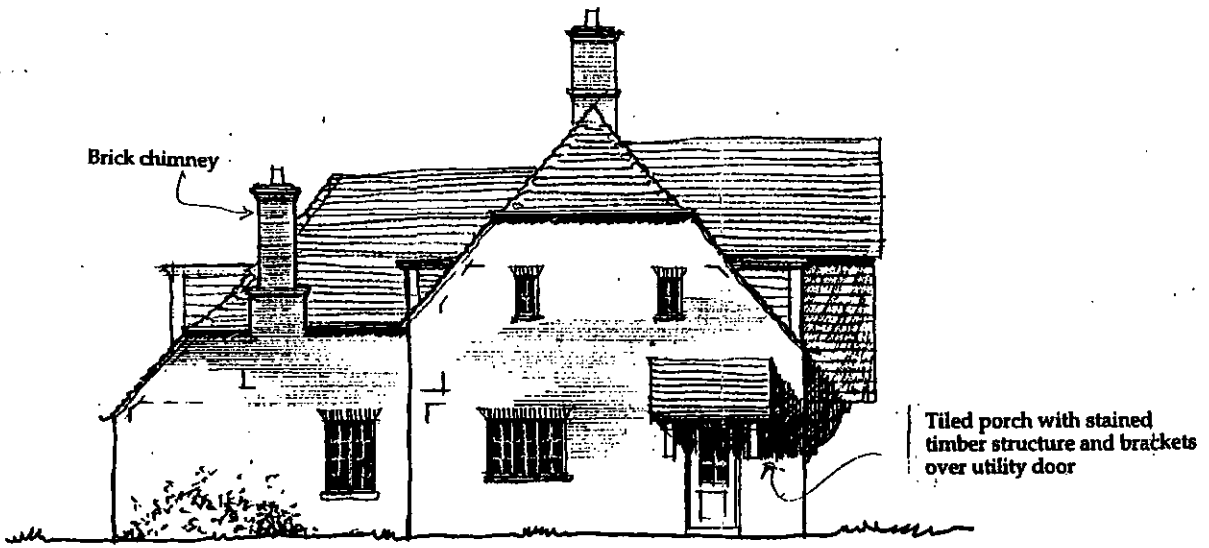


SOUTH ELEVATION



EAST ELEVATION

NEW DWELLING AT ARBORFIELD
QUEENSGATE HOMES
SOUTH AND EAST ELEVATIONS 1:100

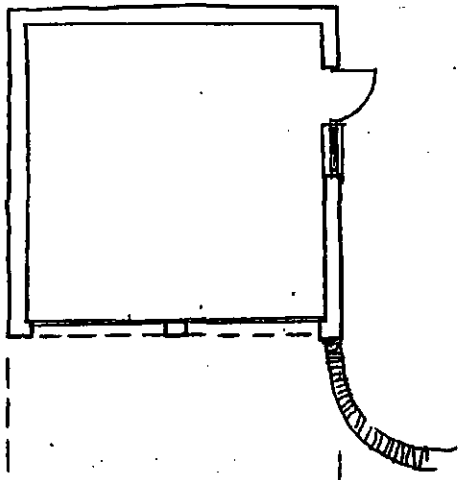
JAN.00 Drg.1262/05

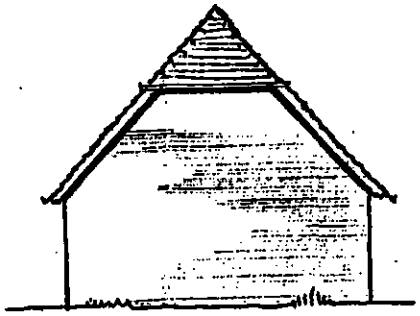
Batterton Tyack
ARCHITECTS

Oxford Street Moreton-in-Marsh Gloucestershire GL56 0LA
Tel: 01608 650490 Fax: 01608 651863 mail@batterton-tyack.com

27 JAN 2000* 0456

PLAN





EAST ELEVATION

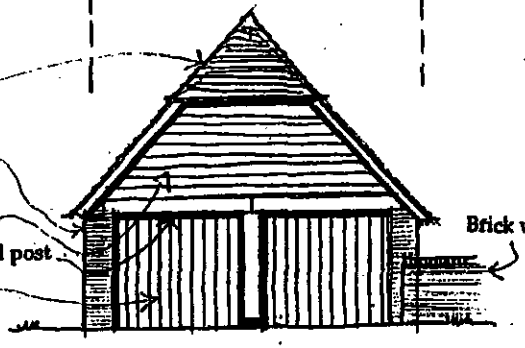
Plain tiled roof to match main house

Red brick walling to match main house

Stained timber boarding

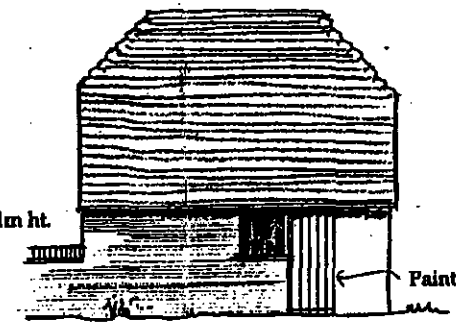
Stained timber lintels and post

Painted timber doors



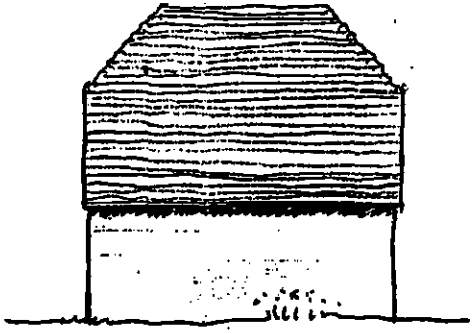
Brick wall 1m ht.

WEST ELEVATION



Painted timber door and window

SOUTH ELEVATION



NEW DWELLING AT ARBORFIELD
QUEENSGATE HOMES
GARAGE PLANS AND ELEVATIONS 1:100

JAN.00 Drg.1262/06

Batterton Tyack
ARCHITECTS

The Planning Inspectorate

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Houlton Street
Bristol BS2 9DJ

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

Your Ref:
F/2000/0456

Our Ref:
APP/X0360/A/00/1043198

18 July 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY QUEENGATE HOMES LTD
SITE AT HILLSIDE, CHURCH LANE, ARBORFIELD, READING

I have received the correspondence dated 13 July 2000 from the appellant's agent. If this has not been copied to you already, please contact the appellant's agent and ask for a copy.

If you wish to comment on the correspondence, please ensure that your reply is received in this office no later than 7 days from the date of this letter. Remember to send a copy to the appellant's agent.

Yours faithfully

Miss A Bibi

211A

Robin Bradbeer Limited

Planning & Development Consultancy

20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

My Ref. No. RWB/328
Your Ref. APP/X0360/A/00/1043198
12 July 2000

For the attention of Mr S Raychell
Case Officer

Dear Mr Raychell

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78
APPELLANT : QUEENSGATE HOMES LIMITED
SITE : HILLSIDE CHURCH LANE ARBORFIELD READING BERKSHIRE
PROPOSAL : PROPOSED ERECTION OF REPLACEMENT DWELLING AND GARAGE

I am in receipt of the LPA's letter dated 7 July which makes further submissions which warrant the following brief comment:

1. ***Wokingham District Local Plan (Deposit Draft) Policy WCC1***
   Contrary to the LPA's assertion there is no reason why this policy is not relevant to this redevelopment proposal in the countryside (sub-category F of the policy refers).

2. ***Berkshire Structure Plan policy C2***
   The LPA's denial of the materiality of this policy is perverse on two counts:
   (i) The Structure plan is the most up to date component of the development plan and category (ii) of this policy has a direct bearing upon this redevelopment proposal in the countryside.
   (ii) The LPA accepted in a recent appeal for a replacement dwelling in the countryside the relevance of Policy C2. Since Mrs Odell was the Planning Officer who prepared the Council's statement in that case the inconsistency of approach to policy is inexplicable (Appendix A).

3. ***Comparable development***
   The basis of comparison is that all sites referred to in the appellant's statement lie within rural areas in the District where the development plan policy framework is

Registered in England Number: 3372202

identical to this appeal. The decision in the Caldwell Nursery appeal, on the LPA's own evidence, took into account *"existing buildings"*, consistent with the approach in Structure Plan Policy C2, rather than the narrower approach in Local Plan Policy SC18.

A copy of this letter has been sent to the LPA.

Yours faithfully

ROBIN BRADBEER

Enc.

Appeal file

The Planning Inspectorate

Room 12/02 West
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Bristol BS2 9DJ

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

Your Ref:
F/2000/0456

Our Ref:
APP/X0360/A/00/1043198

7 July 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY QUEENGATE HOMES LTD
SITE AT HILLSIDE, CHURCH LANE, ARBORFIELD, READING

I am writing to inform you that the inspector appointed by the Secretary of State to determine the above appeal in accordance with the provisions of Schedule 6 of the Act is

Mr A S Freeman BSc(Hons) DipTP DipEM FRTPI FIHT MIEnvSc.

With reference to the above appeal, the Secretary of State has arranged for the inspector to visit the appeal site at 14:00 on Tuesday 01 August 2000 and you are requested to arrange for the inspector to be met at the site at 14:00 to enable the inspection to be made.

The Inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the Inspector will determine the most suitable course of action, which could mean that he will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeal or to listen to arguments from any of the parties.

The Inspector will ask the parties to draw attention to any physical features on the site and in its vicinity. In turn the inspector may wish to confirm particular features referred to by interested parties in their written representations.

In general, decision letters are issued within 5 weeks of the date of the inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, due for example to the receipt of late representations, we will let you know.

Yours faithfully



Miss K White

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

209D

The Planning Inspectorate

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Bristol BS2 9DJ

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

Your Ref:
F/2000/0456

Our Ref:
APP/X0360/A/00/1043198

26 June 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY QUEENGATE HOMES LTD
SITE AT HILLSIDE, CHURCH LANE, ARBORFIELD, READING

I have received the correspondence dated 26 June 2000 from the appellant's agent. If this has not been copied to you already, please contact the appellant's agent and ask for a copy.

If you wish to comment on the correspondence, please ensure that your reply is received in this office no later than 7 days from the date of this letter. Remember to send a copy to the appellant's agent.

Yours faithfully

Mrs C M Bate

211A

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13 JUN 2000

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

Your Ref:
F/2000/0456

Our Ref:
APP/X0360/A/00/1043198

9 June 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY QUEENGATE HOMES LTD
SITE AT HILLSIDE, CHURCH LANE, ARBORFIELD, READING

I enclose a copy of correspondence from an interested party.

Please do not comment on the correspondence unless you think it raises new points. If you wish to comment, please ensure that your reply is received in this office no later than 7 days from the date of this letter. Remember to send a copy to the appellant's agent.

Yours faithfully

Mr S Raychell

211A

To, The Planning Inspectorate
Attn. Mr. S. Raychell,
Room 1004,
Toolgate House,
Bristol,
BS2 9DJ

From Councillor Gary Cowan,
Birch House,
Eversley Road,
Arborfield Cross,
RG2 9PG.

6 June 2000.

APP/X0360/A/00/1043198

Dear Mr. Raychell,

My name is Gary Cowan and I am the elected District Councillor at Wokingham District Council for the Ward of Arborfield in which this appeal site is located.

My statement is in support of Queensgate Homes Ltd. I have included the comments I made to the Planning Committee of Wokingham District Council at the time the application was determined.

The proposed planning application has both the support of Arborfield Parish Council and Local residents and would be a considerable improvement that would fit comfortably in Church Lane.

My comments the Wokingham District Council were as follows.

To Angela Odell
From Councillor Gary Cowan
Date; 3 April 2000.

Planning Application; F/2000/0456
Church Lane,
Arborfield.

This planning application is not in a gap but is located amongst sporadic development in the Countryside. Policy LC18 permits replacement and clearly the design would be an enhancement to both the area and the street scene. The planning application has the full support of the Parish Council and local residents. The proposal will not affect the neighbourhood but would enhance it.

It will not create a significant visual impact and will certainly fit comfortably into the street scene. Policy LC18 is an old "grey policy" which permits interpretation and judgement and is not clear-cut. Members can make their own judgements on LC18.

Draft Deposit Local Plan (as amended) Policy WCC7 is quoted which permits the renovation/replacement of the existing property to a similar scale to what is being proposed. But WHIA (as amended) could have been used also, which would have permitted the addition of another property, which is not the intent of this planning

application. That would be considerably more damaging to the street scene than the very high quality design being proposed.

The Developer quotes the following Planning applications as material comparable development that should be considered as precedents. BSP C2 Should is also a material consideration with respect to the footprint when considering redevelopment of existing buildings on a site.

- 98/66959/F Deers Leap, Finchampstead
- 98/67604/F Norton Park, Finchampstead.
- 99/7006/F Caldwell Nursery, Barkham.

Appeals. Page 1670 of this Agenda, paragraph 5.03 makes the comment that appeals decisions are helpful in understanding how the Planning Inspectorate interprets and understands local policies with regard to the National framework of PPG,s and other advice. The comments go on to say that these should be born in mind by Members determining planning applications.

Six Appeal decisions are then listed and they are as follows.

Page Number	Decision	Inspectors Comment.
Page 1671	Refusal	Harmful to rural Character of area.
Page 1673	Refused	Intensify the level of development that Would harm the rural character.
Page 1674	Refused	Impact on character Of whole Area
Page 1675	Allowed	The overall character of the area as a whole would not be harmed
Page 1676	Refused	Detrimental impact on street scene.
Page 1667	Allowed	Would not effect the character, appearance or urbanisation of area

It can bee seen from all the various Inspectors comments above that this planning application complies with all of them. It is in line with the reasons for approval and does not infringe the reasons for refusal. This and the other examples of comparable development would make it impossible to defend at appeal and I ask the Members to approve this planning application.

Councillor Gary Cowan.

I have enclosed pages 1671 to 1678 which relate to the above appeal decisions.

I am satisfied that the proposed single house would be a considerable improvement to the existing bungalow which is need of major renovation and out of character with the surrounding dwellings. The replacement of this property, which has no redeeming character would only enhance Church Lane and I request fully ask that the appeal is allowed.

Yours sincerely,



Councillor Gary Cowan.

APPEAL BY:	Mr A A Predgen	Delegated
APPLICATION NO.:	99/69884/O	
SITE:	Land adjoining Russetts, Dell Road, Finchampstead	
PROPOSAL:	Outline application for the proposed erection of one detached dwelling	

DPO RECOMMENDATION : Refusal

REASONS FOR REFUSAL : 1. The proposal would be inappropriate development outside a settlement boundary and in the Blackwater Valley Area of Special Landscape Importance, and would have a detrimental effect on the character and appearance of the area.
2. The proposed dwelling would generate additional traffic onto Dell Road, which is sub-standard in respect of width, alignment and construction. This, together with the sub-standard visibility at the proposed access, would adversely affect road safety.

POLICY : Berkshire Structure Plan C2, C8, LD5; South East Area Local Plan STV2, SC3, ST3; Wokingham District Local Plan (Deposit Draft) WCC1, WLL2, WT7; PPG7.

INSPECTOR'S COMMENTS Main Issues:
1. The effect on the character and appearance of the surrounding countryside, which is in an Area of Special Landscape Importance.
2. The effect on the safety and convenience of road users regarding the characteristics of Dell Road and the visibility available at the proposed access.

1. Effect on the character and appearance of the surrounding countryside
The inspector agreed that the key policy was WCC1(h), which allows sensitive infilling of one or two dwellings in a small gap in an otherwise built-up frontage, where the development would not adversely affect the character and appearance of the area. The inspector noted that although the site was between 'Russetts' and 2 bungalows and there were 6 dwellings opposite, but that this 'group' appeared to be less obvious than it appears on a plan. However, due to the curve in the road the gap was quite sizeable, and did not amount to acceptable infilling in the terms of PPG7 or Policy WCC1(h) of a built-up frontage. He also considered that filling it would have a significant urbanising effect, and would seriously and permanently detract from the rural character of this frontage and consolidate and intensify the existing sporadic development. The effect would be much greater than that likely to occur through the exercise of any 'permitted development' rights to erect domestic outbuildings etc. He also considered that the urbanising effect would be very noticeable to walkers on the public footpath opposite the site. He concluded that the proposal would give the impression of creeping urbanisation, which

would be especially undesirable in the Area of Special Landscape Importance.

3. Highway matters

The inspector noted that Dell Road is restricted in width and forward visibility and is without footways. He also noted that visibility from the appeal site was restricted. He considered the extent of removal of vegetation required to provide a full splay would seriously detract from the rural appearance of the area, and would be an unacceptable solution. However, as PPG13 advises that visibility splays should be applied flexibly, he considered that the visibility would not be so poor as to result in the dismissal of the appeal on this ground alone. However, when this factor was added to the effect of additional passing movements in the road, he concluded that the proposal would be detrimental to the safe and free flow of traffic on Dell Road.

DISMISSED: 20.03.00
Angela Odell

APPEAL BY:	Mr G Rivers	Delegated
APPLICATION NO.:	99/70556/F	
SITE:	Land Between Bo-Peep and Brookside Cottage, Church Road, Swallowfield	
PROPOSAL:	Erection of one chalet bungalow	

DPO RECOMMENDATION : Refusal

REASON FOR REFUSAL : The proposed dwelling would consolidate existing sporadic development and have a detrimental effect on the character and appearance of this predominantly rural area.

POLICY : Berkshire Structure Plan C2, Loddon Area Local Plan LTV2, Wokingham District Local Plan (Deposit Draft) WCC1

INSPECTOR'S COMMENTS Main Issue:
Whether the proposal would consolidate existing sporadic development in Church Road, and thereby harm the character and appearance of the area.

The inspector noted that Policy WCC1 makes provision for the infilling of a small gap in an otherwise built-up frontage. He considered that the site lay within a small group of developments in an otherwise rural area, but that the buildings were relatively dispersed and the 2 houses which faced onto Church Road were separated by the access road to the rear. Consequently he considered that the proposal did not amount to infilling as defined in Policy WCC1. He also considered PPG7 in regard to infilling. He took the view that, notwithstanding the small group of existing buildings, the area was essentially a rural one. He considered that the proposal would intensify the level of built development in a way which would harm the rural character, and therefore the proposal did not fall within the guidelines in PPG7. He therefore concluded that the proposal would consolidate the existing sporadic development in Church Road, and would harm the character and appearance of the area.

DISMISSED: 2.3.2000
Angela Odell

APPEAL BY :	Springwood Land and Developments	Delegated
APPLICATION NO :	99/69799/F	
SITE :	Land rear of 544 Reading Road, Winnersh	
PROPOSAL :	Erection of detached dwelling with detached garage	

DPO RECOMMENDATION : Refusal

REASON FOR REFUSAL : The proposal due to its siting out of keeping with the existing pattern of development in the area and would result in a cramped appearance, detrimental to the visual amenity of the surrounding area.

POLICY : Policies LH1, LBE1 and LBE2 of the Loddon Area Local Plan and WH1 and WBE1 of the Wokingham District Local Plan Deposit Draft

INSPECTOR'S COMMENTS Main Issues : The inspector considered the main issue to be the impact on the character of the area. The proposed development would relate most closely to the six dwellings proposed to the south-west and also to the existing development on Reading Road. It would not be tandem development and there was no objection in principal to backland development of this nature. However, the relatively small size of the plot and the notably short front garden, would be out of keeping with the more spacious setting of many of the dwellings fronting Reading Road and the proposed development to the southwest. Although the development would be well screened it would be sufficiently visible to be detrimental to the character and appearance of the area.

The design of the proposed dwelling was satisfactory and it was considered that the distance from neighbouring dwellings and existing screening of the site would prevent overlooking, loss of light and overdominance of neighbouring properties but these considerations did not outweigh the main issue.

Dismissed : 22 December 1999

Emy Circuit

APPEAL BY :	Mrs A Carroll	Delegated
APPLICATION NO :	99/69233/F	
SITE :	Land rear of 12 Kingsley Close, Charvil	
PROPOSAL :	Erection of detached dwelling	

DPO RECOMMENDATION: Refusal

REASON FOR REFUSAL: The proposal due to its siting and scale would be inappropriate, cramped and out of character with the existing pattern of development in the are detrimental to the character of the surrounding area and residential amenities of potential and existing residence.

POLICY: Policies LHI, LBE1 and LBE2 of the Loddon Area Local Plan and WH1, WOS3 and WBE1 Wokingham District Local Plan Deposit Draft

INSPECTOR'S COMMENTS Main Issues: The inspector considered the main issues to be the effect on the character of the area, impact on the residential amenities of adjoining occupiers and the adequacy of provision made for private amenity space.

The surrounding area has a mixed residential character; with both low and higher density areas. If the current planning policy objective of making efficient use of land within existing built up areas is to be achieved, there will be raising of densities. The garden creates a feeling of spaciousness at the corner of St Patrick's Avenue and Kingsley Close but it is not crucial to the character of the area as a whole. Although the rear garden of the bungalow would be relatively small this would not impinge on the street scene, so the building would appear cramped and the overall character of the area would not be harmed.

Due to the distance from neighbouring properties and because the proposal is for a bungalow there would be little discernible effect on the amenities of neighbours.

Although the rear garden would lack depth it would be quite wide and the inspector was satisfied it would be adequate for the needs of future occupants.

ALLOWED: 1 February 2000

Emy Circuit

APPEAL BY :	Dr G Mitra-Thakur	Delegated
APPLICATION NO :	99/70056/F	
SITE :	111 Oxford Road, Wokingham	
PROPOSAL:	Erection of 4-bedroomed detached dwelling with double garage	

DPO RECOMMENDATION: Refusal

REASON FOR REFUSAL:
The proposed development by reason of its mass and bulk represents an obtrusive development detrimental to the character of the area, particularly in this prominent location. As such, the proposal is considered contrary to policy SBE2 of the South East Area Local Plan and Policies WBE1 and WBE12 of the Wokingham District Local Plan.

POLICY: SBE2 – South East Area Local Plan
WBE1 and WBE12 – Wokingham District Local Plan (Deposit Draft)

INSPECTOR'S COMMENTS Main Issues:
1) Effect of the double garage upon the street scene and the character of the area
2) Effect of the proposed northern flank elevation facing Reading Road

1) Effect of the double garage upon the street scene and the character of the area
The Inspector considered that as the garage would be materially in front of the general building line of Oxford Road, it would represent a conspicuous built structure within otherwise spacious front gardens. Therefore, by virtue of its siting and scale, the proposed garage would have an adverse impact on the street scene and the character of the area.

2) Effect of the proposed northern flank elevation facing Reading Road.
The Inspector noted that the existing two storey element of the dwelling is visible through the boundary hedging and mature trees on the northern side of the site, and that the proposed northern flank would be about 6m closer to the footpath of Reading Road than the existing dwelling. The Inspector considered that the proposed northern flank would be materially larger than the existing in terms of scale, form and mass and would therefore be much more obtrusive in the street scene than the existing house, and would detract from the visual quality of the road.

DISMISSED : 17.03.00

Natalie Brown

APPEAL BY:	Mr & Mrs K Barclay	Delegated
APPLICATION NO.:	99/70460/F	
SITE:	Farthing Lodge, Heath Ride, Finchampstead	
PROPOSAL:	Two storey front extension	

DPO RECOMMENDATION : Refusal

REASON FOR REFUSAL : The proposed extension, together with the increase in floorspace which the dwelling represents as a dwelling which replaced a significantly smaller dwelling, would cumulatively result in excessive extension and alteration to the scale of the dwelling in comparison to that which previously existed, having a detrimental effect on the character and appearance of the area.

POLICY : South East Area Local Plan SC19, Wokingham District Local Plan (Deposit Draft) WCC7.

INSPECTOR'S COMMENTS Main Issue:
Effect on the character and appearance of the area.

The inspector noted that although the appeal site was outside a settlement boundary in the local plans, most of Heath Ride in the vicinity of the appeal site had built-up frontages. He considered that property was typical of Heath Ride. He accepted that the existing house was much larger than the dwelling it replaced, but the proposed extension would add depth but no width to the existing house, and therefore would not make it unduly prominent. He considered that the character of this section of Heath Ride was that of suburban housing, and therefore he did not consider that it was reasonable to enforce policies intended for areas whose character was at least partly that of the countryside. He therefore concluded the proposal would not visibly increase the urbanisation of Heath Ride, and thus would not affect the character or appearance of the locality, nor be at odds with the relevant local plan policies which seek to protect the countryside.

ALLOWED: 7.3.2000
Angela Odell

6.0 MEMBERS' UPDATE

To consider any issue which a Member may wish to raise relating to any matters under the control of the Sub-Committee which has been published in the Members Update.

The Policy and Resources Committee at its meeting held on 13th August 1998, agreed that if an issue referred to in Members Update is to be raised, the Chairman of the Committee or Sub-Committee be advised at least one day before the meeting, so that any necessary information is available at the meeting.

7.0 ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT

A Supplementary Agenda will be issued by the Chief Executive if there are any items to consider under this heading.

EXCLUSION OF THE PUBLIC

To pass the necessary resolution to exclude the public.

Gary Cowan

From: Gary Cowan <gary@cowan24.freeserve.co.uk>
To: angela odell <angela.odell@wokingham.gov.uk>
Cc: Annette Drake <annette.drake@virgin.net>
Sent: 03 April 2000 14:15
Attach: church lane.doc
Subject: Planning application number F/2000/0456

Angela, Due to circumstances beyond my control I shall be out of the country for the planning meeting. The Chairman of Planning at Arborfield Parish Council is attempting to adjust her schedule to enable her to speak at the meeting. I am enclosing an attachment which I would appreciate if it could be either read out or made available to the Members prior to this application coming before them. I will also fax a copy to you in case you cannot open the attachment.
Yours Sincerely, Councillor Gary Cowan.

APPEAL QUESTIONNAIRE

Planning, Listed Building Consent or Conservation Area Consent

To be used for all appeals relating to applications made on or after 14 March 1999

APPEAL REF: APP/X0360/A/00/1043198 **GRID REF:** SU754677

APPEAL BY: Queensgate Homes Ltd

SITE: Hillside, Churchlane, Arborfield

PLEASE SEND THE COMPLETED QUESTIONNAIRE (TOGETHER WITH ANY ENCLOSURES) TO THE INSPECTORATE AND TO THE APPELLANT OR AGENT WITHIN 14 DAYS OF THE DATE ON WHICH YOU RECEIVED THE APPEAL FORM.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to the Inspectorate within 28 days of the date you received the appeal form.

1. Do the Council agree to the written representations procedure?	YES ~~/ NO~~
OR Do the Council wish to appear before and be heard by an Inspector at: a. a local inquiry?	~~YES~~ / NO
b. a hearing?	~~YES~~ / NO
2. a If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	~~YES~~ / NO
b From your knowledge of the issues, would the Inspector need to enter the site for any reason eg to view/measure any dimensions from within it?	YES / ~~NO~~
3. Does the appeal relate to an application for approval of reserved matters?	~~YES~~ / NO
4. Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	~~YES~~ / ~~NO~~ / NA
5. Was it necessary for the Council to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	~~YES~~ / NO
6. Is the appeal site within an approved Green Belt or ANOB? Please specify which	~~YES~~ / NO
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	~~YES~~ / NO
8. a Are there any other appeals or matters relating to the same site or neighbourhood still before the Secretary of State? If YES, please attach details and, where necessary, give the Inspectorate's reference numbers.	~~YES~~ / NO
b Where the development would affect a public right of way, please provide an extract from the Definitive Map and Statement for the area, and any other details.	~~YES~~ / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	~~YES~~ / NO
10. Does the appeal relate to an application for conservation area consent?	~~YES~~ / NO
11. a Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building? (Delete as appropriate.)	~~YES~~ / NO
b Would the proposed development affect the setting of a listed building?	~~YES~~ / NO
If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	~~YES~~ / NO
13. Would the proposals affect an Ancient Monument (whether scheduled or not)?	~~YES~~ / NO
14. a Is the appeal site in or adjacent to or likely to affect an SSSI? If so, please attach the comments of English Nature.	~~YES~~ / NO
b Are any protected species likely to be affected by the proposals? If so, please give details.	~~YES~~ / NO

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

a. Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If so, please indicate which Schedule.	~~YES~~/NO Sch 1 Sch 2 col 1	
b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	YES/NO	
c. Has a screening opinion been placed on Part 1of the planning register? If yes, please attach a copy.	YES/NO	
	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	1	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. Copy of any notice published under Article 8 and/ Buildings and Conservation Areas) Act 1990 and/or Regulation 5;or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990 and/or Regulation 5;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters currently before the Council relating to the same site;		✓
i. In the case of appeals against non-determination, details of considerations likely to have been relevant to the Council's decision;		✓
j. A list of any conditions or limitations the Council would favour if the appeal were to be allowed; TO follow with Statement.		
k. Any other relevant information or correspondence the Council consider the Inspectorate should be aware of.		✓

FOR APPEALS BEING DECIDED BY THE WRITTEN REPRESENTATIONS PROCEDURE

16. a Please confirm that, in accordance with Regulation 5(1), you have notified details of the appeal to authorities and other persons who made representations to you about the application.	YES / ~~NO~~	
b On what date did you give those notified at 16a for the submission of their representations?	1-6-00	
c Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of documents enclosed	N/A
i representations received from interested parties about the original application	14	
ii the planning officer's report to committee	1	
iii any relevant committee minute	1	
17. Relevant plans and policies - please enclose extracts of relevant policies and plans and explanations of these. Each extract should include the front page, showing the title of the plan and date of approval or adoption. Where plans and policies have not been approved or adopted, the stage and status of the plan should be given.	2	

18. *Do the documents listed* above comprise the Council's full statement of case?	~~YES~~ / NO

Council's reference: F/2000/0456

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

Signature: Dlynell on behalf of Wokingham District Council

Date of despatch: 22/5/00

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

Revised May 1999

TOWN & COUNTRY PLANNING ACT 1990 SECTION 78

APPELLANT : QUEENSGATE HOMES LIMITED

SITE : HILLSIDE CHURCH LANE ARBORFIELD

READING BERKSHIRE

SUPPORTING DOCUMENTS ON BEHALF OF THE APPELLANT

Robin Bradbeer Limited
Planning & Development Consultancy
20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH
Tel: 01242 577151
Fax: 01242 527151

PINS Ref: APP/X0360/A/00/1043198
LPA Ref: F/2000/0456
Our Ref: RWB/328
June 2000

SUPPORTING DOCUMENTS

1. Decision Notice F/2000/0456.

2. Topographic Survey, drawing no. 9916-1 (**UNBOUND**).

3. Photographs showing the appeal site and surroundings.

4. Aerial photograph taken in 1996.

5. Table and plan showing existing buildings on the appeal site.

6. Plans showing the extensions permitted by the LPA at adjoining dwellings:

   (i) Red Roof, 31695.

   (ii) Phyllena, 97/65948 (also the Planning Case Officer's Worksheet).

7. Correspondence between appellant and LPA - letters (i) to (viii).

8. Table showing proposed development on the appeal site.

9. Berkshire Structure Plan - extract.

10. Loddon Area Local Plan - extract.

11. Deposit Draft Wokingham District Local Plan -extract.

12. Planning Guideline B1- Housing development eneral principles.

13. Decision Notice F/1999/0096.

DOCUMENT 1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Queensgate Homes Ltd
The Coppice
Winter Hill
COOKHAM
Berkshire
SL6 9TN

Application Number: F/2000/0456

Parish: **ARBORFIELD**

Location: **Hillside, Church Lane, Arborfield, Reading**

Proposal: **Proposed erection of replacement dwelling and garage**

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

Reason

1. The site is outside a settlement boundary. Due to its size, scale and height, the proposed dwelling would be excessive in size for a replacement dwelling and would have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to Loddon Area Local Plan Policy LC18 and to the aims of Wokingham District Local Plan (Deposit Draft) Policy WCC7.

Head of Planning and Transportation
Date: 06 April 2000

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



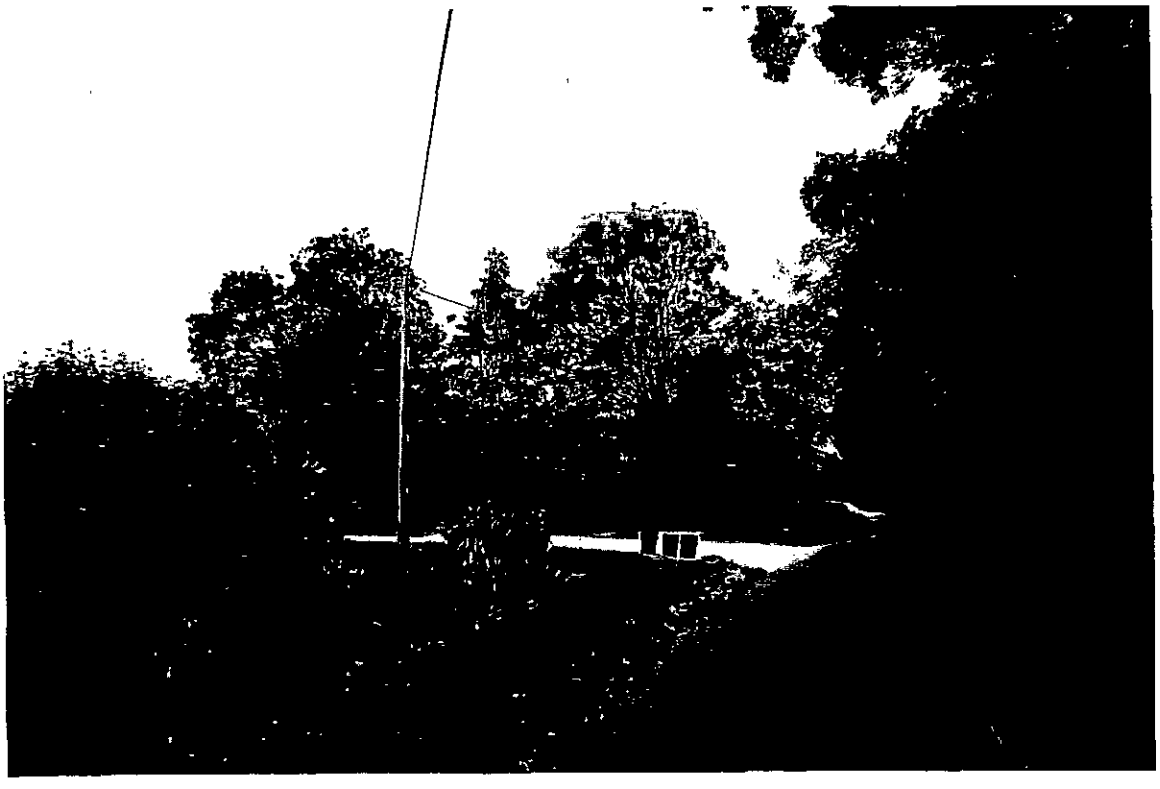
1. VIEW TOWARDS SITE FROM CHURCH LANE ADJACENT TO RED ROOF WHICH IS SEEN ON THE LEFT.



2. VIEW TOWARDS SITE FROM CHURCH LANE ADJACENT TO LITTLE GRAZINGS, RED ROOF CAN BE SEEN STRAIGHT AHEAD BEYOND THE BEND IN THE LANE.



3. VIEW OF SITE FRONTAGE FROM CHURCH LANE ADJACENT TO PHYLLENA SHOWING FILTERED VIEWS OF ROOF OF HILLSIDE AND FRONT ELEVATION OF PHYLLENA.



4. VIEW OF SITE SHOWING EXISTING VEGETATION ACROSS SITE FRONTAGE.



5. THE ADJACENT DWELLING PHYLLENA.



6. THE ADJACENT DWELLING RED ROOF.



7. THE EXISTING DWELLING HILLSIDE.



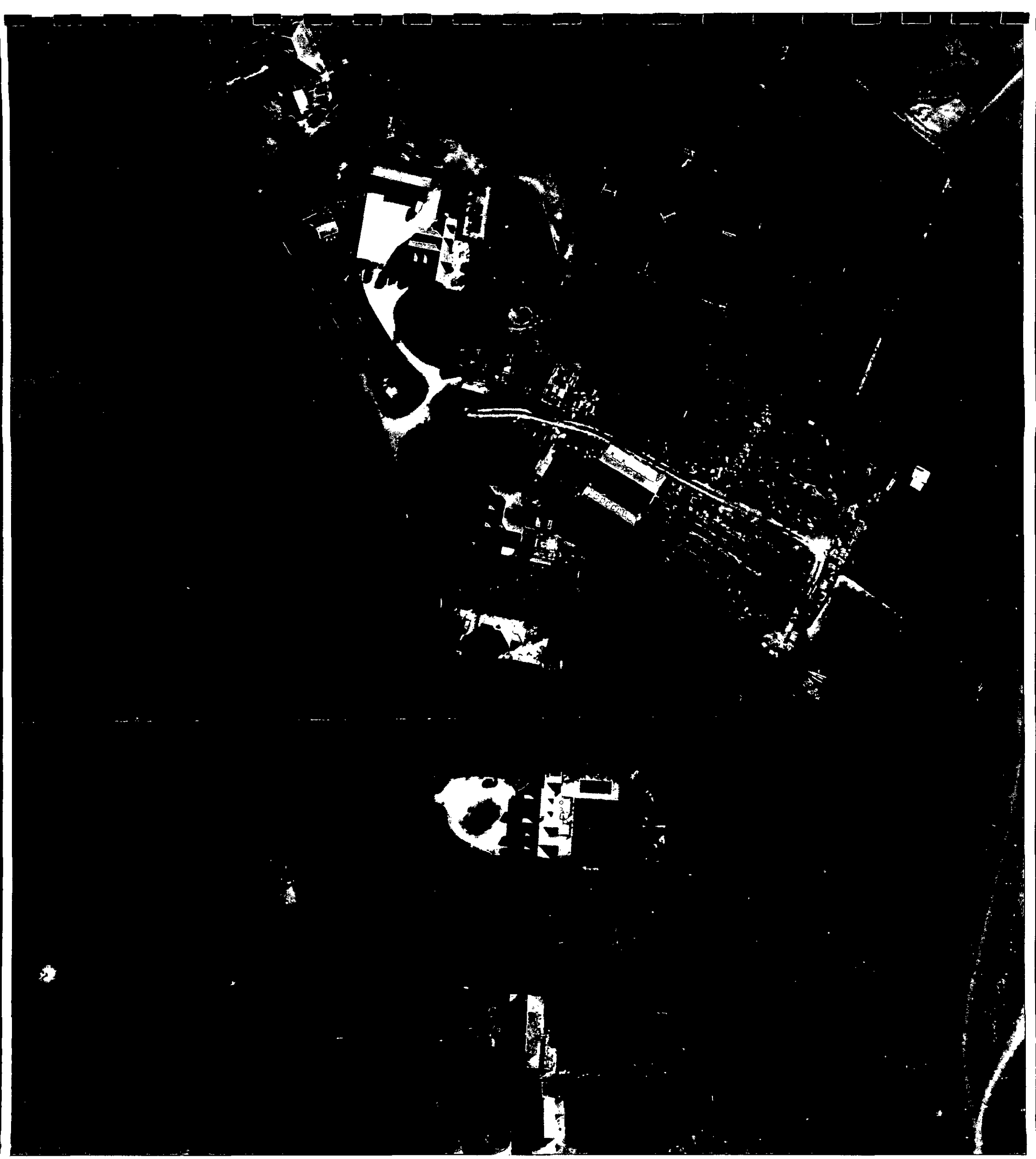
8. THE EXISTING DWELLING HILLSIDE.



9. VIEW FROM SOUTHERN END OF SITE SHOWING PHYLLENA (LEFT) AND HILLSIDE (RIGHT).



10. VIEW FROM SOUTHERN END OF SITE SHOWING FILTERED VIEW OF FIRST FLOOR GABLES AND ROOFSLOPES TO REAR ELEVATION OF LITTLE GRAZINGS.



DOCUMENT 6

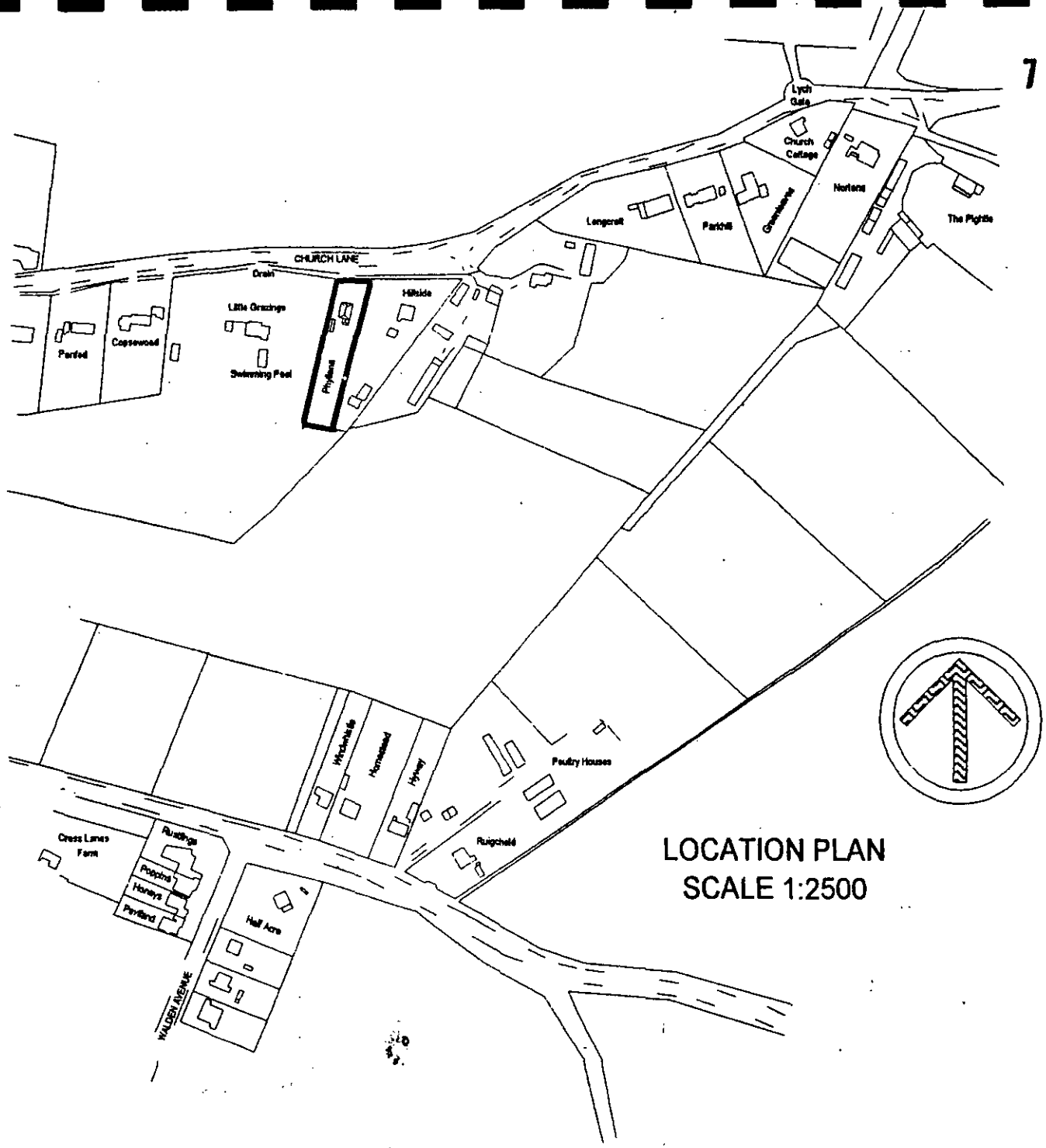
PLANS SHOWING THE EXTENSIONS PERMITTED BY THE LPA AT THE ADJOINING DWELLINGS

(i) **RED ROOF, 31695**

(ii) **PHYLLENA, 97/65948**

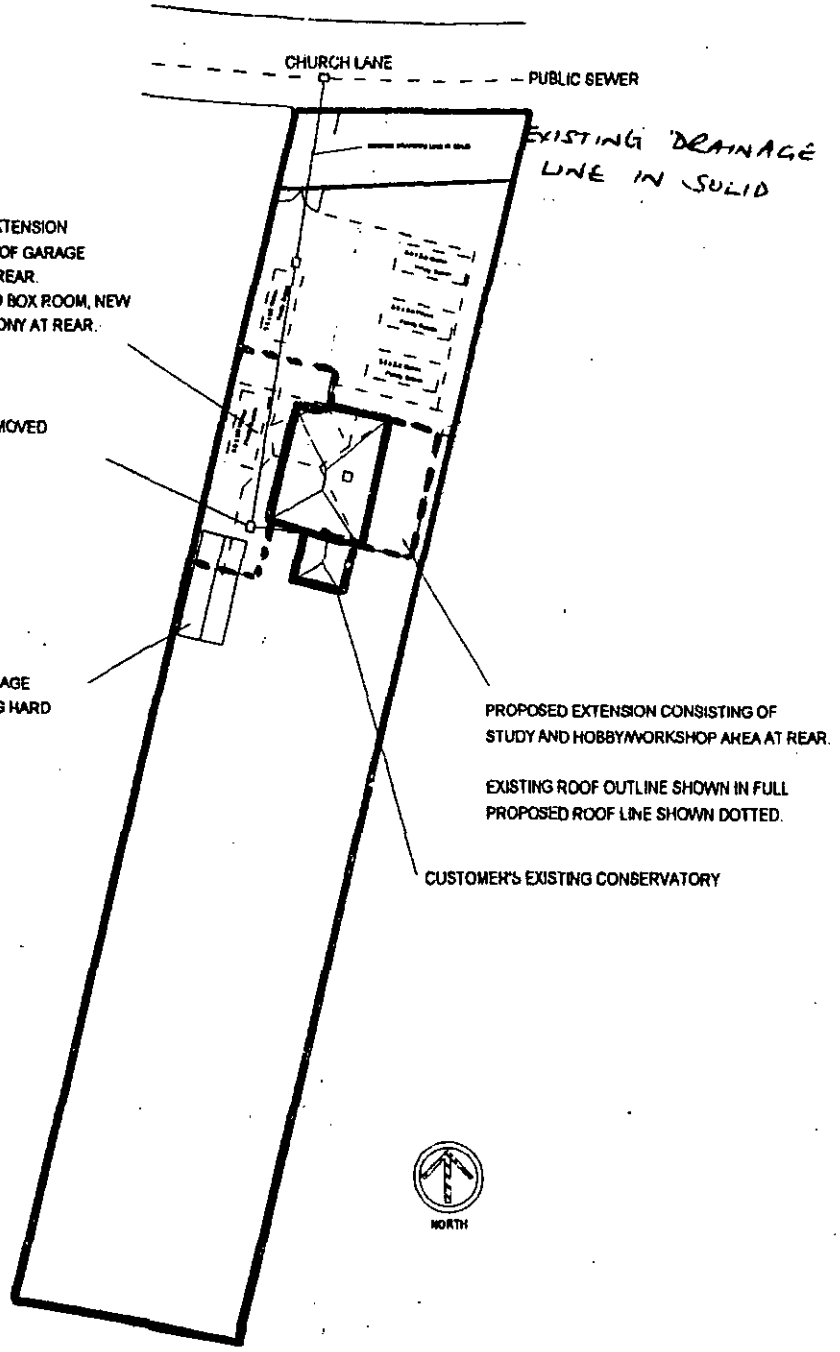
7/65946/F

26 JUN 1997

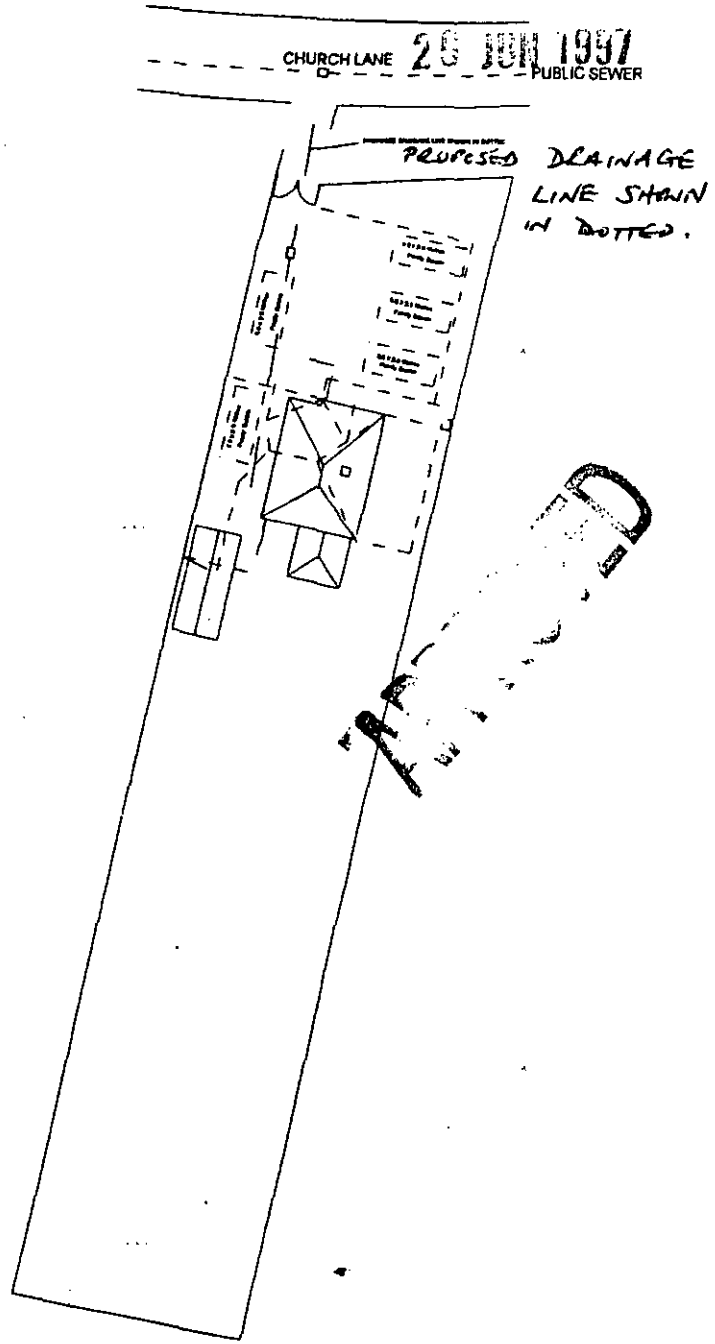


LOCATION PLAN
SCALE 1:2500

77 6547 F



BLOCK PLAN
SCALE 1 : 250

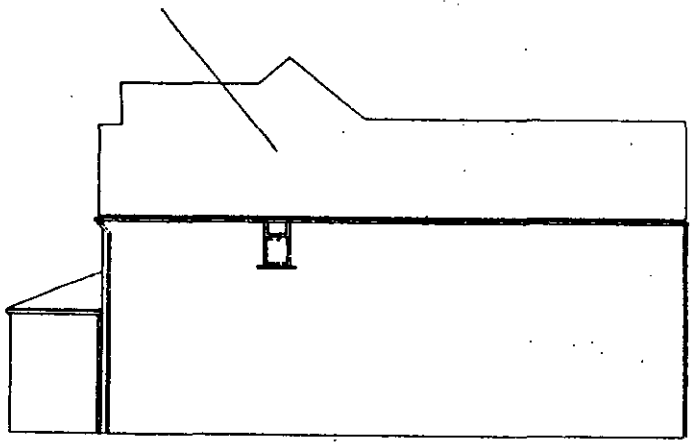


7/0594/F
26 JUN 1997
APPROVED



EXISTING FRONT VIEW OF PHYLLENA.

EFFECTIVE ROOF AREA = 52.5 SQUARE METRES.
GUTTER = 115mm DIA. OUTLET = 63mm DIA.



SIDE VIEW (WEST)
PROPOSED

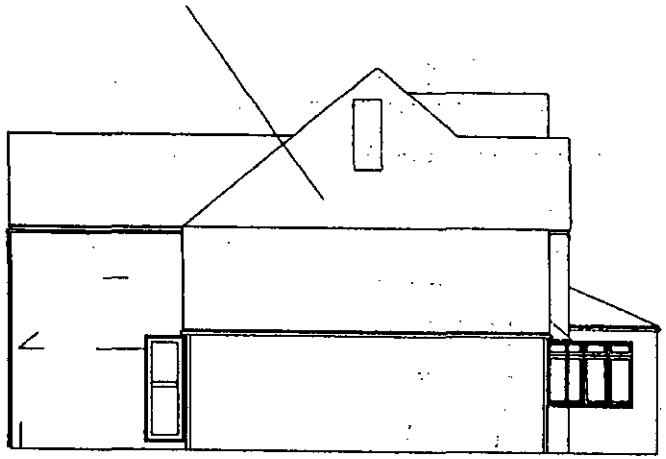
EFFECTIVE ROOF AREA = 40 SQUARE METRES.
GUTTER = 115mm DIA. OUTLET = 63mm DIA.



REAR VIEW
PROPOSED

NEW WINDOW TO STUDY 500 x 1000 OPENING
2 OFF MEANS OF ESCAPE.

EFFECTIVE ROOF AREA = 58.5 SQUARE METRES.
GUTTER = 125mm DIA. OUTLET = 75mm DIA.



SIDE VIEW (EAST)
PROPOSED

EFFECTIVE ROOF AREA = 40 SQUARE METRES.
GUTTER = 115mm DIA. OUTLET = 63mm DIA.



FRONT VIEW
PROPOSED

ALL OTHER GUTTERING TO BE 75mm DIA.
ALL OTHER OUTLETS TO BE 50mm DIA.

ALL NEW WINDOWS TO BE DOUBLE GLAZED WITH 8000mm TRICKLE VENTS.

SAFETY GLASS TO BE USED IN ALL CRITICAL AREAS, DOORS AND WINDOWS.

7/0594/F
26 JUN 1997

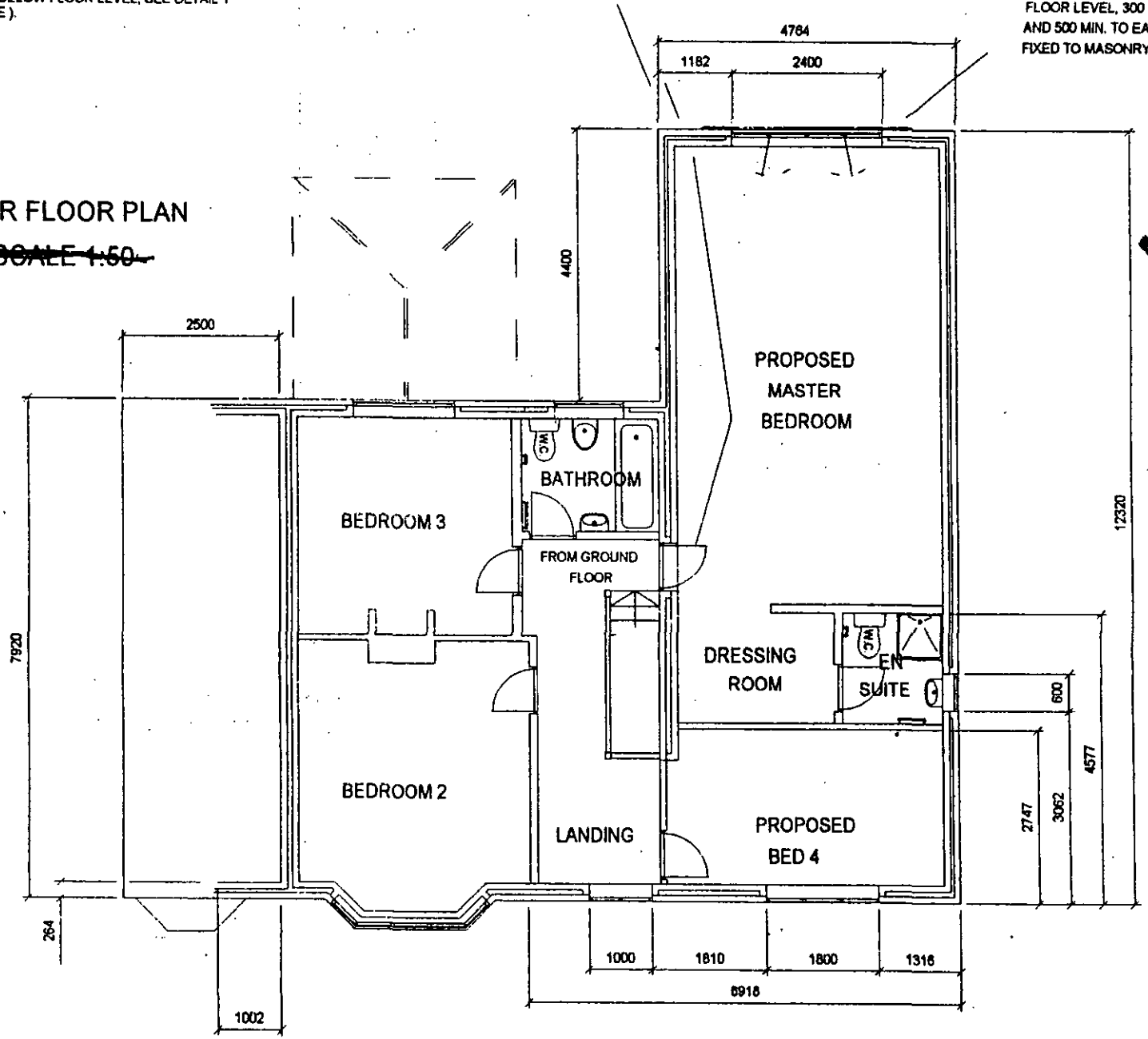
NOTE : CAVITY WALL TO BE NOMINAL 50mm
(REFER NOTES : " EXTERNAL WALL CONSTRUCTION")
FLOOR LEVEL OF PROPOSED KITCHEN EXTENSION TO BE SAME AS EXISTING KITCHEN . LOCATION OF MESH SUPPORT APPROX. 150mm BELOW FLOOR LEVEL, SEE DETAIL 1 (SUB STRUCTURE).

EXISTING LANDING WINDOW REMOVED AND REPLACED WITH NEW DOOR WITH LINTEL ABOVE TO GIVE ACCESS TO PROPOSED MASTER BEDROOM / DRESSING ROOM.

SAFETY FRAME EXTENDING 1250mm MIN. ABOVE INTERNAL FLOOR LEVEL, 300 MIN BELOW, AND 500 MIN. TO EACH SIDE. FIXED TO MASONRY ON 150 CRS.

UPPER FLOOR PLAN

~~SCALE 1:50~~

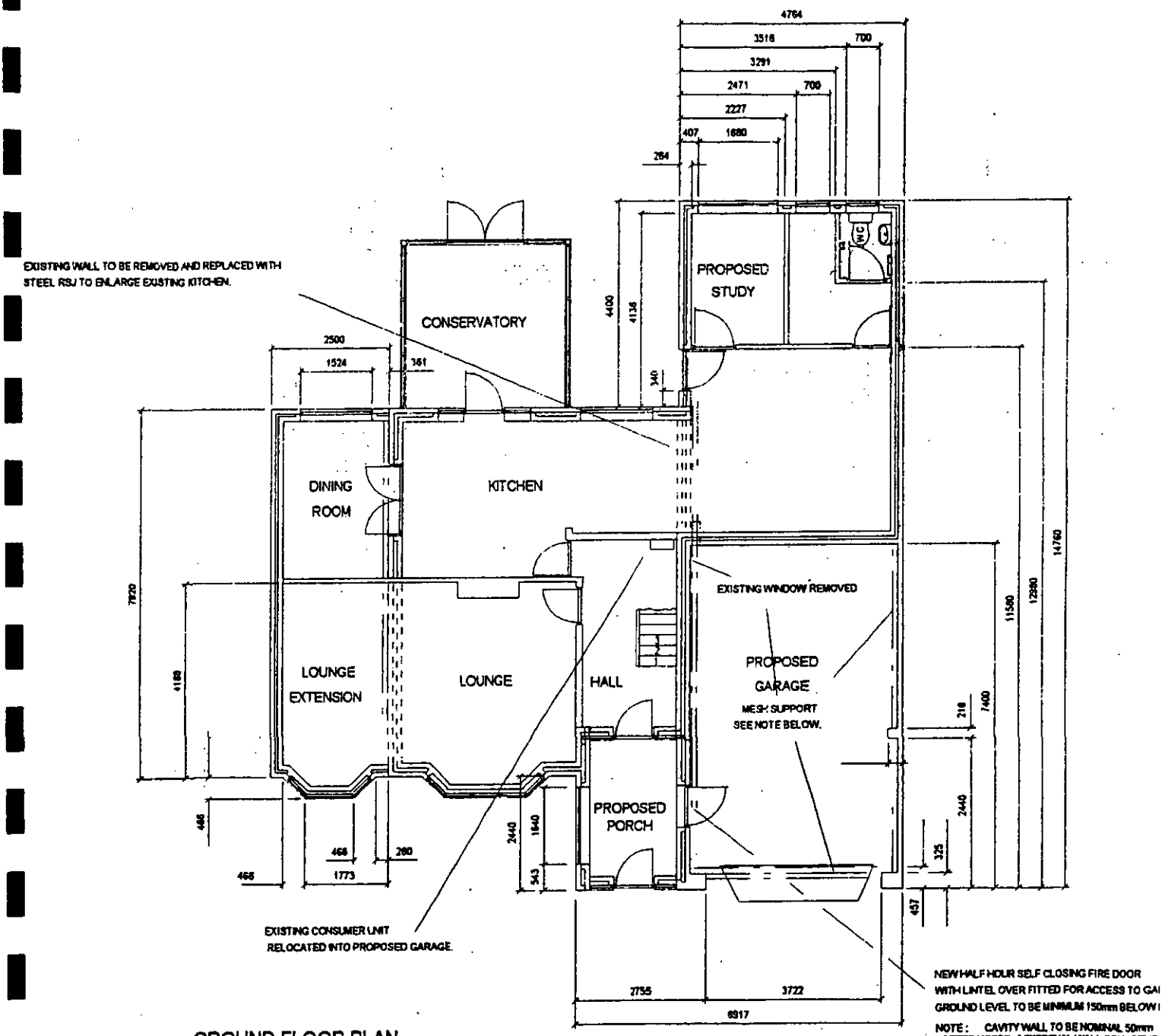


MECHANICAL VENTILLATION TO PROPOSED EN SUITE TO GIVE 15 LITRES/SEC OPERATED INTERMITTENTLY.

APPROVED

7/65040/F

26 JUN 1997



GROUND FLOOR PLAN

~~SCALE 1:50~~

7/65940/F

26 JUN 1997

APPROVED

WORK SHEET FOR Mr F Wright

Application Number : 97/65948/F
Applicant : Mr Graham Hopkinson
Location : Phyllena Church Lane
Arborfield
Proposal : PROPOSED TWO STOREY SIDE AND SINGLE STOREY EXTENSION TO DWELLING

Site Notice Displayed ? :

YES	NO	DATE
✓		11/8.

Date of Neighbour Notifications : .....

Date of Site Visit : 11/8.

Date Registered : 26th June 1997

Earliest Date for Decision : 2nd August 1997

Latest Consultation Date/Site Notice Expiry Date :2nd August 1997

Application Expiry Date: 3rd September 1997

Consultation Responses :

Highways : No obj.

Arborfield P.C. : No obj although concerned about dert encroaching onto adj. property. (suggest encroachment informative)

1 letter of obj : principle of dev on side bdy, balcony + first floor window, workshop, over development.

Planning Issues :

(1) Impact on character of locality. (Policy C2 Structure Plan + LTR2 LALP)

(2) Impact on adj. property (Policy UBE2 LALP).

RECORD OF SITE VISIT

SITE ADDRESS:
Phyllena
Church Lane
Arborfield

APPLICATION NUMBER: 97/65948/F
OFFICER: Mr F Wright
DATE OF SITE VISIT: 11/8

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS
detached houses set in large gardens.
- open countryside to north + south

3. DESCRIPTION OF SITE/BUILDING
1930's detached house.
garages at rear to side adj bdy.
conservatory at rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES
flank to flank.

5. SITE CONSTRAINTS

TREES None affected

ACCESS/PARKING good turning area

LEVELS flat.

BOUNDARY TREATMENT 1.8m fence + trees (in adj gardens to west).

OTHERS hedges to rear + east bdy.
1.8m fence at front

Application Number : 97/65948/F

Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12.	
3	SC08	SR05	'no additional windows to those shown on the approved plans' 'first floor ~~of the~~ or above of the western elevation'
	IN06		

Application Number97/65948/F

Appraisal :

1/. Principle of 2storey and single storey extensions accepted 20.11.95.

The proposal as now submitted shows the 2storey side extn. to project to the rear of the main wall of the house by 4.4metres as opposed to 1.52m in the previous scheme. In addition at ground floor level the garage at the front is larger and a porch is also now proposed (previous scheme was flush with main house wall). The side extension on the eastern side of the house is 2.5m wide as compared to 3m in the original proposal.

At 1st floor level on the rear elevation a french balcony is proposed - previous proposals had indicated a full balcony.

Do not consider having regard to the nature of the plot and the scale of the previous approval that what is now proposed will have any significantly different impact on the character of the rural area

2/ Given the relationship to the adj. property the well enclosed character of that property provided by a v. tall line of conifers do not consider the current proposal unacceptable. The plans show that the rail in front of the rear window is only there to prevent people falling out

Recomendation : GRANT.

DOCUMENT 7

CORRESPONDENCE BETWEEN THE APPELLANT AND THE LPA

(i) Appellant to LPA 03/09/99.

(ii) LPA to appellant 10/09/99.

(iii) Appellant to LPA 07/10/99.

(iv) LPA to appellant 20/10/99

(v) Appellant to LPA 04/11/99

(vi) LPA to appellant 03/12/99

(vii) Appellant to LPA 11/04/00

(viii) LPA to appellant 26/04/00.

(i)

Planning Department
Wokingham District Council
PO BOX 157
Shute End
Wokingham
Berks. RG40 1WR

Attention Mrs A O'Dell.

3 September 1999

Dear Mrs O'Dell,

HILLSIDE, CHURCH LANE, ARBORFIELD.

Further to our meeting this morning, I had intended to leave the site photographs with you for referral while you are considering our initial proposals, and so I enclose them with this letter.

If, after you have had an opportunity of reviewing the submission, you would like to telephone me, I can arrange a short visit to you to collect the photographs. Perhaps at the same time, so as to save you needing to write to us formally, we could discuss your preliminary thoughts and recommendations.

I hope that following our brief meeting this morning, you can appreciate our desire to design a house of architectural merit and stature. As the local plan recognises, Arborfield Village is a dispersed settlement with individual buildings amongst area of open land. Many of the buildings are of high design standard; many others, including *Hillside*, are not. I hope you will share our view as to the potential quality of these initial architectural proposals by Batterton Tyack, and that working in conjunction with the relevant local plan policies, we can achieve a building that will be of long term benefit and merit to the rural character of this area.

Yours sincerely
For QUEENSGATE HOMES LIMITED

R H Young

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 10 September, 1999
My ref. AO/Arb.pre-app.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Queensgate Homes
The Coppice
Winter Hill
Cookham
Berks
SL6 9TN

Dear Mr Young

HILLSIDE, CHURCH LANE, ARBORFIELD

Thank you for your letter of 3 September and enclosed plans, and I bear in mind the comments you made at our meeting.

Whilst I appreciate the thought you have given to the design and arrangement of the proposal, it represents a large net increase in floorspace compared with the existing dwelling (which itself has already been extended) and would be contrary to Loddon Area Local Plan Policy LC18 (copy attached). For this reason I therefore consider that the proposal is unlikely to be acceptable.

If you wish to discuss the matter further please contact me.

Yours sincerely

Angela Odell

MRS A ODELL
Senior Planner

(iii)

Direct Line 01628 475226
E Mail peter@queensgategroup.co.uk

Angela O'Dell
Planning Department
Wokingham District Council
PO BOX 157
Shute End
WOKINGHAM
Berks RG40 1WR

07 October 1999

Dear Mrs O'Dell,

HILLSIDE, CHURCH LANE, ARBORFIELD

Thank you for meeting me this afternoon.

As we discussed the next door property 'Phyllena' has recently been extended and I enclose the details that I have noted in the relevant files for your information. At the time of the first application, which was approved in November 1995 the internal floor space including a conservatory and detached garage was approximately 115m2. Following the most recent application approved in September 1997 the total internal floor space, including an integral garage was approximately 236m2. This is an increase of about 105%.

I hope that we have demonstrated that our proposal for Hillside does not significantly exceed the floor space available within the fabric of the bungalow and its attached workshops, garage and stores and would be acceptable within the policies of both Local Plans. If you have any queries about our calculations in respect of Hillside please do not hesitate to contact me. I look forward to hearing from you and hope that we may soon be able to lodge a Planning Application that meets with your approval.

Yours sincerely
For QUEENSGATE HOMES LIMITED

Peter H Young
Director

(iv)

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 20 October, 1999
My ref. AO/Arb.pre-app.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Queensgate Homes
The Coppice
Winter Hill
Cookham
Berks
SL6 9TN

Dear Mr Young

HILLSIDE, CHURCH LANE, ARBORFIELD

Thank you for your letter of 7 October, and I bear in mind the comments you made at our meeting.

Whilst I appreciate the thought you have given to the design and arrangement of the proposal, it does represent a large net increase on the *original* floorspace (about 100% - based on the assumption that the original floorspace was 82 sq.m. external). I note your comments in relation to Phyllena adjacent. However, extension to the property was first granted permission in 1995, and then modified by permission No. 97/65948/F, which was granted permission in August 1997. This was before the Wokingham District Local Plan (Deposit Draft) was adopted for development control purposes in October 1997. The WDLPDD no longer includes Church Lane as 'an area of sporadic development'. We therefore do not consider that the approval at Phyllena means we should allow such a large net increase in floorspace as the current proposal. For this reason we therefore still consider that the proposal is unlikely to be acceptable.

However, the above is informal advice only, is given without prejudice, and does not commit the authority to making such a decision. Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

Angela Odell

MRS A ODELL
Senior Planner

(V)

Direct Line 01628 475226
E Mail peter@queensgategroup.co.uk

Angela O'Dell
Planning Department
Wokingham District Council
PO BOX 157
Shute End
WOKINGHAM
Berks RG40 1WR

04 November 1999

Dear Mrs O'Dell,

HILLSIDE, CHURCH LANE, ARBORFIELD

Further to your letter of 20th October, I must initially thank you for the time and effort that you have already given to this consultation. I am pleased to note your appreciation of the design and arrangement, but equally of course I am sorry that you still consider the scale to be unacceptable.

As explained, I am very committed to the design concept that Batterton Tyack have evolved for this site as I believe it genuinely complements the rural character of this area. However I have reviewed the design with them, seeking ways to meet your specific concern. We feel it would be wrong to change the plan dimensions of the design as the current proportions are such an important aspect of the appearance; however, we do consider it would be acceptable to alter the rear section to single storey. This would have the effect of reducing the floor space for the house and garage to 250M2 and would also reduce the number of bedrooms to four, replicating the number in the existing property.

I note from your letter that the WDLPDD has been adopted for development control purposes, but assume that we should still have regard to LALP Policy LC18. Bearing in mind that the existing floor space of the building and garage/workshop is already 168M2, then our revised proposal represents a less than 50% increase. As regards site coverage there is virtually no change in the covered areas. I believe therefore that this reduced proposal does conform to LC18, which specifically refers to comparison to the *existing property* and not to the *original building* as identified in LC19

Equally I believe that the proposal does conform to WDLPDD, which you are now using for development control purposes. It is 'a redevelopment proposal in the countryside' and it is 'appropriate in scale, form, materials, design, character, to its location in the countryside'. In particular, as regards the scale element in the latter

section of the policy, the proposal is comparable in size to neighbouring properties in this location and it stands in substantial grounds

In your letter you also referred to the circumstances in which "Phyllena", one of these neighbouring properties, was extended by over 100%. You advise that this was approved prior to WDLPDD being adopted for control purposes, at which time Church Lane was identified as 'an area of sporadic development'. I believe however that its approval is still relevant in that its scale, which is comparable to our revised proposal, was obviously not considered to have *any adverse impact on the rural environment* (LC19*)* and a similar view must surely apply to our current proposal. As regards the reference to its location within 'an area of sporadic development', LALP Policy LTV2 states... *For the avoidance of doubt the areas of sporadic development identified on the proposals map are included within the rural areas.* Presumably this just meant that any applications in 'areas of sporadic development' should be considered as though they were within the rural areas. As far as we are aware a similar situation still exists.

In addition to meeting both of the above policies, I also believe that our proposal conforms to PPG7. This policy guidance specifically identifies the benefits of high quality architecture in enhancing the immediate surroundings, a situation, which I consider relevant when our new design is compared to the poor standard of the existing property. Equally it accepts the sensitive development of small gaps within small groups of houses, a policy that is recognized in your proposed amendment 2/8 to Policy WCC1. Certainly Church Lane would fall within the designation "small groups of houses" and although our proposal does not simply seek to infill the existing small gap at "Hillside", the replacement dwelling does conform to the underlying principle of this policy.

The guiding principle of Countryside planning policy, is that development should both benefit economic activity and maintain and enhance the environment. I believe that our proposal achieves both of these principles, not only by providing an improved family home to modern standards, an essential contributor to economic activity, but also more importantly, by replacing a poor quality building with a design which will be an asset to the local environment.

I look forward to hearing from you, and hope that we will shortly be able to submit to your authority the revised scheme for your formal consideration.

Yours sincerely
For QUEENSGATE HOMES LIMITED

Peter H Young
Director

(vi)

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 3 December, 1999
My ref. AO/Arb.pre-app.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Queensgate Homes
The Coppice
Winter Hill
Cookham
Berks
SL6 9TN

Dear Mr Young

HILLSIDE, CHURCH LANE, ARBORFIELD

Without Prejudice

Thank you for your letter of 4 November.

Whilst I appreciate the thought you have given to the design and arrangement of the proposal, it does still represent a significant net increase on the *original* floorspace of the existing bungalow before it was extended. In making our assessment, we would normally exclude garages, both existing and proposed. Bearing in mind the combined effect of Policies LC18 and LC19 of the Loddon Area Local Plan, I do not consider that I can give encouragement to your proposal. I note your comments regarding Phyllena, PPG7 and the proposed amendment to Wokingham District Local Plan (Deposit Draft) Policy WCC1. However, the latter has been altered to be more restrictive. These matters will be taken into account if/when you submit an application.

Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

Angela Odell.

MRS A ODELL
Senior Planner

vii

Direct Line 01628 475226
E Mail peter@queensgategroup.co.uk

Angela Odell
Planning Department
Wokingham District Council
PO BOX 157
Shute End
WOKINGHAM
Berks RG40 1WR

11 April 2000

Dear Mrs Odell,

HILLSIDE, CHURCH LANE, ARBORFIELD

Further to the decision on 6th April 2000 to refuse permission for our application F/2000/0456, I would be grateful for your assistance in finding an acceptable proposal for the replacement of Hillside.

It is clear from your report and the reasons given for the refusal that the two main factors in considering a replacement dwelling at Hillside are the interpretation of the figures relating to the floorspace of the existing property and judgement on the effect of any proposal.

The Local Planning Authority interpretation of the floorspace figures differed from our own principally in the question of whether or not outbuildings should be included. You have calculated that the existing bungalow has a gross external floorspace of 122m2 (our figure is 123m2), whilst under PD rights the roofspace adds 31.5m2, giving a total floorspace of 152m2. You do not allow the inclusion of outbuildings.

Policy LC18 of the LALP allows a replacement dwelling that "will not significantly exceed" the floor area of the existing property, implying that an increase of some amount is acceptable. Similarly Policy WCC7 of the WDLP(DD), which you are using for replacement dwellings, allows an extension if "there is no significant alteration to the scale of the dwelling", again indicating that some alteration to the size and scale is acceptable. Neither policy refers to any cumulative effect as specifically set out in LALP Policy LC19.

The preamble to Policy WCC7 states that "extensions to existing dwellings in the countryside need to be considered on a site-specific basis". Given the secluded nature of this plot and the character of the surrounding development, I would be grateful if you could indicate to me the increase in floorspace that you would consider appropriate.

Turning to judgement on the effect of the proposal, the report to the committee states that the proposed increase in height of 1.7M would result in a significantly greater visual impact than the existing bungalow, and that the proposal has not been designed to have the minimum impact on the rural area. In the light of these comments, but bearing in mind LALP Policy LBE1 and WDLP(DD) Policy WBE1 please could you advise on whether you feel that any replacement dwelling at Hillside would need to be a single storey structure.

I look forward to hearing from you.

Yours sincerely
For QUEENSGATE HOMES LIMITED

Peter H Young
Director

viii

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Date. 26 April, 2000
My ref. AO/Arb.pre-app.

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Dear Mr Young

HILLSIDE, CHURCH LANE, ARBORFIELD

Thank you for your letter of 11 April. As the existing bungalow has already been extended by over 50% footprint, I consider that we are unlikely to support any increase in footprint. In addition the dwelling proposed under Application F/2000/0456 would be significantly wider than the existing, and any significant increase in width should be avoided. I also consider that any increase in height or roof massing compared with the existing bungalow would be unlikely to be considered acceptable. Regarding a first floor, as you point out, the existing roofspace could be used for accommodation, and therefore the equivalent of this may be acceptable in a proposed replacement dwelling.

I trust this provides you some guidance. However, the above is informal advice only, is given without prejudice, and does not commit the authority to approving such a proposal. Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

Angela Odell.

MRS A ODELL
Senior Planner

DOCUMENT 8

HILLSIDE CHURCH LANE ARBORFIELD - AREA OF SITE & BUILDINGS AS PROPOSED

	Footprint		Floorspace		Notes
	m²	Sq Ft	m²	Sq Ft	
HOUSE	160.56	1728	260.81	2806	GF Gross External + FF Gross internal
TOTAL	160.56	1728	260.81	2806	
GARAGE	36.60	394			
TOTAL	36.60	394			
TOTAL	197.16				

% Total Footprint of site to front hedge	8.5%
Ridge Height	7.7m

BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997

February 1998
Price: £15.00

ISBN 1 85163 331 6

LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

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

Development Outside Built-Up Areas and Settlements

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

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

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

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

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

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

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

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

Countryside

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR
Telephone: (01734) 778798
Fax: (01734) 778735

plan, a village is not synonymous with an identified settlement, the latter being used to define an area where particular planning policies are appropriate. There will therefore be cases where parts of villages have been excluded from the identified settlement, for example, small groups of development on the far side of a road that marks the boundary of the main built up area of the village. In order to be consistent in the treatment of settlements of similar size, function and character, it has been necessary to draw up a definition for settlements warranting identification on the Proposals Map.

1.1.05 An 'identified' settlement or built-up area must possess all the following characteristics:-

(i) a sizeable amount of development in a compact form. (If development is interspersed with areas of land which are characteristically rural or open, this will not come within this criterion);

(ii) possess a range of basic services, such as a school, shop and community facilities, providing a forum for social contact;

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

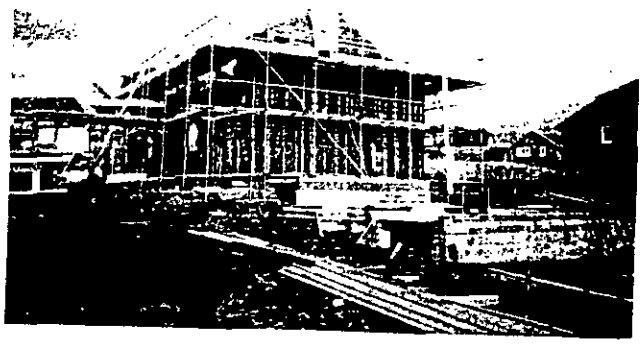
❖ LTV1 'IDENTIFIED SETTLEMENTS'

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

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

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies LH1 and LE2.



❖ LTV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE

REPLACEMENT STRUCTURE PLAN EXCEPTIONS MAY BE MADE FOR DEVELOPMENT IN THE FOLLOWING CATEGORIES WHICH ARE NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES IN THIS LOCAL PLAN:

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

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

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

(D) MINERAL EXTRACTION;

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

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

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE;

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

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

NEW SETTLEMENTS IN RURAL AREAS

1.1.07 The scale of housing and other developments envisaged in the Replacement Structure Plan for Berkshire is not such as to recognise or justify consideration of a new settlement separate from existing settlements. There are therefore no proposals of this nature in the plan. Any such development would seriously undermine the county and regional strategy and would seriously detract from the essential role of the countryside areas in providing a foil to the built-up areas and maintaining substantial tracts of countryside in an increasingly urbanised area.

❖ *LTV3 NEW SETTLEMENTS IN RURAL AREAS*

THE CREATION OF NEW SETTLEMENTS WILL NOT BE PERMITTED WITHIN THE DEFINED RURAL AREAS, AS SHOWN ON THE PROPOSALS MAP.

DEFINITION OF BOUNDARIES

1.1.08 The preparation of this Local Plan has provided an opportunity to formally recognise the boundaries of settlements that have never previously been 'identified' and to review those boundaries of settlements that have previously been recognised in earlier village or local plans. In certain cases development has occurred, or, a commitment exists beyond the existing boundary, whilst in other cases the latter does not always delineate land which is in a truly urban as opposed to rural use.

1.1.09 The perimeter of each 'identified' settlement has been surveyed and clear boundaries identified. These follow natural features, fencelines or other plot boundaries. An exception concerns properties with extensive curtilages where property boundaries are not necessarily appropriate. In such circumstances, it has been necessary to make a judgement about the point at

REDEVELOPMENT AND EXTENSIONS IN RURAL AREAS

1.3.46 Within rural areas existing buildings will be the subject of proposals for redevelopment or extension. In some cases these will be large residential properties set in extensive grounds. There will be a presumption in favour of a continuation of residential use, in accordance with policy LH3, especially where the buildings are of architectural and historical importance. In some cases larger properties may be converted into smaller self-contained units in accordance with policy LH4. This will provide for the growing number of smaller households.

1.3.47 If continued use, refurbishment or conversion to smaller units are not feasible then the Council will consider favourably redevelopment for residential purposes, unless the buildings are of architectural importance. The replacement (generally by larger buildings) of dwellings that have reached the end of their useful life can have a significant impact on the open and/or rural character of an area, by increased visual presence or increases in ancillary features (such as fences, walls, etc.). For this reason the District Council, in considering proposals for replacement dwellings, will have regard to visual impact, the need to maintain a range of house types and sizes in the rural area and the need to protect rural amenities. Any redevelopment should not normally provide for a larger number of separate units than that already existing on the site, occupy a larger area of the site, nor exceed the height of the existing buildings. The location of the new buildings should be decided having regard to the main features of the landscape and the need to minimise the impact of new development and integrate it with its surroundings. The amenity value of the site should be retained by preserving mature trees and keeping or laying out landscaped areas.

❖ LC18 REPLACEMENT DWELLINGS IN RURAL AREAS

THE REPLACEMENT OF EXISTING DWELLINGS IN RURAL AREAS MAY BE PERMITTED PROVIDED THAT:

A) THE EXISTING BUILDING IS NOT OF ARCHITECTURAL OR HISTORIC INTEREST;

B) THE SITING AND DESIGN OF THE NEW DEVELOPMENT HAS THE MINIMUM IMPACT ON THE RURAL ENVIRONMENT AS REQUIRED BY POLICY LC15;

C) THE SIZE OF THE NEW DEVELOPMENT WILL NOT SIGNIFICANTLY EXCEED THAT OF THE EXISTING PROPERTY BOTH IN HEIGHT AND FLOOR AREA AND, WHERE APPROPRIATE, IN NUMBERS OF SEPARATE UNITS.

1.3.48 Within the rural areas only minor extensions to existing dwellings will normally be permitted, consistent with Policy EN1 of the Replacement Structure Plan for Berkshire. The cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance of the countryside, and reduce the range of house types available in the rural areas. Extensions to buildings in other uses will be treated on their merits, but generally the District Council will adopt a similar approach, and will be particularly concerned to see that the requirements of policy LC15 are observed.

❖ LC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS

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

1.4 QUALITY AND 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 development, 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. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers. 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 the 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 proposing 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 or required to establish the wider context within which applications will be considered.

❖ LBE1 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.

❖ LBE2 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 also 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, district and local shopping centres in particular, where large scale redevelopment 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.

❖ LBE3 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.

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

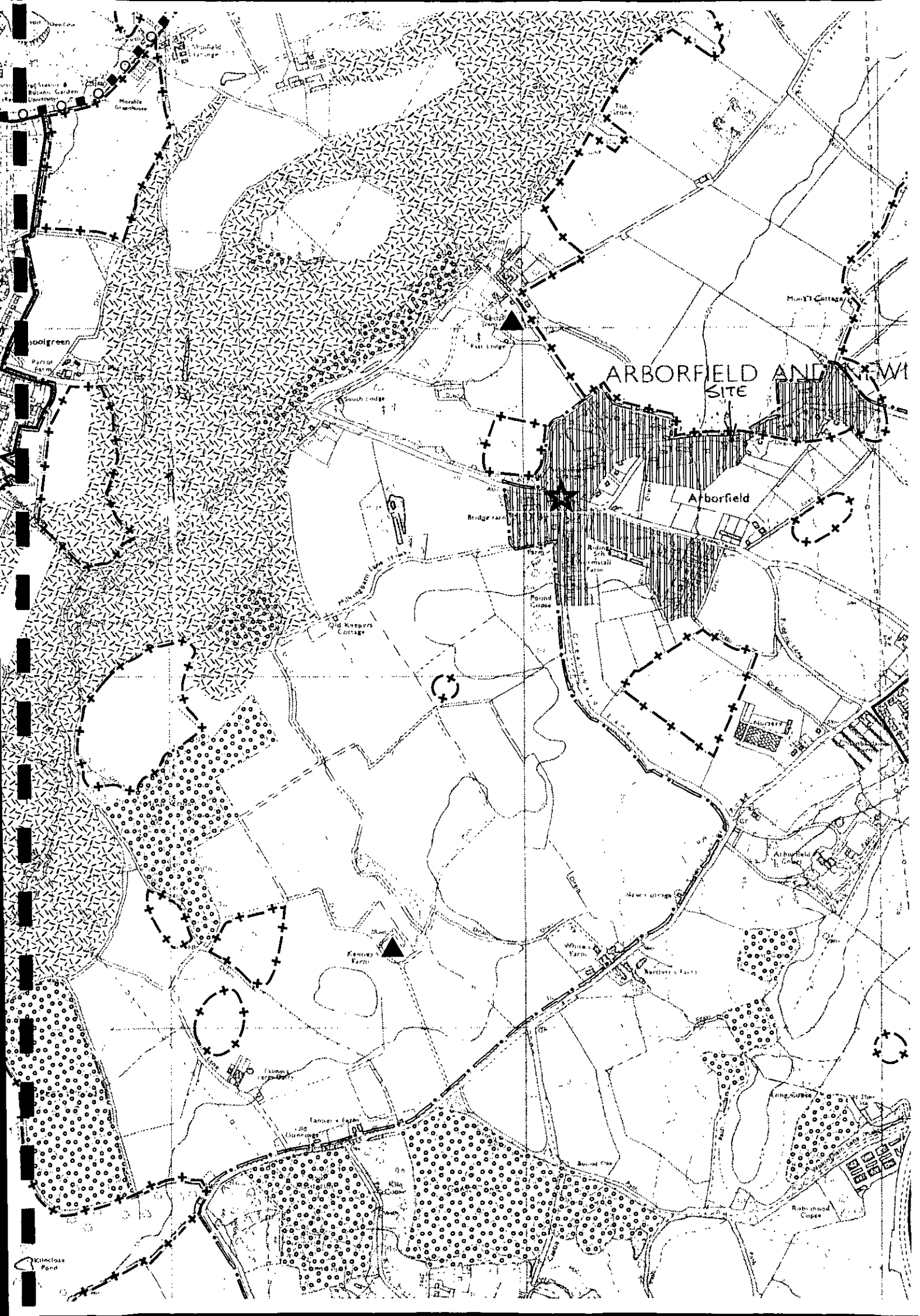
ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

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.

❖ LBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT THE DISTRICT COUNCIL WILL


ARBORFIELD AND
SITE
Arborfield

DOCUMENT 11

Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document
November 1999

November 1999

THE COUNTRYSIDE

Development in the Countryside

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

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

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

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. Certain categories of development, e.g. agriculture and telecommunications, are classed as permitted development under the General Development Order 1995 and prior notification to the council of the exercise of these rights is required. Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below.

2.23A Infill development is defined as one or two dwellings in a small gap in an otherwise built-up frontage. For the purpose of this policy small is defined as no larger than necessary to accommodate two houses having regard to the widths of the existing residential frontages in the immediate vicinity. The new dwelling(s) should have a similar road frontage and similar curtilage to adjoining dwellings. It is essential that the development does not adversely affect the character of the area and in particular not lead to any urbanisation of the area. Such development should provide adequate garden or amenity open space for the private enjoyment of residents appropriate to the character and general layout of the area. The protection of trees in accordance with policy WBE11 will be another important consideration.

2.23B The development will be subject to the provisions of policy WCC4 on new buildings outside settlement boundaries. Where applicable, proposals for development will be considered against policy WCC2 and policies WLL2 to WLL8 of this plan and the relevant policies of the Structure Plan.

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

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

CONT.

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

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

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

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

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

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

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

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. Existing permitted uses will continue in these areas, but intensification of these uses will not be allowed where the existing open and undeveloped character of the land is adversely affected. 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements.

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

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements issues were kept distinct in policy terms. This could lead to confusion arising from a multiplicity of designations on areas shown on the current proposals map. As a result this has been reviewed and a need to simplify the proposals map recognised.

2.28 The green wedges and gaps designation is now shown on those areas that had either a dual settings and separation of settlements function, or the separation of settlements designation only, in the adopted local plans. Where an area was only important to the setting of settlements, these areas will remain subject to a separate policy found in the Landscape section of this chapter (Policy WLL6).

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

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

A NEW DWELLING FOR COUNTRYSIDE LAND USES WILL NOT BE PERMITTED UNLESS EVIDENCE DEMONSTRATES THAT THERE IS:

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

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

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

WHERE SUCH A DWELLING IS JUSTIFIED THE COUNCIL WILL ENSURE:

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Extensions to Existing Dwellings in the Countryside

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

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

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

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

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined.

PROTECTING AND MANAGING THE LANDSCAPE

INTRODUCTION

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

2.44 Landscape is important because it is:

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

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

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

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

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS

e) THE LOCAL TOWNSCAPE

f) THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.

Implementation: Through the development control process.

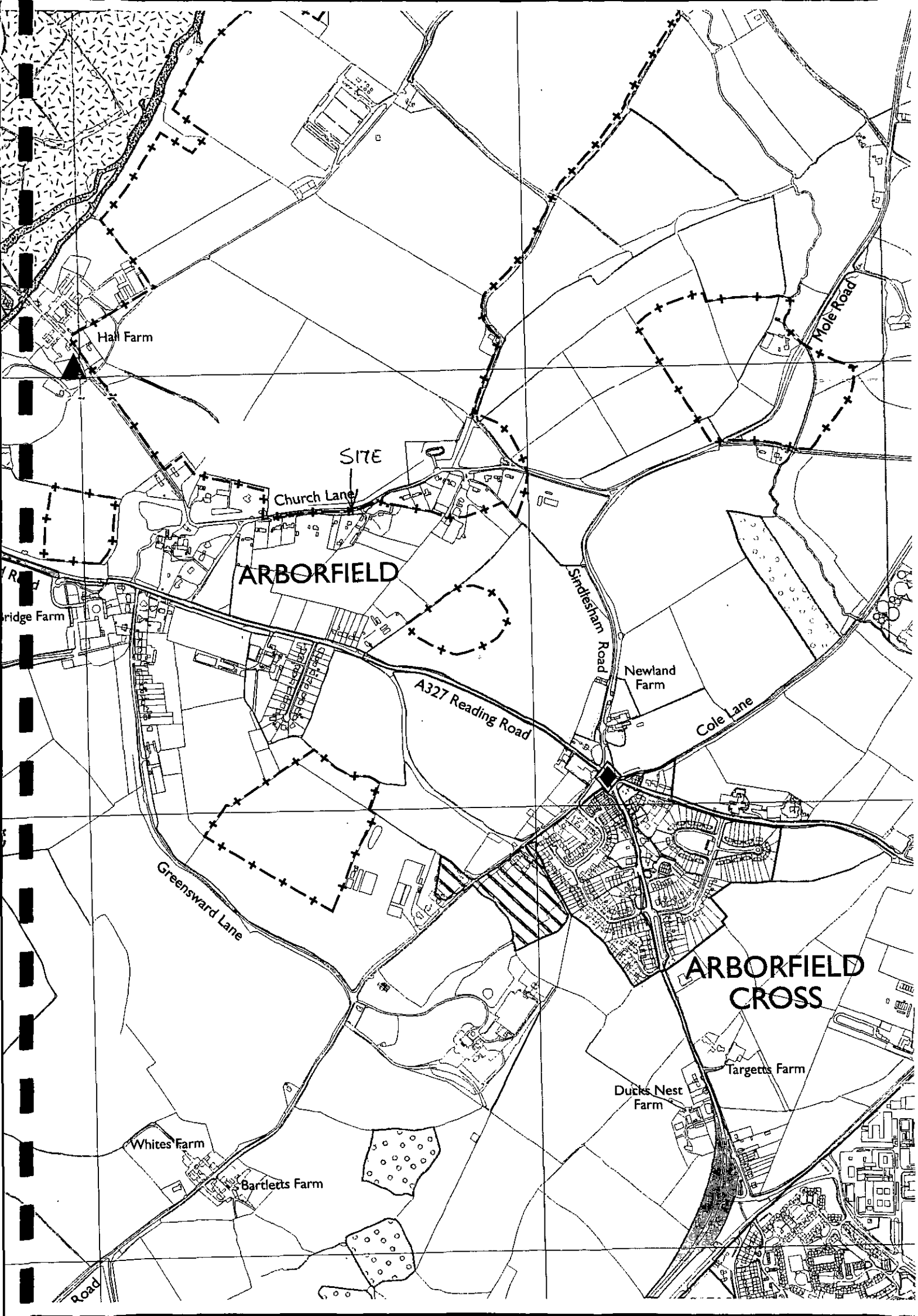
Monitoring: Check quality of development on the ground.

4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

Cont.


Hall Farm
SITE
Church Lane
ARBORFIELD
Mole Road
Sindlesham Road
Newland Farm
A327 Reading Road
Cole Lane
Greensward Lane
ARBORFIELD CROSS
Targetts Farm
Ducks Nest Farm
Whites Farm
Bartletts Farm

Planning Guideline B1

Housing Development: General Principles

INTRODUCTION



This guideline is intended to assist in the development process by outlining acceptable development solutions for housing within the District.

This information is intended only as a guide, not as rigid rules. The guidelines are flexible and give indications of where such flexibility is appropriate. The policies in the local plan take precedence over the guidelines should a differing interpretation arise. This guideline supersedes the 1987 development control handbook (housing section). It was adopted as supplementary planning guidance on 26 January 1998, following consultation with the town and parish councils.

Good Housing

Good housing development based on the principles set out within this guideline will help to achieve the overriding aims of producing a sustainable development of a high quality. This requirement is reflected in PPG1, which states in paragraph 16 that 'applications for planning permission should be able to demonstrate how they have taken account of the need for good design in their development proposals'. If translated carefully the development should display the following attributes achieving the aims listed under the two following headings.

SUSTAINABILITY

- reduced use of the car
- energy efficient buildings
- provision of local facilities
- effective use of land
- conservation of habitats
- mixed communities
- buildings built to last

QUALITY

- safety
- privacy
- high standard of design
- feeling of belonging
- feeling of community
- identifiable settlement
- sits well within the wider context

PREPARATION PRIOR TO APPLICATION SUBMISSION

Relevant plan policies

The main criteria for considering any application are the relevant plan policies. Relevant plans in force are the Berkshire Structure Plan and the following local plans: South East Area Local Plan, Loddon Area Local Plan, and Berkshire Green Belt Local Plan. The District Council is in the process of preparing a District Wide Local Plan. Within this plan there are a number of policies which should be considered in conjunction with this guideline. These include WSO1, WH6, WBE1-6.

The Berkshire Structure Plan sets the framework for any housing in the District, outlining key policies on volume, broad location and variety of housing. Local plan policies are the starting point for any development. They outline the housing sites, appropriate capacities for sites and specific constraints and opportunities.

Development Briefing

Once a site for housing development has been identified, in most cases it is essential that the site is the focus of a brief. This brief should demonstrate how the agreed objectives of both the local authority and the developer can be achieved. This process is the focus of *Planning Guideline A1*, Wokingham District's Development Briefing Manual. This is a manual outlining the development briefing process, including a worked up example.

Once a brief has identified the policy framework, community aspirations, market factors and the physical aspects of the site (including area character, site topography, vegetation cover, habitats, site constraints, opportunities and critical views) the design process for the housing can begin. This receives backing from PPG1 annex A4 which states 'applicants for planning permission should, as a minimum, provide a short written

statement setting out the design principles adopted as well as illustrative material in plan and elevation'.

The importance of getting a housing development right can be the difference between a safe, vibrant, distinctive area and an unsafe, sterile, indistinct area. Bearing this in mind the following aims are intended to get the right housing within Wokingham District.

ELEMENTS OF GOOD HOUSING

CREATION OF SUSTAINABLE COMMUNITIES

With the increased interest in providing for a sustainable future and the associated importance of sustainable development, these objectives are covered in *Planning Guidelines* A3, A4 and A5. Creating housing which is sustainable in terms of the environment it provides, the community which it fosters, and the economy it supports should always be major considerations when designing a new development.

The above can be achieved by working towards the following key objectives and through applying appropriate principles (outlined under layout considerations) to any new development.

The following should be the main aims of any new development. These are outlined under the broad headings of sustainability and quality aims, although this is not to say that there is not a close interrelationship between elements of both of them.

SUSTAINABILITY AIMS

Effective use of land through increased densities. Land appropriate for development is in short supply and at a premium within the District, therefore effective use is vital within any new development. Where appropriate this can be addressed through higher density development especially in established settlements and within the core of any large new build developments. This will lead to a more effective use of land resources. This can be met through the use of differing built forms such as flats, terraces and increased building heights all of which by virtue of their form allow for efficient land use. It is vital that quality is demonstrated in any high density proposal. This should be reflected in the variety and interest differing built forms can provide.

Provision of a mixture of uses. Whenever possible developments should integrate a mix of uses within the development. This should incorporate commercial and employment uses in order to create more self contained self sustaining communities and at the same time reduce the need to use the car for short journeys. It can include the introduction of local facilities such as shops, offices, community centres, churches or public houses. Wherever possible these should be provided within the development or the development centred around existing facilities.

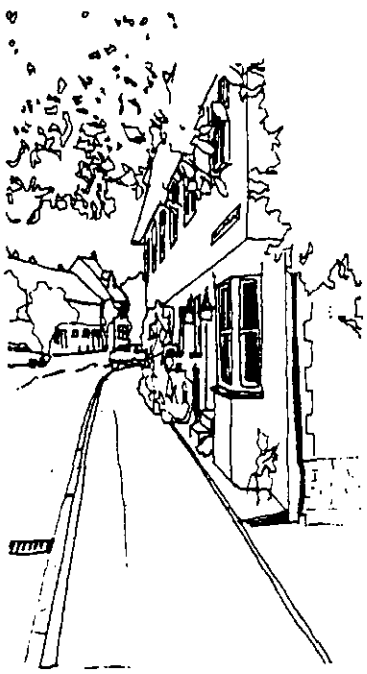


choice can play a large part in this; it is therefore important that every consideration is given to this perceptual aspect of the new development.

Safety. Providing a safe environment is of importance to all those living within the development. It should be an aim for any development to provide safety through careful design (see *Planning Guideline* A6 Designing to reduce crime). Implementation of security standards should be balanced against the effects that they can have in deterring community and liveliness which contribute to safety.

Privacy. Providing private outdoor space for all households which is usable and which gains sunlight should be seen as a quality aspect for any new development. Design which enables privacy to the rear of properties should be sought with far less emphasis on providing semi private space to the front of the property.

Identifiable development. Development which has identifiable character and fits within its context should be pursued. Views to the development should be distinctive as should layout and treatment of the individual buildings. These should all relate to the local themes which should be identified at the briefing stage.



LOCAL TYPOLOGY

Character and distinctiveness are an important trait of any area. It is therefore important that this is expressed in any new development. The Council's Countryside Design Summary attempts to outline the differing countryside character of the District. It outlines how the towns and villages relate to the countryside and defines the characteristics of these areas. This study provides core information for anyone wanting to undertake a housing development within the district. The summary should help outline the building patterns and types and the local building materials, which would be appropriate for a new development. Proposals for new developments should demonstrate how these traits have been translated into the development in order for a proposal to be acceptable.

LAYOUT CONSIDERATIONS

The layout of any new development is the fundamental starting block for any successful development. This should display choice of movement, offer legibility and enable the eventual emergence of a local community. The starting point of any layout should be the movement system.

Movement

Large developments should be designed with a movement system which encourages an appropriate level of pedestrians, cyclists and vehicular traffic in order to create good surveillance and to provide a lively environment, with access to local facilities.

Legible routes (see Planning Guideline H1) should be the primary consideration. It is important that

Planning Guideline B1

WOKINGHAM DISTRICT COUNCIL

Public Transport Links

Developments should discriminate in favour of public transport, therefore, new developments should consider alternative modes of transport when designing new housing areas. Locations near to and integration with existing public transport networks should always be an aim of a new development, and wherever possible the creation of new routes serving the development should be pursued. The inclusion of features such as bus loops, shelters and timetables will help to promote this further.

Housing characteristics

With many new housing developments throughout the District which have used standard house types and standard layouts, character is being lost and this is simply unacceptable. New development must fit within its context. Using a brief as a starting point, materials, housing style, layout characteristics of the areas should be identified close reference to the District's Countryside Design Summary should be made when considering the character of a new development.

The identification of character and style of the area should be one of the starting points for housing design. Developments which offer 'one off' housing types built and styled in a way which is characteristic of the context of the area will be looked upon favourably as opposed to a 'run of the mill' standard solution which could be in any location within the country.

Variety

Developments should offer interest and variety in the built form. The introduction of landmark buildings in appropriate locations should be encouraged creating focal points for parts of the development. Changes in the building line and the termination or limiting of views can create character and interest for the pedestrian. Building features such as gables projecting bays, facing materials, window and door types, and a varied skyline with chimneys and dormers also provide variety and give interest to those within the space.



Variety of building types

Daylight and sunlight

Daylight/sunlight into houses is an important consideration as it makes them attractive and helps to increase energy efficiency. Layouts should be designed to maximise the amount of daylight and sunlight that the properties gain. It is also important that the same consideration is given to rear gardens, so that the space will have sufficient sunlight to make the area usable by the occupants of the house. Criteria for assessing the adequacy of daylight and sunlight are given in BRE report BR209, "site layout planning for daylight and sunlight; a guide to good practice" (1991).

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Greenacres Farm Ltd
C/O Robin Bradberr Ltd
20 Lansdown Parade
CHELTENHAM
Glos
GL50 2LH

Application No : F/1999/0096

Proposal : Proposed demolition of existing dwelling and erection of replacement dwelling.

Location : Greenacres Farm, Nine Mile Ride, Wokingham

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

Reason :

1. The proposed replacement dwelling would be excessive in size and height compared with the existing dwelling and, due to its prominent siting, would have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to Berkshire Structure Plan Policy C2, South East Area Local Plan Policy SC18 and to the aims of Wokingham District Local Plan (Deposit Draft) Policy WCC7.

Head of Planning and Transportation
Date: 12 January 2000

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

27 JAN 2000 0456

PLANNING STATEMENT

CLIENT : QUEENSGATE HOMES LIMITED

SITE: HILLSIDE CHURCH LANE ARBORFIELD BERKSHIRE

PROPOSAL: REPLACEMENT DWELLING

Robin Bradbeer Limited
Planning & Development Consultancy
20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH
Tel: 01242 577151
Fax: 01242 527151

Our Ref. : RWB/328
January 2000

CONTENTS PAGE

Professional qualifications and experience of the author 2

1.0 INTRODUCTION 3

2.0 SITE AND SURROUNDINGS 4

3.0 THE PROPOSAL 6

4.0 PLANNING POLICY FRAMEWORK 8

5.0 THE PLANNING CASE FOR THE PROPOSAL 13

6.0 CONCLUSION 17

APPENDICES

A. EXISTING SITE AND BUILDINGS - AREAS AND DIMENSIONS

B. PROPOSAL - AREAS AND DIMENSIONS

Professional qualifications and experience of ROBIN WYATT BRADBEER

I am a Member of the Royal Town Planning Institute and hold a Bachelor of Arts Degree with First Class Honours in Urban and Regional Planning.

My professional experience since graduating in 1978 has been in both the public and private sector. I have operated my own Consultancy practice since January 1994. Prior to that time I was in private practice for 10 years with a firm of Chartered Surveyors in Wokingham, latterly as partner in charge of planning consultancy. I am familiar with the site and with the prevailing planning policy framework.

1.0 INTRODUCTION

1.1 This statement forms part of a full planning application submitted by Queensgate Homes Limited who are the owners of the property.

1.2 The application seeks permission for the erection of a replacement dwelling and detached garage following demolition of the existing dwelling together with all of the existing incidental buildings.

1.3 This statement is arranged as follows:

2.0 description of the site and surroundings

3.0 description of the proposal

4.0 summary of the planning policy framework

5.0 analysis of the planning case for the proposal in terms of the development plan and other material considerations.

6.0 concluding remarks

1.4 Section 3.0 of this Statement incorporates design analysis supplied by Mr Edward Tyack of Batterton Tyack Architects who has designed the proposal.

2.0 THE SITE AND SURROUNDINGS

2.1 The site lies mid-way along Church Lane Arborfield in a position on the south side of the road set behind a verge between 6m-15m in depth.

2.2 The plot is wedge shaped having a 47m frontage to Church Lane and tapering to the rear over an average depth of 90m. There are gentle falls across the site from east to west and from north to south. The site area is 0.23ha (internal measurement, excluding the ditch and verge to Church Lane).

2.3 The existing buildings comprise a footprint of 216.75m² and have a site coverage of 9.4%. The floorspace available for residential use, including all structures attached to the principal building, comprises 183.53 m²gfa. The potential to convert the roofspace would add a further 31.50 m²gfa to produce a total floorspace of 215.03 m²gfa within the existing dwelling. The existing ridge height is 5.9m. (**Appendix A**).

2.4 This mature plot is presently developed by an inter-war single storey dwelling which has no particular design merit and is now in poor condition. There are mature hedges and trees along all boundaries and in particular along the frontage to Church Lane.

2.5 Church Lane is a country lane with frontage housing development throughout most of its length on one side or the other. This housing comprises mainly of detached family sized dwellings of varying age and character. The lane is not part of a Conservation Area although there are 3 "listed" buildings in the road. These are St Bartholomew's Church which lies 200m NE of the site and The Old Rectory and Rectory Close which both lie 300m to the west.

2.6 The immediately adjoining development to the site comprises the two storey dwelling Phyllena which lies to the west and the two storey dwelling Red Roof to the east. Two storey extensions to both properties have been permitted (Phyllena, 1997 97/65948; Red Roof 1988, 31695 .

2.7 The northern boundary of Church Lane opposite the site comprises a substantial tree lined hedgerow.

3.0 THE PROPOSAL

3.1 The proposal comprises a detached dwelling designed by Batterton Tyack Architects specifically for the application site. The design of the dwelling has been conceived as a wide frontage plan with a low scaled one and a half storey roof line which in places sweeps down to a single storey eaves height. This is particularly evident on its western elevation where the extended hipped roof reflects the form and scale of the existing bungalow.

3.2 The gabled entrance feature, elegant chimney stacks and well proportioned windows echo the very best of the English vernacular tradition of the Arts and Craft style. The proposed materials include plain clay tiles with half round ridge and bonnet tiles, a quality facing brick with elements of vertical hanging and stained timber boarding to the entrance gable. The remaining joinery, including mouldings to flat roof dormers, would be painted to complete the architectural composition.

3.3 The siting of the dwelling will be similar to the existing but set approximately 1.5m-3.0m deeper into the site. The existing trees and hedgerow will continue to screen the building from the highway and the visual break between the adjoining house and new dwelling will be retained.

3.4 The access will be retained in its present position and lead to a gravelled turning and parking area to front of the dwelling with a double garage discretely located against the eastern boundary where it will be naturally screened by existing vegetation.

3.5 The dwelling will be on two levels. Accommodation at first floor will be set partially within the roofslopes. The proposed buildings (dwelling and garage) will have a footprint of 197.16m^2 and have a site coverage of 8.5%. This represents a net reduction upon the existing building footprint of 19.59m^2. The residential floorspace will be 260.81 m^{2}gfa. This represents a net increase of 45.78m^2 (21.29%) upon the existing assuming PD roof

conversion, and a net increase of 77.28m² (42.10%) without that assumption. The ridge height will be 7.7m. **Appendix B**.

3.6 It is intended to undertake a comprehensive scheme of planting and landscaping to supplement the existing planting. In particular, new specimen trees would be planted in the north west corner of the site and along the western boundary to enhance the secluded nature of the site.

4.0 PLANNING POLICY FRAMEWORK

4.1 The prevailing development plan has three elements:

(i) The statutorily approved Berkshire Structure Plan adopted on 4 November 1995 (Policy C2).

(ii) The statutorily approved Loddon Area Local Plan adopted on 5 May 1995 which is now time expired but continues in use for development control purposes (Policies LTV2, LC18, LBE1, LBE2).

(iii) The emerging Deposit Draft Wokingham District Local Plan published in October 1997 with subsequent amendments (Policies WCC1, WCC7).

4.2 Further material policy considerations which are relevant to the proposal comprise the LPA's Planning Guideline B1 "Housing Development: General Principles" and Planning Policy Guidance notes 1 and 7.

BERKSHIRE STRUCTURE PLAN 1991-2000 (BSP)

4.3 This is the most up to date statutorily approved element of the development plan and therefore carries most weight in decision making. The relevant policy is C2.

4.4 Policy C2 relates to Development Outside Built-Up Areas and Settlements. The objective of the policy is to limit development within the countryside *"...to that which is both appropriate (in type and form) and sensitive to its location"* (explanatory text paragraph 5.8). Category (ii) of the policy specifically enables permission to be granted for *"redevelopment of existing buildings"*. In all cases development is required to be appropriate in scale, form, impact, character and siting to its location in the countryside. The explanatory text at paragraph 5.9 states that the acceptability of a proposal will depend upon its suitability for the proposed site, the impact of any related activity and the adequacy of measures to integrate the proposal into the surroundings.

LODDON AREA LOCAL PLAN (LALP)

4.5 This plan was prepared in the context of the previous Structure Plan , the Replacement Structure Plan Berkshire, which had an end date of 31 March 1996.

4.6 The proposals map shows the site within a *rural area* and part of an *area of sporadic development.* The site is not part of an area of special landscape importance nor is it part of an area which is important to either the separation or the setting of settlements. The relevant policies are LTV2, LC18, LBE1 and LBE2.

4.7 The purpose and content of each of these policies is summarised below:

LTV2 Limiting the spread of development

The purpose of the policy is to maintain a clear distinction between built up areas and the countryside by limiting development to that provided by the policy or dealt with by other policies in the plan. For the purpose of the plan *areas of sporadic development* are included within the rural areas.

LC18 Replacement buildings in rural areas

This permissive policy enables replacement dwellings to be permitted within rural areas. Three qualifying criteria are specified

a) the existing building is not of architectural or historic interest

b) the siting and design has the minimum impact on the rural environment

c) the size will not significantly exceed that of the existing property both in height and floor area.

LBE1 Design of New Development

This policy promotes a high standard of design for new development appropriate to the character of the area which should fulfil the following objectives:

a) make a positive contribution to the setting and character of the area.

b) contribute to the creation of a safe and attractive environment

c) retain important natural, man-made or landscape features

LBE2 Inappropriate design

Proposals for development which are inappropriate in terms of the relationship with adjoining sites and buildings, or which would adversely affect the character of an area will not normally be permitted.

WOKINGHAM DISTRICT LOCAL PLAN (WDLP)

4.8 This emerging plan was placed on deposit on 21 October 1997 and has been used for development control purposes since that time. Proposed amendments to the deposit draft plan were published in April and September 1999. The Local Plan Inquiry (Part 2) will begin on 1 February 2000.

4.9 The proposals map shows the site within a *countryside* area. The site is not part of an area of special protection in terms of landscape quality or green gaps. The relevant policies are WCC1, WBE1, WBE2.

4.10 The purpose and content of these policies is summarised below:

WCC1 Development in the Countryside (outside the metropolitan green belt)

The policy applies strict control over development in the countryside by limiting acceptable development in principle to certain categories, including at category f) *redevelopment proposal in the countryside.* In all cases development will only be permitted if it is appropriate in scale, form, materials, design and character to its location in the countryside. The explanatory text at paragraph 2.23 states that rural areas can accommodate some forms of development without detriment if *"the type, form and design are sensitive to the location".* It is relevant to note that the

proposed amended to WCC1 by inclusion of category h) development can permit infilling of one or two dwellings in the countryside in addition to redevelopment.

WBE1 Development in it local context

This policy promotes good contemporary design in new development which respects its local context and contributes to the sense of place. The policy identifies a range of considerations to be taken into account including visual impact.

WBE2 Improving on the local context

This policy acknowledges that new development should be used as an opportunity to create added visual interest to realise environmental improvement. The explanatory text at paragraph 4.10 acknowledges that this may be achievable through redevelopment opportunities.

SUPPLEMENTARY PLANNING GUIDANCE

4.11 The Council's Planning Guideline B1 - "Housing Development : General Principles" outlines acceptable development solutions for housing within the District. This was adopted as supplementary planning guidance on 26 January 1999 and supersedes the 1987 Development Control Handbook. The Guideline promotes "sustainability" and "quality" as the cornerstones of good housing. The stated attributes of "sustainability" include "effective use of land" and "buildings built to last". The attributes of "quality" include "high standard of design" and "sits well within the wider context" (Page 1).

4.12 Effective use of land is promoted in the Guideline since land is in short supply and at a premium in the District (Page 2).

4.13 The Guideline promotes the expression of "character and distinctiveness" in new development (Page 4). Developments offering individual housing which is characteristic of the local context "will be looked on favourably" (Page 11).

4.14 The Guideline makes no reference to a rigid formulaic approach to the assessment of redevelopment proposals.

NATIONAL PLANNING GUIDANCE

4.15 Relevant guidance appears in PPG1 and PPG7.

4.16 In relation to planning in rural areas PPG1 promotes a cautious, but not a negative approach.

> *"Rural areas can accommodate many forms of development without detriment , if the location and design of development are handled with sensitivity. Building in the open countryside, away from existing settlements or from areas allocated for development in development plans, should be strictly controlled".* (paragraph 28)

4.17 PPG7 reiterates the above advice at paragraph 3.21 and acknowledges also that sensitive infilling or minor extensions to groups of houses in rural areas may be acceptable.

5.0 THE PLANNING CASE FOR THE PROPOSAL

5.1 The planning case for the proposal has been analysed against the development plan and further material policy considerations. The proposal has also been considered in relation to comparable instances where planning permission has been granted under the prevailing development plan.

THE PRINCIPLE OF THE DEVELOPMENT

5.2 This proposal to redevelop existing buildings is, in principle, permissible under BSP policy C2. This permissive approach is also enshrined in LALP Policy LC18 and WDLP Policy WCC1. It is material that the latter could permit the option of infilling development on this site within the gap between Hillside and Phyllena.

THE APPROPRIATENESS OF THE PROPOSAL

5.3 BSP Policy C2 requires such development to be appropriate to its location in the countryside in terms of scale, form, impact, character and siting. These provisions are mirrored in WDLP Policy WCC1. the proposal has been assessed against each of these considerations:

- ***scale*** - the scale of the proposal relates well to the existing adjoining development and results in a net reduction in building coverage on the site.

- ***form*** - due to the extent to the site and its mature landscape character, the proposal will be satisfactorily integrated into the surroundings without causing any harmful impacts. The front of the property will be set back a minimum of 20m behind Church Lane beyond a wide verge and strong tree lined front boundary. Separating distances to adjoining properties are such that no adverse impact will arise.

- ***character*** - the proposal will enhance the local character by introducing a building of considerable visual interest and quality

- ***siting*** - the siting is appropriate being similar to the existing buildings and set within an extensive plot.

5.4 LALP policy LC18 applies three criteria to replacement dwelling proposals. The proposal has been assessed again each of these

- ***architectural interest*** - the existing building is not of architectural or historic interest
- ***siting and design*** - the siting is broadly similar to the existing but with the benefit of less extensive building coverage. The design provides an enhancement. No harmful impact on the rural environment will arise.
- ***size*** - measured against "the existing property" (my emphasis) the proposal results in the following differences:

	building footprint m^2	residential floorspace GFA m^2	site coverage by buildings %	ridge height m.
"existing property"	216.75	215.03*	9.4%	5.9
"new development"	197.16	260.81	8.5%	7.7

*Assumes PD roof conversion @31.5m^2

This data demonstrates that the proposal will not significantly (my emphasis) exceed the size of the existing property.

DESIGN CONSIDERATIONS

5.5 Both the LALP and WDLP contain policies which promote good standards of design which respect the local context, and, where appropriate, realise environmental improvements. A positive approach to individual housing design which is characteristic of the local context is encouraged in supplementary planning guidance.

5.6 The design of this proposed replacement dwelling will make a positive contribution to the setting and character of the area and retain important landscape features in accordance with LALP Policy LBE1. The proposal has taken care to respect its local context and will create added visual interest in accordance with WDLP Policies WBE1 and WBE2 and supplementary policy guidance.

COMPARABLE DEVELOPMENT

5.7 It is material to note the following examples of replacement dwellings in the countryside which have been permitted in the District under the prevailing development plan. All figures include residential outbuildings/garages where applicable.

1. Deers Leap (formerly La Vallette) Hollybush Ride Finchampstead

	footprint m^2	GFA m^2	ridge ht. m
Pre-existing bungalow	119	119	4.9
permitted replacement	199	346	9.6 (front)
(98/66959/F 04/03/98)			10.2 (rear)

2. Norton Park Lane Finchampstead

	footprint m^2	GFA m^2	ridge ht m
Pre-existing bungalow	92	92	n/a
permitted replacement	213	344	7.1
(98/67604/F 26/06/98)			

3. Caldwell Nursery Barkham Road Barkham

	footprint m^2	GFA m^2	ridge ht m
Pre-existing bungalow	190	190	n/a
permitted replacement	269	438	8.9 (front)
(99/7006/F 09/08/99)			9.5 (rear)

6.0 CONCLUSION

6.1 The principle of this proposal is in accordance with the development plan with particular reference to BSP Policy C2, LALP Policy LC18 and WDLP Policy WCC1.

6.2 The proposal is both appropriate in type and form and sensitive to its location in the countryside such that is does not conflict with the fundamental aim of BSP Policy C2 which concerns protection of the countryside.

6.3 The scale, form and impact of the proposal is appropriate having regard to the characteristics of the site and surrounding development. The size of the proposal does not significantly or unacceptably exceed that of the existing property taking into account the relevant site specific considerations and comparable instances where acceptable redevelopment has been permitted. The proposal is therefore in accordance with the criteria set out in LALP Policy LC18 and WDLP Policy WCC1.

6.4 The proposal has a lesser impact than would an infill development which may be permissible under WDLP Policy WCC1.

6.5 The design quality of the proposal improves on the local context in accordance with LALP Policies LBE1 and LBE2, WDLP Policies WBE1 and WBE2 and Planning Guideline B1.

6.6 The proposal is in accordance with relevant policies set out in the development plan, national planning guidance and supplementary planning guidance. There are no material considerations in this case which outweigh the requirement under Section 54A to determine this application favourably in accordance with the development plan.

APPENDIX A

HILLSIDE CHURCH LANE ARBORFIELD - AREA OF SITE & BUILDING AS EXISTING

SITE	m²	Acres
Site area to front hedge	2316	0.57
Front hedge to CL of road	492	0.12
	2808	0.69

CURRENT BUILDING	Footprint		Floorspace		Notes
	m²	Sq Ft	m²	Sq Ft	
Main building	123.14	1325	123.14	1325	GF Gross External;
Convert roofspace within PD rights	0.00	0	31.50	339	Velux windows only
Workshops	43.56	469	43.56	489	
Covered rear area	16.53	181	16.83	181	
TOTAL	183.53	1975	215.03	2314	

OUTBUILDINGS		
Garage	15.54	167
Greenhouse	6.10	66
Store	11.58	125
TOTAL	33.22	357
TOTAL	216.75	

% Total Footprint of site to front hedge	9.4%
Ridge Height	5.9m

APPENDIX B

HILLSIDE CHURCH LANE ARBORFIELD - AREA OF SITE & BUILDING AS PROPOSED

		Footprint		Floorspace		Notes
		m^2	Sq Ft	m^2	Sq Ft	
HOUSE		160.56	1728	260.81	2806	GF Gross External + FF Gross internal
	TOTAL	160.56	1728	260.81	2806	
GARAGE		36.60	394			
	TOTAL	36.60	394			
	TOTAL	**197.16**				

% Total Footprint of site to front hedge	8.5%
Ridge Height	7.7m

TOWN & COUNTRY PLANNING ACT 1990 SECTION 78

APPELLANT : QUEENSGATE HOMES LIMITED

SITE : HILLSIDE CHURCH LANE ARBORFIELD

READING BERKSHIRE

STATEMENT ON BEHALF OF THE APPELLANT

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PINS Ref: APP/X0360/A/00/1043198
LPA Ref: F/2000/0456
Our Ref: RWB/328
June 2000

CONTENTS PAGE

Professional qualifications and experience of Robin Wyatt Bradbeer		**2**
1.0	**INTRODUCTION**	**3**
2.0	**DESCRIPTION OF THE APPEAL SITE AND SURROUNDINGS**	**5**
3.0	**PLANNING HISTORY**	**7**
4.0	**THE PROPOSED DEVELOPMENT**	**9**
5.0	**PLANNING POLICY FRAMEWORK**	**11**
6.0	**PLANNING CONSIDERATIONS AND MERITS OF THE PROPOSAL**	**18**
7.0	**COMMENTS ON THE LPA STATEMENT AND THIRD PARTY CORRESPONDENCE**	**23**
8.0	**CONCLUSION**	**26**

Professional qualifications and experience of ROBIN WYATT BRADBEER

I am a Member of the Royal Town Planning Institute and hold a Bachelor of Arts Degree with First Class Honours in Urban and Regional Planning.

My professional experience since graduating in 1978 has been in both the public and private sector. I have operated my own consultancy practice since January 1994. Prior to that time I was in private practice for 10 years with a firm of Chartered Surveyors in Wokingham, latterly as partner in charge of planning consultancy. I advise both private and public sector clients upon a wide range of planning issues. I am familiar with the site and with the prevailing planning policy framework.

1.0 INTRODUCTION

1.1 This statement relates to an appeal by Queensgate Homes Limited under Section 78 of the Town and Country Planning Act 1990.

1.2 The appeal follows the decision by Wokingham District Council to refuse planning permission for the proposed demolition of the existing dwelling and erection of a replacement dwelling.

1.3 The application was dated 26 January 2000. The plans submitted with the application were supplemented by the submission on 21 March 2000 of a second copy of drawing no. 1262/01 providing information on existing and proposed trees and planting. The colouring shown on the drawing is to be read in conjunction with the accompanying letter from the appellant. The application was determined on the basis of the following plans:

- 1262/01 proposed site plan 1:200
- 1262/01 proposed site plan 1:200 (coloured version submitted to LPA with letter on 21/03/00
- 1262/02 ground floor plan 1:100
- 1262/03 first floor plan 1:100
- 1262/04 north and west elevations 1:100
- 1262/05 south and east elevations 1:100
- 1262/06 garage plan and elevations 1:100
- 1262/07 location plan 1:2500

1.4 The application was considered by the LPA under reference F/2000/0456 and drew the following responses from consultees and third parties.

Consultees

- Highway Authority — No objection subject to a condition requiring parking and turning areas to be retained for those purposes.
- Arborfield Parish Council — No objection

• Environmental Design Section	No objection subject to a detailed landscaping scheme.

Third party supporters

• Mr Hopkinson Phyllena Church Lane	No objection. Proposal would be an asset to the local environment.
• District Councillor Mr G Cowan	Proposed development has the full support of the Parish Council and local residents. This very high quality design will enhance the neighbourhood. The proposal will not create a significant visual impact and is to be preferred to the possible option of a second dwelling on the site under emerging local plan policy WHIA. Comparable development permitted by the Council and allowed an appeal should be taken into account.

Third party objectors

None

1.5 The application was determined at the meeting of the LPA Development Control Sub-Committee held on 5 April 2000 and the Decision notice dated 6 April 2000 gave the following reason for refusal:

> *The site is outside a settlement boundary. Due to its size, scale and height, the proposed dwelling would be excessive in size for a replacement dwelling and would have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to Loddon Area Local Plan Policy LC18 and to the aims of Wokingham District Local Plan (Deposit Draft) Policy WCC7* ***Document 1.***

1.6 Following issue of the Decision Notice and prior to instructing this appeal to be made the appellant undertook a dialogue with the LPA in an attempt to explore the nature of a revised scheme which might be considered favourably by the LPA. The LPA's reply stated that any increase in footprint, height or roof massing would be unlikely to be considered acceptable. **Document 7** (items vii-viii). In the light of this exchange the appellant considered that it was necessary as a last resort to bring the matter before an independent tribunal through this appeal.

2.0 DESCRIPTION OF THE APPEAL SITE AND SURROUNDINGS

2.1 The settlement of Arborfield straddles the A327 in a position to the south of Reading 1km NW of Arborfield Cross and 2km SE of Shinfield.

2.2 The settlement has a dispersed character comprising development along Church Lane which lies to the north of the A327, some limited development adjacent to the A327 together with further development to the south in Greensward Lane and Walden Avenue. Within the settlement there are approximately 100 dwellings.

2.3 Although Arborfield lacks local services parts of the settlement are of considerable age particularly in Church Lane which includes the listed Church of St Bartholomew's together with several listed buildings. In mediaeval times Arborfield was called Edburgefield and the listed remains of the 13th Century church lie to the west of Church Lane.

2.4 The A327 is served by bus routes 140 and 144 which provide an hourly service Monday to Saturday between Reading and Wokingham together with a less frequent daily service (5 services/day) to Yateley. There are both north and south bound bus stops on the A327 close to the junction with Church Lane

2.5 The site lies mid-way along Church Lane in a position on the south side of the road set behind a verge between 6m-15m in depth.

2.6 The plot is wedge shaped having a 47m frontage to Church Lane and tapering to the rear over an average depth of 90m. There are gentle falls across the site from east to west and from north to south. The site area is 0.23ha.

2.7 The existing buildings comprise a footprint of 216.75m² and have a site coverage of 9.4%. The floorspace available for residential use, including all structures attached to the principal building, comprises 183.53 m²gfa. Detached outbuildings comprise 33.22m². The potential to convert the roofspace as permitted development would add a further 31.50 m².

2.8 This mature plot is presently developed by a single storey dwelling built in the 1930's and extended in 1970's. The accommodation provides 3 reception rooms and 4 bedrooms plus kitchen and bathroom. The building has no particular design merit and is now in poor condition. There are mature hedges and trees along all boundaries and in particular along the frontage to Church Lane.

2.9 Church Lane is a country lane with frontage housing development throughout most of its length on one side or the other. This section of the lane is developed by housing on the south side. There is a tall dense tree lined hedgerow on the north side of the lane opposite the site. Housing comprises mainly of detached family sized dwellings of varying age and character. The lane is not part of a Conservation Area.

2.10 The immediately adjoining development comprises the two storey dwelling Phyllena which lies to the west and the two storey dwelling Red Roof to the east. Substantial two storey extensions to both properties have been permitted by the LPA (see Section 3.0).

2.11 A topographic survey of the site was carried out in July 1999 a copy of which is provided at **Document 2.**

2.12 Photographs showing the appeal site and surroundings are provided at **Document 3.**

2.13 An aerial photograph taken in 1996 showing the site and surroundings is provided at **Document 4.**

3.0 PLANNING HISTORY

APPEAL SITE

3.1 According to the LPA's records the site has the following planning application history:

REFERENCE	DEVELOPMENT	DATE	DECISION
0310	outline additional bungalow	1975	R
07393	single storey extension	1977	A
07503	outline additional bungalow	1977	R

3.2 Planning permission 07393 related to a single storey extension on the east side of the dwelling having a gross floor area of approximately 42m². That extension is in place.

3.3 A "permitted development" workshop building erected some years ago to the rear of the dwelling and having a gross floor area of 43.56m² became physically linked to the dwelling by the subsequent unauthorised construction of a structure to form a covered area linking both buildings.

3.4 The following further curtilage buildings have been erected as "permitted development" and subsist on the site:

BUILDING		GROSS FLOOR AREA m²
(i)	garage	15.54
(ii)	store	11.58
(iii)	greenhouse	6.10
		33.22

3.5 A range of further curtilage buildings formerly stood at the southern end of the site and had a gross floor area of 78.12m². It is understood that those buildings were demolished in the 1970's.

3.6 The planning history of development on the site is summarised on the table and plan provided at **Document 5**.

3.7 The LPA has approved the following two storey extensions to the adjoining dwellings:

REFERENCE	DEVELOPMENT	DATE	DECISION
RED ROOF			
31695	2 storey extension	1988	A
44491	stable block	1995	A
PHYLLENA			
44816	1 & 2 storey extensions	1995	A
97/65948	1 & 2 storey extensions	1997	A

3.8 All of these developments have been built. Copies of the plans for the extensions approved under 31695 and 97/65948, in the latter case to include the Planning Case Officer's worksheet, are provided at **Document 6**.

3.9 In the case of the additions to Phyllena approved on 27 August 1997 it is to be noted that the approved extensions affected all four sides of the property. It is material to note that the development plan remains unchanged since that decision. In the "appraisal" section of the Planning Case Officer's worksheet the proposal was described. No "footprint test" was applied as referred to by the LPA in correspondence with the appellant **Document 7** item (viii). The worksheet included the following remarks:

> *"Do not consider having regard to the nature of the plot and the scale of the previous approval that what (stet) is now proposed will have any significantly different impact on the character of the rural area. Given the relationship to the adj. property the well enclosed character of that property provided by a v.tall line of conifers do no consider the current proposal unacceptable".*

4.0 THE PROPOSED DEVELOPMENT

4.1 Prior to submitting the application the appellant initiated pre-application discussion with the LPA in September 1999 on the basis of preliminary design proposals. Meetings took place with the LPA's Planning Case Officer on 3 September and on 7 October. The following exchange of correspondence took place:

(i) Appellant to LPA 03/09/99.

(ii) LPA to appellant 10/09/99.

(iii) Appellant to LPA 07/10/99.

(iv) LPA to appellant 20/10/99

(v) Appellant to LPA 04/11/99

(vi) LPA to appellant 03/12/99

This correspondence is supplied at **Document 7** items (i) to (vi).

4.2 Against this background of conflicting interpretations of the policy background the appellant commissioned Robin Bradbeer Limited in January 2000 to prepare a Planning Report which set out the planning case for the proposal in terms of the development plan and other material considerations. The Report formed part of the application to the LPA.

4.3 The proposal comprises a detached dwelling designed by Batterton Tyack Architects specifically for the application site. The design of the dwelling has been conceived as a wide frontage plan with a low scaled one and a half storey roof line which in places sweeps down to a single storey eaves height. This is particularly evident on its western elevation where the extended hipped roof reflects the form and scale of the existing bungalow.

4.4 The gabled entrance feature, elegant chimney stacks and well proportioned windows echo the very best of the English vernacular tradition of the Arts and Craft style. The proposed materials include plain clay tiles with half round ridge and bonnet tiles, a quality facing brick with elements of vertical hanging and stained timber boarding to the entrance gable. The remaining joinery, including mouldings to flat roof dormers, would be painted to complete the architectural composition.

4.5 The siting of the dwelling will be similar to the existing but set approximately 1.5m-3.0m deeper into the site. The existing trees and hedgerow will continue to screen the building from the highway and the visual break between the adjoining house and new dwelling will be retained.

4.6 The access will be retained in its present position and will lead to a gravelled turning and parking area in front of the dwelling with a double garage discretely located against the eastern boundary where it will be naturally screened by existing vegetation.

4.7 The dwelling will be on two levels providing 4 bedrooms and 4 reception rooms. Accommodation at first floor will be set partially within the roofslopes. The proposed buildings (dwelling and garage) will have a footprint of 197.16m² and have a site coverage of 8.5%. This represents a net reduction upon the existing building footprint of 19.59m². The residential floorspace will be 260.81 m²gfa. This represents a net increase of 45.78m² (21.29%) upon the existing assuming PD roof conversion, and a net increase of 77.28m² (42.10%) without that assumption. The ridge height will be 7.7m. These figures are set out in full on the table at **Document 8.**

4.8 Slab level details were not provided at application stage. The appellant has since considered this matter and advised as follows:

existing slab level	53.49m
existing ridge (+5.9m)	59.39m
proposed slab level	53.25m
proposed ridge (+7.7m)	60.95m
net difference in ridge	+1.56m

4.9 It is intended to undertake a comprehensive scheme of planting and landscaping to supplement the existing planting. In particular, new specimen trees would be planted in the north west corner of the site and along the western boundary to enhance the secluded nature of the site.

5.0 PLANNING POLICY FRAMEWORK

5.1 This will be examined under the following headings

1. Development plan
2. Supplementary planning guidance
3. National policy

1. DEVELOPMENT PLAN

5.2 The statutorily approved Development Plan has two components:

(i) The Berkshire Structure Plan (BSP) 1991-2006, adopted by Berkshire County Council on 4 November 1995.

(ii) The Loddon Area Local Plan (LALP) adopted by Wokingham District Council on 5 May 1995.

There is an emerging district-wide Local Plan which, subject to approval, will cover the whole of the District.

(iii) Deposit Draft Wokingham District Local Plan, October 1997 with subsequent amendments.

(i) BERKSHIRE STRUCTURE PLAN 1991-2000 (BSP)

5.3 This is the most up to date statutorily approved element of the development plan and therefore carries most weight in decision making. The key diagram shows the site located within "*other countryside areas*" beyond the Green Belt and outside the AONB. Accordingly the relevant policy is C2 **Document 9.**

5.4 Policy C2 relates to Development Outside Built-Up Areas and Settlements. The objective of the policy is to limit development within the countryside *"...to that which is both appropriate (in type and form) and sensitive to its location"* (explanatory text paragraph 5.8).

5.5 Category (ii) of the policy specifically enables permission to be granted for *"redevelopment of existing buildings"* (my emphasis). The word "Buildings" is not defined in the policy and therefore it is reasonable to assume its normal meaning as defined at Section 336 of the Town and Country Planning Act 1990 rather than any narrower meaning:

""Building" includes any structure or erection, and any part of a building, as defined, but does not include plant or machinery comprised in a building".

5.6 In all cases the policy requires development to be appropriate in scale, form, impact, character and siting to its location in the countryside. The explanatory text at paragraph 5.9 states that the acceptability of a proposal will depend upon its suitability for the proposed site, the impact of any related activity and the adequacy of measures to integrate the proposal into the surroundings.

(iii) LODDON AREA LOCAL PLAN (LALP)

5.7 This plan was prepared in the context of the previous Structure Plan , the Replacement Structure Plan Berkshire, which had an end date of 31 March 1996. Whilst the Plan remains a component of the development plan, it should be accorded relatively less weight to reflect its status as a time expired plan which pre-dates the more recently adopted Berkshire Structure Plan.

5.8 The proposals map shows the site within a *rural area* and part of an *area of sporadic development.* The site is not part of an area of special protection in terms of either landscape quality or due to any separation or setting function. The relevant policies to be considered are LTV2, LC18, LBE1, LBE2 **Document 10.**

5.9 The purpose and content of each of these policies is summarised below:

LTV2 Limiting the spread of development

The purpose of the policy is to maintain a clear distinction between built up areas and the countryside by limiting development to that provided by the policy or dealt

with by other policies in the plan. The policy states that *areas of sporadic development* are included within the rural areas. The notation acknowledges the presence of small settlements but specifically avoids according them settlement status for the purpose of other policies contained in the plan.

LC18 Replacement dwellings in rural areas

This permissive policy enables replacement dwellings to be permitted within rural areas. Three qualifying criteria are specified

"a) the existing building is not of architectural or historic interest;

b) the siting and design of the new development has the minimum impact on the rural environment as required by policy LC15;

c) the size of the new development will not significantly exceed that of the existing property both in height and floor area and, where appropriate, in the number of separate units".

It is to be noted that criteria c) uses the word "property". This term has a wide meaning which encompasses any "building" defined under Section 336 of the Act. Since no guidance is given upon interpretation of the phrase "significantly exceed" it must be a matter for the decision maker to weigh according to the facts of each case.

LBE1 Design of New Development

This policy promotes a high standard of design for new development appropriate to the character of the area which should fulfil the following objectives:

"a) make a positive contribution to the setting and 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"

LBE2 Inappropriate design

Proposals for development which are inappropriate in terms of the relationship with adjoining sites and buildings, or which would adversely affect the character of an area will not normally be permitted.

(iii) WOKINGHAM DISTRICT LOCAL PLAN (WDLP)

5.10 This emerging plan was placed on deposit on 21 October 1997 and has been used for development control purposes since that time. Proposed amendments to the deposit draft plan were published in April and September 1999 and have been incorporated into a Consolidated Document published in November 1999. The Local Plan Inquiry began on 1 February 2000 and is in progress. The Plan should be given significant weight in accordance with the advice given in PPG1 (paragraph 48).

5.11 The proposals map shows the site within a *countryside* area. The site is not part of an area of special protection in terms of either landscape quality or green gaps. The relevant policies to be considered are WCC1, WCC7, WBE1, WBE2 **Document 11**.

5.12 The purpose and content of these policies is summarised below:

WCC1 Development in the countryside (outside the metropolitan green belt)

The policy applies strict control over development in the countryside by limiting acceptable development in principle to certain categories. Category F) relates to *redevelopment proposal in the countryside*. In all cases development will only be permitted if it is appropriate in scale, form, materials, design and character to its location in the countryside. The explanatory text at paragraph 2.23 states that rural areas can accommodate some forms of development without detriment if *"the type, form and design are sensitive to the location"*. It is relevant to note that Category H) extends to permitting one or two additional dwellings in the countryside in a small gap in an otherwise built-up frontage.

WCC7 ***Extensions to dwellings in the countryside (outside the metropolitan green belt)***

Policy WCC7 deals with *extensions to dwellings in the countryside* and not redevelopment proposals. Thus the policy is not directly relevant. However, it will be dealt with since the LPA places reliance upon it.

The policy applies a favourable presumption to the extension of dwellings in the countryside where the following criteria are met.

A. no adverse impact on the undeveloped character of the surrounding countryside.

B. no significant alteration to the scale of the dwelling and the scale of development on the site.

C. the design respects the context including local or regional building traditions and materials.

The policy does not define the meaning of *significant.* Therefore, it is for the decision maker to interpret the meaning according to the circumstances of each case and having regard to the impact on the rural environment. The explanatory text at paragraph 2.41 endorses this approach:

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

The term "built development" is not defined. The normal meaning would be similar to "buildings".

WBE1 Development in its local context

This policy promotes good contemporary design in new development which respects its local context and contributes to the sense of place. The policy identifies a range of considerations to be taken into account including visual impact.

WBE2 Improving on the local context

This policy acknowledges that new development should be used as an opportunity to create added visual interest to realise environmental improvement. The explanatory text at paragraph 4.10 acknowledges that this may be achievable through redevelopment opportunities.

2. SUPPLEMENTARY PLANNING GUIDANCE

5.13 The Council's Planning Guideline B1 - "Housing Development : General Principles" outlines acceptable development solutions for housing within the District. This was adopted as supplementary planning guidance on 26 January 1999 and supersedes the 1987 Development Control Handbook. The Guideline promotes *"sustainability"* and *"quality"* as the cornerstones of good housing. The stated attributes of *"sustainability"* include *"effective use of land"* and *"buildings built to last"*. The attributes of *"quality"* include *"high standard of design"* and *"sits well within the wider context"* (Page 1) **Document 12.**

5.14 Effective use of land is promoted in the Guideline since land is in short supply and at a premium in the District (Page 2).

5.15 The Guideline promotes the expression of *"character and distinctiveness"* in new development (Page 4).

Developments offering individual housing which is characteristic of the local context *"will be looked on favourably"* (Page 11).

5.16 The Guideline makes no reference to a rigid formulaic approach to the assessment of redevelopment proposals based on percentage difference.

3. NATIONAL POLICY

5.17 Relevant national guidance appears in PPG3, PPG1 and PPG7. It is relevant to note that policy guidance does not exclude non-agriculture development within rural areas. It is appropriate for local policies to be viewed in this context.

5.18 PPG3 promotes the maintenance of a supply of housing by various measures of which one comprises the following:

> *"making more efficient use of land by maximising the re-use of previously developed land and the conversion and re-use of existing buildings"* (paragraph 21)

5.19 Both PPG1 (paragraph 28) and PPG7 (paragraph 3.21) acknowledge that rural areas can accommodate many forms of development without detriment and this can, in appropriate circumstances, extend to additional new housing (as opposed to redevelopment).

6.0 PLANNING CONSIDERATIONS AND MERITS OF THE PROPOSALS

6.1 The main issue for this appeal is whether the proposed replacement dwelling would cause material harm to the character and appearance of this area of the countryside to the extent that it would conflict with the aims of the development plan. This issue will be assessed in terms of:

1. The principle of redevelopment
2. The impact of the proposal
3. Comparables

1. THE PRINCIPLE OF REDEVELOPMENT

6.2 The principle of redevelopment of the existing building accords with BSP Policy C2(ii). This is significant since this is the most up to date component of the development plan and therefore the one to be given most weight in decision making.

6.3 The emerging WDLP reflects the approach taken by Policy C2 at Policy WCC1(F).

6.4 The principle of redevelopment of existing dwellings in rural areas accords with LALP Policy LC18 which adopts a permissive approach to such proposals subject to certain criteria.

6.5 The proposal accords with LPA Supplementary Planning Guidance which promotes, amongst other matters, the effective use of land for housing and a favourable approach to proposals which offer individual housing which is characteristic of the local context.

6.6 In terms of national planning guidance the site falls within the definition of *previously developed land* given in PPG3 (Annex C). The proposal represents more efficient use of the site consistent with the aims of the guidance.

2. THE IMPACT OF THE DEVELOPMENT

6.7 The relevant development plan policies refer to various criteria against which the proposal will be considered under the following sub-headings:

(i) scale

(ii) siting

(iii) form

(iv) design

(i) Scale

6.8 BSP Policy C2 and WDLP Policy WCC1 require the scale of permissible development to be *appropriate* to its location in the countryside. LALP Policy LC18 in more prescriptive by denying development which will *significantly exceed* the existing in height and floor area. For the reasons given at paragraph 5.3 above Policy C2 should prevail.

6.9 The basis for considering redevelopment proposals under Structure Plan Policy C2 is the existing buildings on the site. Therefore it is legitimate to consider the scale and coverage of all structures on the site.

6.10 The comparable facts between the existing buildings and the proposed redevelopment are summarised in the following table:

	footprint m^2	floorspace GFA m^2	site coverage by buildings %	max. ridge height m.
EXISTING BUILDINGS	216.75	215.03*	9.4%	5.9
NEW REDEVELOPMENT	197.16	260.81	8.5%	7.7

*Assumes PD roof conversion @31.5m^2

This data demonstrates that the proposal will result in a modest reduction in building footprint and a modest increase in floorspace. Taking into account existing and proposed slab levels given at paragraph 4.8 above the net difference in ridge height will be + 1.56m.

6.11 The increase in ridge height will neither be significant nor insensitive in this location taking into account the following factors.

(i) the screened character of the site which affords only limited short distance public views from Church Lane which are filtered through vegetation.

(ii) the low eaves design which will present mainly areas of roofslope in such filtered views. The roofslopes will be covered in plain clay tiles which have a recessive tone.

(iii) the two storey height dwellings Red Roof and Phyllena which appear in the same views and which benefit from less screening in views from Church Lane. The upper gables of Phyllena have prominence due to their white painted render finish and Red Roof has prominence due to its relatively high and exposed siting.

(iv) the absence of long distance public views of the site and its general lack of prominence in the wider countryside setting due to the topography.

6.12 In conclusion, the scale of the dwelling is considered appropriate to this location in the countryside and therefore in accordance with Structure Plan Policy C2 and the similar emerging local Plan Policy WCC1. LALP Policy LC18 should be accorded less weight as noted at paragraph 5.7 above. If a similar approach is taken to the meaning of "significant" to that stated in the emerging Local Plan in relation to extensions under Policy WCC7, then the correct test is whether the proposal has an impact on the surrounding countryside. In this case since the proposal can only be viewed from Church Lane and not from the surrounding countryside no harmful impact will arise.

(ii) SITING

6.13 The siting of the proposed replacement dwelling is similar to the existing dwelling which is a long established built feature in the locality. Accordingly the siting is considered appropriate within this mature residential curtilage.

(iii) FORM

6.14 The form of the proposed 1½ storey replacement dwelling is sensitive to the context of adjacent dwellings and will integrate satisfactorily with the surroundings. Accordingly, the form is considered appropriate to this location in the countryside.

(iv) DESIGN

6.15 Both the LALP and WDLP contain policies which promote good standards of design which respect the local context, and, where appropriate, realise environmental improvements. A positive approach to individual housing design which is characteristic of the local context is encouraged in supplementary planning guidance.

6.16 The design of this proposed replacement dwelling will make a positive contribution to the setting and character of the area and retain important landscape features in accordance with LALP Policy LBE1. The proposal has taken care to respect its local context and will create added visual interest in accordance with WDLP Policies WBE1 and WBE2 and supplementary policy guidance.

3. COMPARABLE DEVELOPMENT

6.17 It is material to note the following examples of replacement dwellings in the countryside which have recently been permitted in the District under the prevailing development plan. All figures include residential outbuildings/garages where applicable.

1. Deers Leap (formerly La Vallette) Hollybush Ride Finchampstead

	footprint m²	GFA m²	ridge ht. m
Pre-existing bungalow	119	119	4.9
permitted replacement	199	346	9.6 (front)
(98/66959/F 04/03/98)			10.2 (rear)

2. Norton Park Lane Finchampstead

	footprint m²	GFA m²	ridge ht m
Pre-existing bungalow	92	92	n/a
permitted replacement (98/67604/F 26/06/98)	213	344	7.1

3. Caldwell Nursery Barkham Road Barkham

	footprint m²	GFA m²	ridge ht m
Pre-existing bungalow	190	190	n/a
permitted replacement (99/7006/F 09/08/99)	269	438	8.9 (front) 9.5 (rear)

7.0 COMMENTS ON THE LPA STATEMENT AND THIRD PARTY REPRESENTATIONS

LPA STATEMENT

7.1 These comments relate to the LPA Statement which accompanied the covering letter dated 27 April. Reference to the LPA statement appears in italic typeface.

Paragraph 3.01

7.2 The LPA correctly acknowledges that the Berkshire Structure Plan carries full statutory weight. Policy C2 is a material policy for the purpose of S. 54A yet has no mention. Significantly the Notice of Refusal does not claim that the proposal is contrary to Policy C2 as the LPA has argued in other refused replacement dwellings cases **Document 13**. Taking these two facts together it is reasonable to infer that the LPA accepts that the proposal complies with Policy C2.

Paragraph 3.04

7.3 The LPA does not attempt to rationalise the relevance of Policy WCC7 in favour of the more specific policy WCC1. This selective approach to policy is perverse. The LPA's choice of policy is indicative not of a decision based upon consideration of material policy but instead of a selective choice of policy to seek to justify a decision. This is indicated by the Committee minute which shows a desire for policy backing to protect bungalows in the countryside which is presently absent.

Paragraph 3.02

7.4 The LPA omit to refer to the relevant background to the Loddon Area Local Plan. This is set out at paragraph 5.7 above.

Paragraph 4.01

7.5 The LPA refers to the supporting text to Loddon Area Local Plan Policy LC18 which includes the aim of maintaining a range of house types and size in the rural area. It is to be noted that

this is not part of the policy wording. In this case the existing dwelling falls within Council Tax Band F and is substantial in size with opportunity to provide first floor accommodation within the roof space as permitted development. Accordingly this replacement dwelling proposal will not alter the balance of dwelling types and sizes in this rural area. Furthermore, it is noted that this does not form part of the LPA's reason for refusal.

Paragraph 4.02 - 4.03 and 4.05

7.6 The LPA's consideration of existing floorspace is partial. The LPA has failed to take into account all existing "buildings" which is the correct basis for considering Structure Plan Policy C2 as noted at paragraph 5.5 above.

Paragraph 4.04

7.7 The ridge height difference will in fact be 1.56, not 1.7m as stated by the LPA. The LPA asserts that because the proposed dwelling will be higher the visual impact would be significantly greater. No analysis is offered to rationalise how an inappropriate visual impact will be manifest in this particular location.

Paragraph 4.06

7.8 The LPA's reliance upon Loddon Area Local Plan Policy LC18 in preference to Structure Plan Policy C2 is considered unsound. Furthermore the LPA's approach to analysing impact relies upon a partial approach to existing building floorspace which does not accord with Structure Plan Policy C2. In any event the policies do not promote a mechanistic floorspace ceiling approach to replacement dwelling proposals. The issue of range of house types has been considered at paragraph 7.5 above.

Appendix 4 Conditions

7.9 The following conditions contained within the list put forward by the LPA give cause for comment:

2 & 3 Since the site is neither cramped, nor is adjacent development unduly close, there

is no clear evidence to substantiate the need for such conditions, particularly bearing in mind the presumption against such restrictions under Circular 11/95 (paragraphs 86-89).

6. It is unreasonable to attempt to restrict when "*work of any sort*" should take place. The site is not subject to any such restrictions at present. Nuisance is subject to control under separate legislation. Circular 11/95 (paragraph 22) advises that a condition which duplicates the effect of other controls will normally be unnecessary, and one whose requirement conflicts with those other controls will be *ultra vires* because it is unreasonable.

THIRD PARTY REPRESENTATIONS

7.10 At the time of preparing this statement the following representations upon this appeal have been received from third parties in support of the appellant:

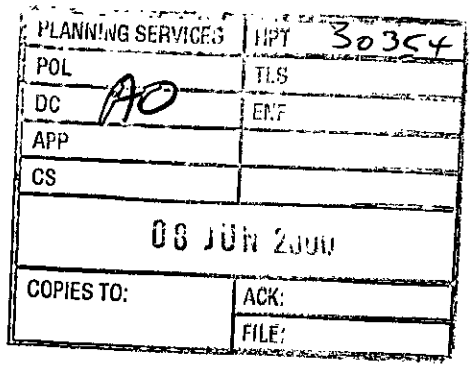
- Arborfield & Newland Parish Council
- District Councillor Mr G Cowan

No correspondence has been received form any third party objectors.

7.11 This correspondence expresses the view that the proposal would make a positive contribution to the setting and character of the area with the minimum impact on the rural environment. The point is also made that the alternative of a two dwelling replacement would accord with the emerging Local Plan policy WCC1(h).

AMO

Arborfield and Newland Parish Council



Appeal by Queensgate Homes Ltd

Site: Hillside, Church Lane, Arborfield

Ref: APP/X0360/A/00/1043198
Ref: PA F/2000/0456

1.0 Introduction

1.1 My name is Katie Cowan; I am the Chairman of the Planning Committee for Arborfield and Newland Parish Council.

1.2 My statement seeks to provide the Inspector with the views of local people in our parish and why the replacement dwelling would make a positive contribution to the setting and character of the area.

2.0 The Site and Surrounding Area.

2.1 Hillside is situated 500 yards north east of Arborfield village's conservation area. Church Lane is a country lane consisting of a variety of dwellings; opposite Hillside virtually the entire length of the lane consists of trees and hedges.

2.2 Hillside is situated amongst houses of individual design and size in a rural area of sporadic development. The majority of the houses in Church Lane are two-storey and have had extensions added over the years.

3.0 Comments to the Proposal.

3.1 The bungalow has no redeeming qualities and needs extensive refurbishment. The Parish Council welcomed the replacement of the bungalow for an individual well-designed attractive house that would enhance Church Lane.

3.2 With the retention of important landscape features on this mature plot combined with additional planting, the proposed replacement dwelling will, with the minimum impact on the rural environment make a positive contribution.

3.3 The houses either side of Hillside are two-storey therefore the replacement dwelling would integrate into the surroundings.

3.4 We cannot comment on the different interpretations of floor space but we feel that the proposal although larger would not be detrimental to the character and appearance of the area.

3.5 The local authority quotes Phyllena's 1997 extension as being more than double the size of the original floor space but the calculations probably include the internal garage. The width and depth of Hillside's plot is double the size of the neighbouring property therefore the proposed development would sit comfortably on the site.

3.6 The Parish Council consult the villagers on any development that is perceived to be detrimental to the village and avidly oppose any inappropriate development in Arborfield on their behalf. Although we did not feel that this development was detrimental we have had favourable responses from many residents of Church Lane.

3.7 We are also conscious that the extensive plot could under the amended Policy WCC1 (h) permit infilling development of 1 –2 dwellings. The local authority has already granted permission for 300-400 houses in Arborfield plus 106 MOD houses are being released on

to the private market. There is no shortfall in the number of houses required in The Local Plan.

3.7 We are aware that granting permission could set a precedent but we feel the proposal should be looked at in context with the surrounding houses and would therefore not be out of character.

4.0 In Conclusion

4.1 The proposal would not be detrimental to the village or the surrounding countryside and would make a positive contribution to this sensitive location.

HILLSIDE P.1565

Photos

1. Front of bungalow from N.W.
2. Existing outbuildings from N.W.
3. Rear

Letter received from Councillor Mr Cowan

1. Site is not in a gap and is located in sporadic development in the countryside. Proposal is for a high quality design, and would enhance the area, and has the support of the Parish and local residents.

2. Policy LC18 is an old policy which permits interpretation and judgement. Members can exercise their own judgements on it.

3. Wokingham District Local Plan (Deposit Draft) Policy WH1A (now WCC1h) could have been used to submit an application for an additional dwelling, but this not proposed. An extra dwelling would be more damaging in the street scene.

4. BSP Policy C2 should be considered with respect to the footprint of the existing buildings.

5. *The agent quotes other precedents.*

6. Appeals – see rear of agenda. Current proposal complies with the inspectors' comments.

My comments on this

Policy advice on LC18 is clear about size increase, and consider improved design does not overcome this objection. Whilst of course members can exercise their own judgement, we consider the extent of size increase is clearly contrary to this policy.

Policy C2 dealt with under Chung-Yu

Re. the infilling policy WCC1h for an additional dwelling, on basis of appeal decisions at rear of agenda, an applicant would need to demonstrate that such a site was a small gap in an otherwise built-up frontage. Consider this site would not meet this requirement.

Precedents – The report deals with Phyllena adjacent. All the others are in other parishes with different circumstances.

Appeals at end of agenda – None of the other appeals involved replacement dwellings in the countryside. Farthing Lodge was for an extension, and this addressed in the Chung-Yu report.

- Table on p.1566 shows proposed dwelling more than double floorpsace of existing, which itself has already been extended. Appreciate that the proposal has the support of the parish and local residents, but it is clearly contrary to LC18, and consider the poor condition and nature of the linked outbuildings is such that they should not count in the floorspace of the existing dwelling, and do not outweigh the objection. **Rec. Refusal**

To Angela Odell
From Councillor Gary Cowan
Date; 3 April 2000.

Planning Application; F/2000/0456
Church Lane,
Arborfield.

This planning application is not in a gap but is located amongst sporadic development in the Countryside. Policy LC18 permits replacement and clearly the design would be an enhancement to both the area and the street scene. The planning application has the full support of the Parish Council and local residents. The proposal will not affect the neighbourhood but would enhance it.

It will not create a significant visual impact and will certainly fit comfortably into the street scene. Policy LC18 is an old "grey policy" which permits interpretation and judgement and is not clear-cut. Members can make their own judgements on LC18.

Draft Deposit Local Plan (as amended) Policy WCC7 is quoted which permits the renovation/replacement of the existing property to a similar scale to what is being proposed. But WHIA (as amended) could have been used also which would have permitted the addition of another property, which is not the intent of this planning application. That would be considerably more damaging to the street scene than the very high quality design being proposed.

The Developer quotes the following Planning applications as material comparable development that should be considered as precedents. BSP C2 Should is also a material consideration with respect to the footprint when considering redevelopment of existing buildings on a site.

- 98/66959/F Deers Leap, Finchampstead
- 98/67604/F Norton Park, Finchampstead.
- 99/7006/F Caldwell Nursery, Barkham.

Appeals. Page 1670 of this Agenda, paragraph 5.03 makes the comment that appeals decisions are helpful in understanding how the Planning Inspectorate interprets and understands local policies with regard to the National framework of PPG,s and other advice. The comments go on to say that these should be born in mind by Members determining planning applications.

Six Appeal decisions are then listed and they are as follows.

Page Number	Decision	Inspectors Comment.
Page 1671	Refusal	Harmful to rural Character of area.
Page 1673	Refused	Intensify the level of development that Would harm the rural character.

Page 1674	Refused	Impact on character Of whole Area
Page 1675	Allowed	The overall character of the area as a whole would not be harmed
Page 1676	Refused	Detrimental impact on street scene.
Page 1667	Allowed	Would not effect the character, appearance or urbanisation of area

It can bee seen from all the various Inspectors comments above that this planning application complies with all of them. It is in line with the reasons for approval and does not infringe the reasons for refusal. This and the other examples of comparable development would make it impossible to defend at appeal and I ask the Members to approve this planning application.

Councillor Gary Cowan.

The Planning Inspectorate

RIGHT TO CHALLENGE THE DECISION

The attached appeal decision is final unless it is successfully challenged in the Courts. If a challenge is successful, the appeal decision will be quashed and the case returned to the Secretary of State for redetermination. It does not follow necessarily that the original decision on the appeal will be reversed when it is redetermined.

You may wish to consider taking legal advice before embarking on a challenge. The following notes are provided for guidance only.

Under the provision of section 288 of the Town and Country Planning Act 1990, or section 63 of the Planning (Listed Buildings and Conservation Areas) Act 1990, a person who is aggrieved by a decision may seek to have it quashed by making an application to the High Court on the grounds:

1. that the decision is not within the powers of the Act; or

2. that any of the `relevant requirements' have not been complied with; (`relevant requirements' means any requirements of the 1990 Acts or of the Planning Tribunals Act 1992, or of any order, regulation or rule made under those Acts).

The two grounds noted above mean in effect that a decision cannot be challenged merely because someone does not agree with the Inspector's judgement. Those challenging a decision have to be able to show that a serious mistake was made by the Inspector when reaching his or her decision; or, for instance, that the inquiry, hearing or site visit was not handled correctly, or that the appeal procedures were not carried out properly. If a mistake has been made the Court has discretion not to quash the decision if it considers the interests of the person making the challenge have not been prejudiced..

It is important to note that such an application to the High Court must be lodged with the Crown Office <u>within 6 weeks</u> from the date of the decision. This time limit cannot be extended.

An appellant whose appeal has been allowed by an Inspector should note that `a person aggrieved' may include third parties as well as the local planning authority.

If you require further advice about making a High Court challenge you should consult a solicitor, or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London WC2 2LL. Telephone: 020 794 6000.

INSPECTION OF DOCUMENTS

It is our policy to retain case files for a period of one year from the date of the Inspector's decision. Any person entitled to be notified of the decision in an inquiry case has a legal right to apply to inspect the listed documents, photographs and plans within 6 weeks of the date of the decision. Other requests to see the appeal documents will not normally be refused. All requests should be made to Room 14/04, Tollgate House, Houlton Street, Bristol BS2 9DJ, quoting our appeal reference and stating the day on which you wish to visit. Please give at least 3 working days notice and include a daytime telephone number, if possible.

COMPLAINTS TO THE INSPECTORATE

Any complaints about the Inspector's decision, or about the way in which the Inspector has conducted the case, or any procedural aspect of the appeal should be made in writing to the complaints officer in Room 14/04, Tollgate House, Houlton Street, Bristol BS2 9DJ. Telephone: 0117 987 8927, quoting our appeal reference. You should normally receive a reply within 15 days of our receipt of your letter. You should note however, we cannot reconsider an appeal on which a decision has been issued. This can be done following a successful High Court challenge as explained overleaf.

PARLIAMENTARY COMMISSIONER FOR ADMINISTRATION (THE OMBUDSMAN)

If you consider that you have been unfairly treated through maladministration by us you can ask the Ombudsman to investigate. The Ombudsman cannot be approached direct; reference can be made to him only by an MP. While this does not have to be your local MP (whose name and address will be in the local library) in most cases he or she will be the easiest person to approach. Although the Ombudsman can recommend various forms of redress he cannot alter the Inspector's decision in any way.

COUNCIL ON TRIBUNALS

If you feel there was something wrong with the basic procedure used for the appeal, a complaint can be made to the 'Council on Tribunals', 22 Kingsway, London WC2B 6LE. The Council will take the matter up if they think it comes within their scope. They are not concerned with the merits and cannot change the outcome of the appeal decision.

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405 (May 00)

13. I appreciate that properties considerably larger than the bungalows that they replace may have been permitted elsewhere it the district. In this respect, I do not have full information regarding the relevant circumstances. However, I am clear that, on the merits of the existing case, the proposed development would be unacceptable. To my mind, it would be quite wrong to grant permission for a development that would unduly harm the character and appearance of the countryside contrary to the provisions of the development plan.

Conclusion

14. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

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

Information

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

INSPECTOR

PLANNING SERV...
POL
DC
APP
CS
15 AUG 2000
COPIES TO:
ACK:
FILE:
...e Planning Inspectorate
...com 1404
...tgate House
...oulton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Appeal Decision

Site visit made on 1 August 2000

by Andrew S Freeman BSc(Hons) DipTP DipEM
FRTPI FIHT MIEnvSc

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

Date
14 AUG 2000

Appeal Ref: APP/X0360/A/00/1043198
Hillside, Church Lane, Arborfield

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Queensgate Homes Ltd against the decision of Wokingham District Council.
- The application (ref: F/2000/0456), dated 26 January 2000, was refused by notice dated 6 April 2000.
- The development proposed is replacement dwelling.

Summary of Decision: The appeal is dismissed.

Main Issue

1. In my opinion, the main issue is the effect of the proposal on the character and appearance of the countryside.

Planning Policy

2. The development plan includes the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan.

3. Under Structure Plan Policy C2, development outside built-up areas and settlements will be strictly controlled and permitted only, amongst other things, for the redevelopment of existing buildings provided it is appropriate in scale, form, impact, character and siting to its location in the countryside.

4. Under Local Plan Policy LC18, the replacement of existing dwellings in rural areas may be permitted provided that, along with other matters, the siting and design of the new development has the minimum impact on the rural environment; and the size of the new development will not significantly exceed that of the existing property both in height and floor area.

5. My attention has also been drawn to the Wokingham District Local Plan Deposit Draft. The relevant part of this emerging development plan has not yet been the subject of an Inspector's report. Although the draft plan sets out current policies of the Council, it does not have the statutory weight of the development plan. Under draft Policy WCC1, redevelopment is one of the categories of development that may be acceptable in the countryside. Draft Policy WCC7, referred to in the reason for refusal, concerns extensions to dwellings in the countryside. There should be no significant alteration to the scale of the dwelling and the scale of development on site.

6. On behalf of the appellant, it is argued that the Loddon Area Local Plan should be accorded relatively less weight to reflect its status as a time expired plan that pre-dates the more recently adopted Structure Plan. I agree that this is a relevant consideration.

Reasons

7. I saw that Arborfield is in a countryside location to the southeast of Reading. There are detached houses and bungalows of individual design. Many are of a substantial size and on large plots having frontage access off Church Lane. To the west of the appeal site lies a two storey detached house known as Phyllena. Red Roof, a substantial detached two-storey house, is located to the west. The land to the north, beyond a tree belt, is undeveloped open countryside.

8. The existing property on the appeal site is a bungalow that I judged to be of moderate size, apparently with three reception rooms and four bedrooms. The height of the ridge of the hipped roof is stated to be 5.9m above slab level. The floor area of the living accommodation would appear to be 123.14 sq m. The width across the front elevation is some 13.4m.

9. I regard the proposed replacement as being two storeys in height and rising 7.7m above the proposed slab level. In addition to a large lounge and a dining room, there would be a breakfast room, family room, utility room and study on the ground floor with four bedrooms and three bathrooms or shower rooms on the first floor. The width across the frontage would be approximately 18.4m. The residential floorspace would be 260.81 sq m.

10. In my opinion, the development would have the appearance of being very much larger than the existing property. It would be a two-storey house rather than a single storey bungalow. The elevation facing Church Lane would be considerably wider and, notwithstanding a slight reduction in the slab level, the house would be much higher than the existing bungalow. Given the increased bulk or massing, and notwithstanding the low eaves design, the visual impact of the development would be materially greater and the house very different in terms of size, form and character.

11. I have had regard to the fact that additional residential floorspace could be provided in the roof space of the existing bungalow. However, in terms of visual impact on the countryside, I consider that the external appearance of the respective properties is a more important consideration. Further, I judged that the existing covered area and outbuildings have very little visual impact. In my opinion, the most important comparison to be made is between the appearance of the existing main bungalow building and the proposed house.

12. I have concluded that the proposed house would be significantly larger than the bungalow that it would replace. There would be an urbanising effect with the site becoming more built-up and less open. There would be an erosion of the rural nature of the area. I appreciate that the appeal site is screened with an absence of long-distance public views; also that the proposed house would be compatible with other residential property that I saw in Arborfield, including both Phyllena and Red Roof. However, in terms of the impact on the countryside as a whole, I do not consider that these are good arguments. Developments of the type and form proposed could be repeated too often. The character and appearance of the countryside would be unacceptably changed and unduly harmed by replacement properties of excessive size.

Recd 11.35AM 26.6.00

Robin Bradbeer Limited

Planning & Development Consultancy

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Cheltenham
Gloucestershire
GL50 2LH

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

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

My Ref. RWB/328
Your Ref. F/2000/0456
23 June 2000

For the attention of Ms D Gumbrell
Appeals Assistant

Dear Ms Gumbrell

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78
APPELLANT : QUEENSGATE HOMES LIMITED
SITE : HILLSIDE CHURCH LANE ARBORFIELD READING BERKSHIRE
PROPOSAL : PROPOSED ERECTION OF REPLACEMENT DWELLING AND GARAGE

I attach a copy of the Statement and Supporting Documents on behalf of the appellant which has been sent to The Planning Inspectorate.

Yours sincerely

ROBIN BRADBEER

Enc.

328hcl.wdc2.

Registered in England Number: 3372202

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
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GTN 1374-6079

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CC
16 AUG 2000
COPIES TO: ACK:
FILE:

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

Your Ref: F/2000/0456

Our Ref: APP/X0360/A/00/1043198

Date: 14 August 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY QUEENGATE HOMES LTD
SITE AT HILLSIDE, CHURCH LANE, ARBORFIELD, READING

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

The attached leaflet explains the right of appeal to the High Court against the decision and how the documents can be inspected.

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

The Complaints Officer
The Planning Inspectorate
Room 14/04
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Phone No. 0117 987 8927 Fax No. 0117 987 6219

Yours faithfully

Miss A Bibi

COVERDL1

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 7 July, 2000
My ref. AO/F/2000/0456
Your ref. APP/X0360/A/00/1043198

The Planning Inspectorate
Room 1004
Tollgate
Houlton Street
Bristol
BS2 9DJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Raychell

APPLEAL BY QUEENSGATE HOMES LTD
SITE: HILLSIDE, CHURCH LANE, ARBORFIELD

I refer to the statement submitted by Robin Bradbeer Ltd and comment as follows:

Wokingham District Local Plan (Deposit Draft) Policy WCC1 is not relevant as it refers to new dwellings and not to replacement dwellings or extensions to existing dwellings. Berkshire Structure Plan Policy C2 is only a general policy relating to development in the countryside. Policies LC18 and WCC7 are therefore the most applicable policies.

Paragraph 6.17 – comparable development:
None of these sites are nearby. The replacement dwelling at Caldwell Nursery in particular is not comparable as it also involved the removal of nursery buildings.

I confirm I have sent a copy of this letter to Robin Bradbeer.

Yours sincerely

AO

MRS A ODELL
Senior Planner

Tel. (0118) 974 6448 (Direct Line)
Date. June 8, 2000
My ref: F/2000/0456
Your ref:328

FILE COPY

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

Robin Bradbeer Ltd
20 Lansdown Parade
Cheltenham
Glos
GL50 2 LH

Dear Sirs

APPEAL BY: **Queensgate Homes Ltd**
SITE: **Hillside, Church Lane, Arborfield**

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

I have also sent a copy to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)

FILE COPY

Date: June 8, 2000

My ref: /2000/0456

Your ref: APP/X0360/A/00/1043198

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

Mr S Raychell
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Mr Raychell

APPEAL BY: Queensgate Homes Ltd
SITE: Hillside, Church Lane, Arborfield

With reference to this appeal, I enclose a copy of the Council's statement of the case. I have also sent a copy to the appellant's agent.

Yours sincerely

Den Gumbrell
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: May 22, 2000
My ref: F/2000/0456
Your ref: APP/X0360/A/00/1043198

file copy

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

Mr S Raychell
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Mr Raychell

APPEAL BY: **Queensgate Homes Ltd**

SITE: **Hillside, Church Lane, Arborfield**

With reference to this appeal, I enclose a copy of the completed questionnaire & associated documents.

I have also sent a copy to the appellant's agent.

Yours sincerely

Den Gumbrell
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. May 22, 2000
My ref: F/2000/0456
Your ref:328

File Copy

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

Robin Bradbeer Ltd
20 Lansdown Parade
Cheltenham
Glos
GL50 2LH

Dear Sirs

APPEAL BY: **Queensgate Homes Ltd**
SITE: **Hillside, Church Lane, Arborfield**

With reference to this appeal, I enclose a copy of the completed questionnaire & associated documents.

I have also sent a copy to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell
Appeals Assistant

Enc

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

PLANNING SERVICES
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COPIES TO:
ACK:
FILE:

Ms Z Smith
Wokingham District Council
Planning Department
P O Box 151
Shute End
Wokingham
BERKS, RG11 1WQ

Your Ref:
F/2000/0456

Our Ref:
APP/X0360/A/00/1043198

16 May 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY QUEENGATE HOMES LTD
SITE AT HILLSIDE, CHURCH LANE, ARBORFIELD, READING

I have received an appeal form and accompanying documents for this site. I am the case officer. I am checking the papers and if I need further information, or if for legal reasons the appeal is not acceptable, I will write again.

The appellant has chosen the written procedure. The date of this letter is the starting date for the appeal. Unless you tell me otherwise, I will assume that you do not wish to exercise your right to be heard.

As you know, if you agree to the written procedure, you are required to:

- **Within 5 working days** - notify interested persons who were required to be consulted on the original planning application, and all those who made representations at application stage, that an appeal has been made. You should tell interested persons that any comments they have on the appeal should be made in writing and sent directly to me within the next 28 days. **Please also tell them that if they wish to receive a copy of the appeal decision letter, they must write to me asking for one.**

- **Within the next 14 days** - send the appellant and me, a completed appeal questionnaire together with all the necessary enclosures.

- **Within the next 28 days** - send the appellant and me, any further statement you wish to make, if the questionnaire and supporting documents do not comprise your case. Please keep the statement concise as recommended in Appendix 1 of DOE circular 15/96.

We will arrange for our inspector to visit the appeal site and will send you details.

You should keep to the timetable set out above. Inspectors will not accept representations at the site visit, nor will they wait for representations. Having drawn your attention to the timetable, I will not send reminders to you or the appellant.

Please send any further correspondence to me, giving the full appeal reference number. If you have any questions, please contact me.

Yours faithfully

Mr S Raychell
102

SITE VISIT DATES

We have improved the time taken to fix the date for a site visit. Most visits are now arranged within 8 to 12 weeks from the start of the appeal. Ministers are anxious that appeal decisions are issued quickly. You must comply with the timetable in the accompanying letter, and ensure your representations are with us on time. If the representations are late, the Inspector may proceed to issue a decision without considering them.

SECTION 106 AGREEMENTS

If you intend to rely on an obligation made under Section 106, we must receive a completed, signed and dated copy before the date of the site visit. We will

not delay the issue of the decision letter to wait for the completion of a Section 106 obligation.

The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

FOR OFFICIAL USE ONLY
Date received

PLANNING APPEAL

The appeal must reach the Inspectorate within 6 months of the date of the Notice of the Local Planning Authority's Decision, or within 6 months of the date by which they should have decided the application.

A. INFORMATION ABOUT THE APPELLANT(S)

Full Name: QUEENSGATE HOMES LIMITED

Address: THE COPPICE WINTER HILL
COOKHAM BERKSHIRE

Postcode: SL6 9TN Reference:
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: Fax No:

Agent's Name (if any): ROBIN BRADBEER LIMITED PLANNING & DEVELOPMENT CONSULTANCY

Agent's Address: 20 LANSDOWN PARADE
CHELTENHAM GLOS

Postcode: GL50 2LH Reference: 328
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 01242 577151 Fax No: 01242 527151

B. DETAILS OF THE APPEAL

Name of the Local Planning Authority (LPA): WOKINGHAM DISTRICT COUNCIL

Description of the Development:

PROPOSED ERECTION OF REPLACEMENT DWELLING AND GARAGE

Address of the Site:

HILLSIDE CHURCH LANE
ARBORFIELD READING BERKSHIRE

Postcode:
Failure to provide the postcode may cause delay in processing your appeal.

National Grid Reference (see key on OS map for Instructions).
Grid Letters: Grid Numbers
eg TQ:298407

SU 754677

Date and LPA reference number of the application you made and which is now the subject of this appeal:

26/01/00 F/2000/0456

Date of LPA Notice of Decision (if any):

06/04/00

Are there any outstanding appeals for this site eg Enforcement, Lawful Development Certificate etc? If so please give details and any DOE reference number here: NO

(Rev 1996)

C. REASON FOR THE APPEAL

THIS APPEAL IS AGAINST the decision of the LPA:- **(* Delete as appropriate)** **(✔)**

1. to *refuse/~~grant subject to conditions~~. planning permission for the development described in Section B. ☑
2. to *refuse/grant subject to conditions, approval of the matters reserved under an outline planning permission. ☐
3. to refuse to approve any matter (other than those mentioned in 2 above) required by a condition on a planning permission. ☐

Or the failure of the LPA:-

4. to give notice of their decision within the appropriate period on an application for permission or approval. ☐

D. CHOICE OF PROCEDURE

CHOOSE ONE OF THE FOLLOWING TYPES OF PROCEDURE - These are described fully in the booklet 'Planning Appeals - A Guide' which accompanied this form.

1. WRITTEN REPRESENTATIONS ☑

If you have chosen the written representations procedure, please tick if the whole site can clearly be seen from a road or other public land. (An unaccompanied site visit will be arranged if the Inspector can adequately view the site from public land.) ☐

2. LOCAL INQUIRY Please give reasons why an inquiry is necessary ..... ☐

.....

3. HEARING Although you may prefer a hearing, the LPA need to agree to this procedure and the Inspectorate must consider your appeal suitable. ☐

E. ESSENTIAL SUPPORTING DOCUMENTS

A copy of each of the following should be enclosed with this form.

1. The application submitted to the LPA; ☑
2. The site ownership details (Article 7 certificate) submitted to the LPA at application stage; ☑
3. Plans, drawings and documents forming part of the application submitted to the LPA; ☑
4. The LPA's decision notice (if any); ☑
5. Other relevant correspondence with the LPA; ☑
6. A plan showing the site in red, in relation to two named roads (preferably on an extract from the relevant 1:10,000 OS map). **(Failure to submit this can delay your appeal).** ☑

Copies of the following should also be enclosed, if appropriate:

7. If the appeal concerns reserved matters, the relevant outline application, plans submitted and the permission; ☐
8. Any plans, drawings and documents sent to the LPA but which do not form part of the submitted application (eg drawings for illustrative purposes); ☐
9. Additional plans or drawings relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here:..... ☐

F. APPEAL SITE OWNERSHIP DETAILS

IMPORTANT: THE ACCOMPANYING NOTES SHOULD BE READ BEFORE THE APPROPRIATE CERTIFICATE IS COMPLETED. CERTIFICATES A AND B ARE GIVEN BELOW. IF NEEDED, CERTIFICATES C AND D ARE ATTACHED TO THE GUIDANCE NOTES.

SITE OWNERSHIP CERTIFICATES

PLEASE DELETE INAPPROPRIATE WORDING WHERE INDICATED (*) AND STRIKE OUT INAPPLICABLE CERTIFICATE

CERTIFICATE A

I certify that:

On the day 21 days before the date of this appeal nobody, except the appellant, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates.

OR

CERTIFICATE B

I certify that:

I have/the appellant has *given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates, as listed below.

Owner's Name	Address at which notice was served	Date on which notice was served

I further certify that:

AGRICULTURAL HOLDINGS CERTIFICATE (TO BE COMPLETED IN ALL CASES WHERE A, B, C OR D OWNERSHIP CERTIFICATE HAS BEEN COMPLETED)

** None of the land to which the appeal relates is, or is part of, an agricultural holding.

OR

** I have/the appellant has *given the requisite notice to every person other than my/him/her* self who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as follows:

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

*** Delete as appropriate. If the appellant is the sole agricultural tenant the first alternative should be deleted and "not applicable" should be inserted below the second alternative.**

Signed ..... (on behalf of) QUEENSGATE HOMES LIMITED

Name (in capitals) ROBIN BRADBEER Date 12 MAY 2000

G. GROUNDS OF APPEAL If the written procedure is requested, the appellant's FULL STATEMENT OF CASE **MUST** be made - otherwise the appeal may be invalid. If the written procedure has not been requested, a brief outline of the appellant's case should be made here.

SEE ATTACHED

Continue on a separate sheet if necessary

PLEASE SIGN BELOW

I confirm that a copy of this appeal form and any supporting documents relating to the application not previously sent to the LPA has been sent to them. I undertake that any future documents submitted in connection with this appeal will also be copied to the local planning authority at the same time.

Signed ..... (on behalf of) **QUEENSGATE HOMES LIMITED**

Name (in capitals) **ROBIN BRADBEER** Date **12 MAY 2000**

CHECKLIST - Please check this list thoroughly to avoid delay in the processing of your appeal.

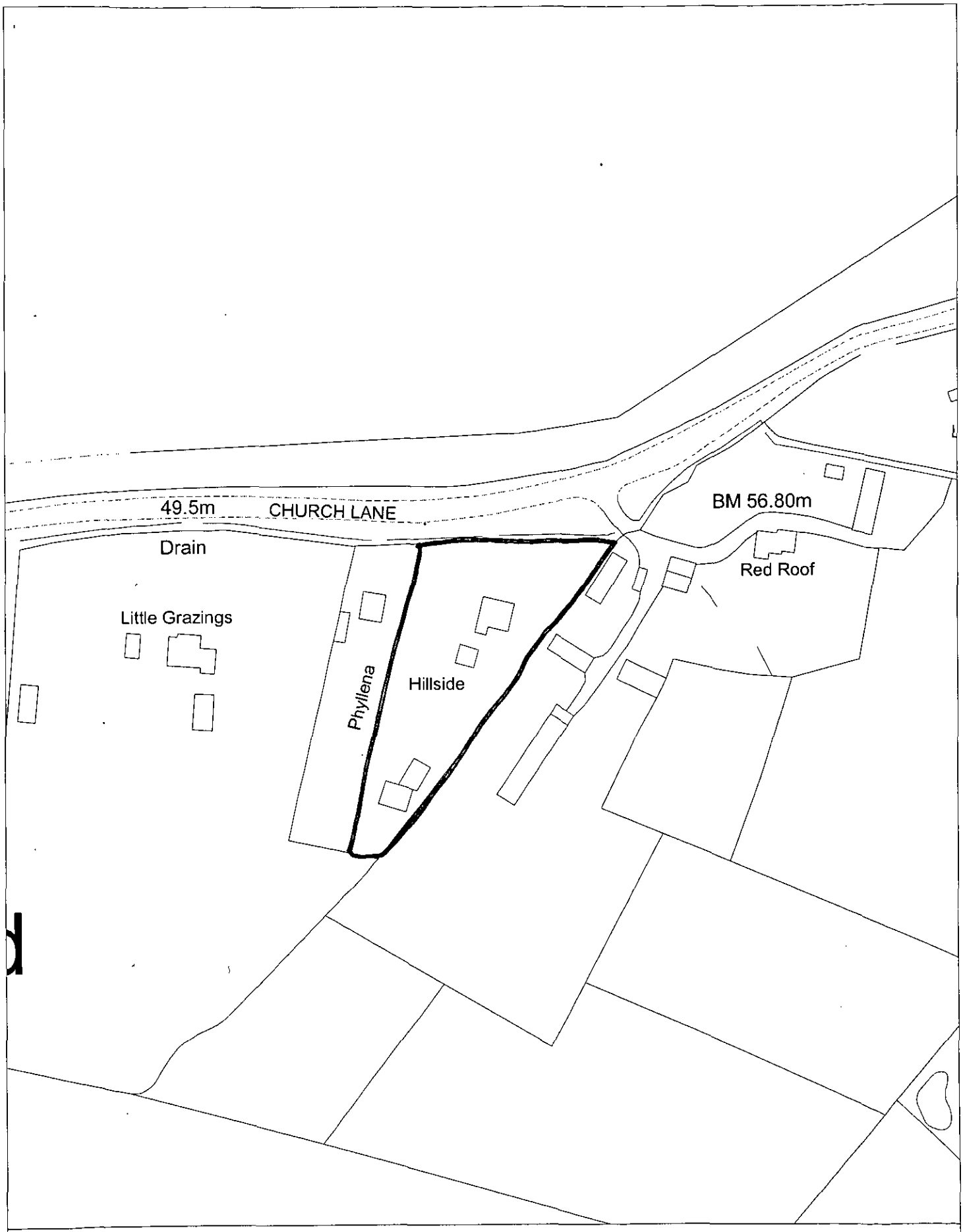
- This form signed and fully completed.
- Any relevant documents listed at Section E enclosed.
- Full grounds of appeal/outline of case set out at Section G.
- Relevant ownership certificate A, B, C or D completed and signed.
- Agricultural Holdings Certificate completed and signed.

◆ **1ST COPY: Send one copy of the appeal form** with all the supporting documents to:

The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

◆ **2ND COPY: Send one copy to the LPA**, at the address from which the decision on the application (or any acknowledgements, etc) was received, enclosing any supporting documents not previously submitted to them as part of the application.

◆ **3RD COPY: For you to keep**



Site Plan, Scale: 1 to 1250

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Date: 22 May 2000

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