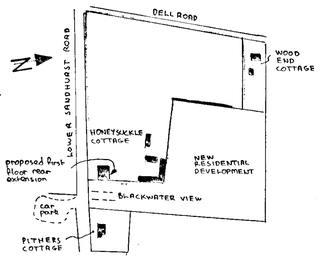


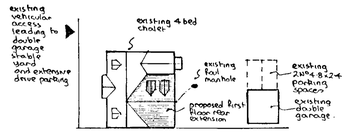
east elevation

north elevation

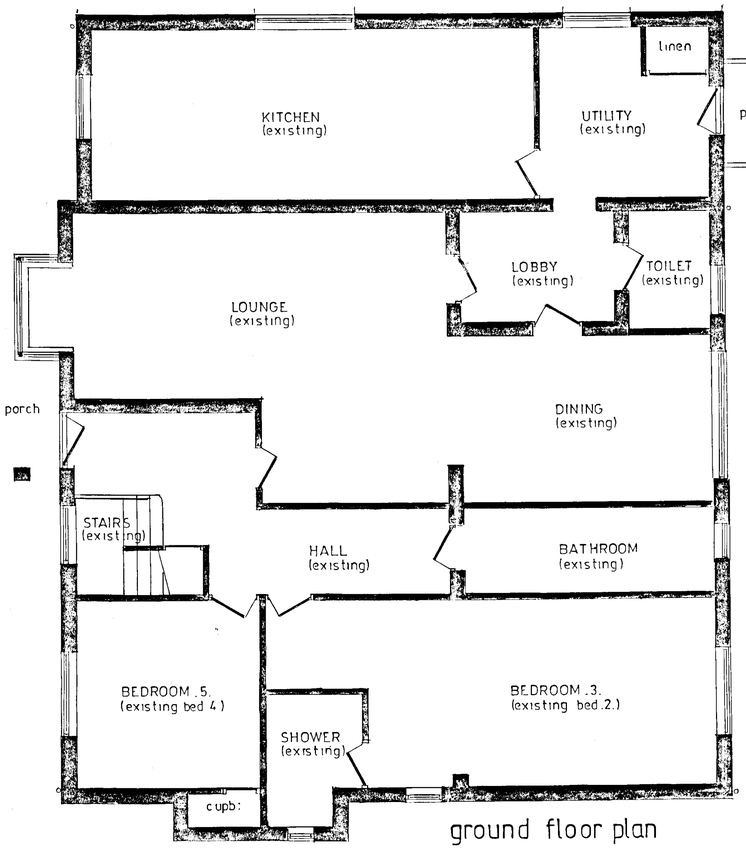
west elevation



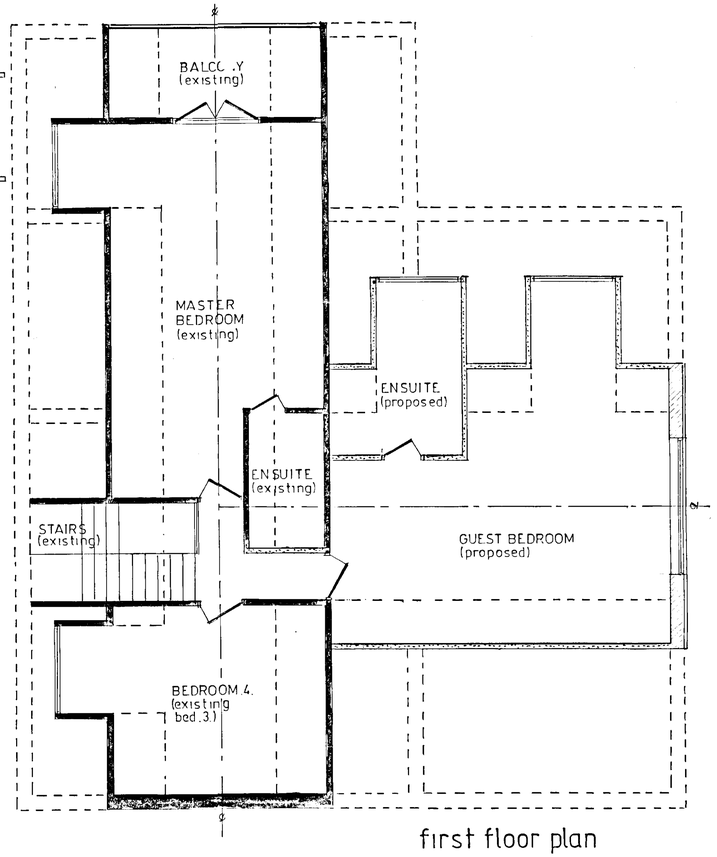
location plan 1:2500



block plan 1:500



ground floor plan



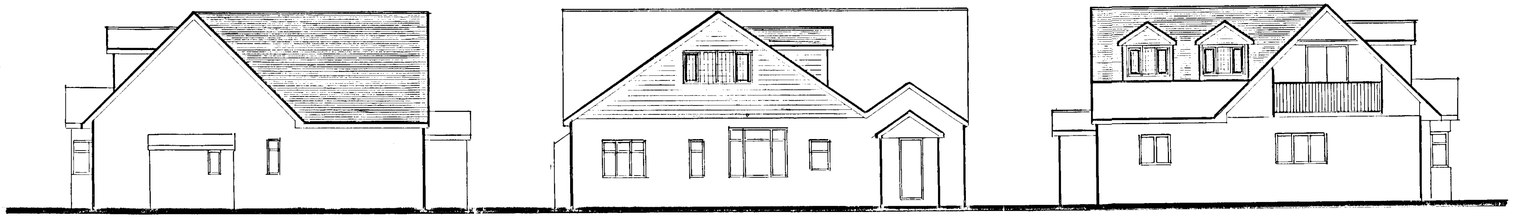
first floor plan

PROPOSED EXTENSION at HONEYSUCKLE COTTAGE, LOWER SANDHURST ROAD, FINCHAMPSTEAD, BERKS for MR & MRS.M.ROBERTS.

Revisions:-

Drawing Nº AH/E/3267
Scales 1:50 & 100
Date NOV 2001

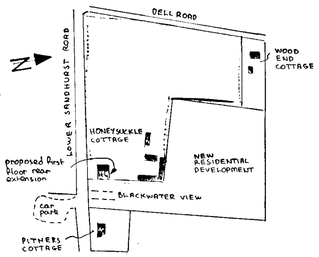
NDE SIGN BUILDING PLANS



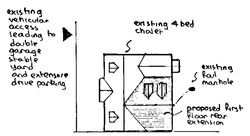
east elevation

north elevation

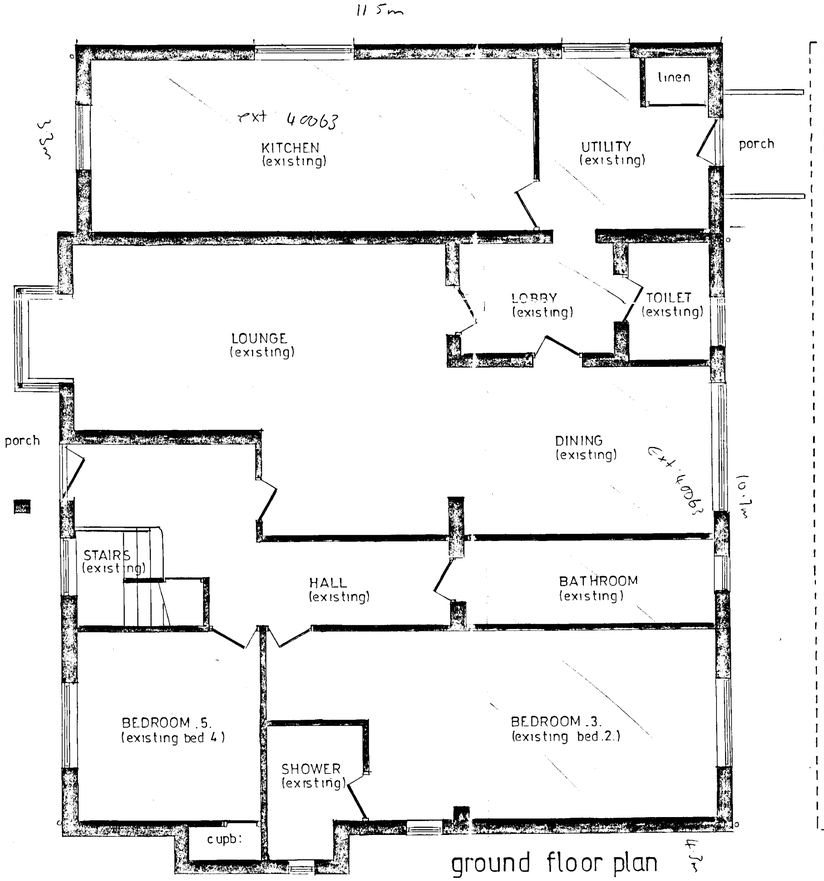
west elevation



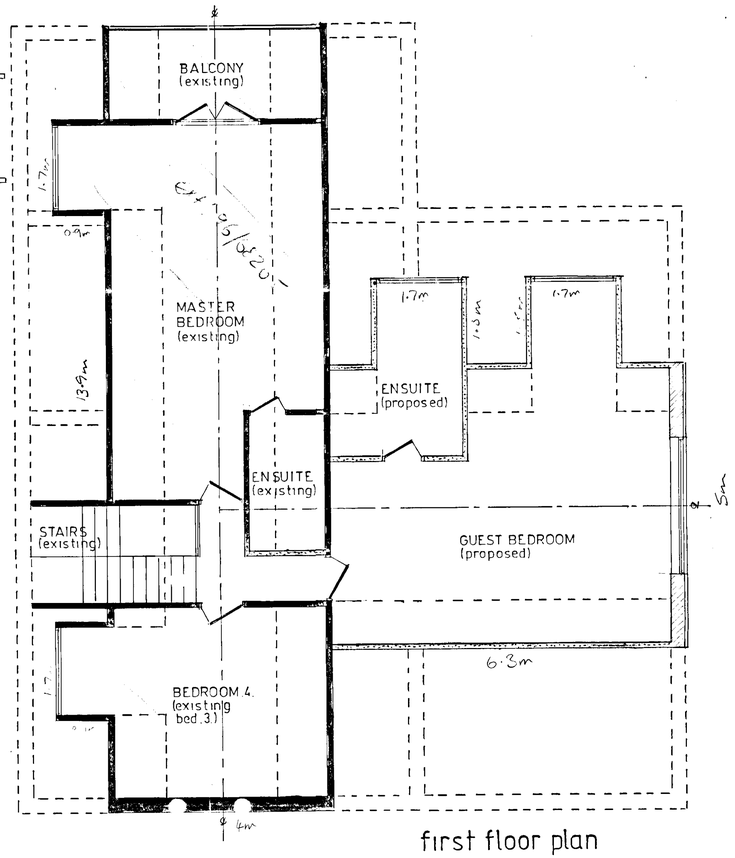
location plan 1:2500



block plan 1:500



ground floor plan



first floor plan

20.NOV.2001 • 5316

PROPOSED EXTENSION at HONEYSUCKLE COTTAGE, LOWER SANDHURST ROAD, FINCHAMPSTEAD, BERKS for MR & MRS.M.ROBERTS.

Revisions:-

Drawing Nº AH/E/3267
Scales 1:50 & 100
Date NOV 2001

NDE SIGN BUILDING PLANS

LEX SYSTEMS LTD
SOUTHPORT UK Tel.01704-26866 Fax.01704-25814
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-6181

APPLICATION NO.5316

Name of appellant:
Mr & Mrs M Roberts

Site address:
Honeysuckle Cottage, Lower Sandhurst Road, Finchampstead

Proposal:Proposed 1st floor rear extension to dwelling

Case Officer:MLT

ALLOWED
23/07/02

430
01

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: MLT

APPLICATION NUMBER: 5316

APPELLANT: Mr & Mrs M Roberts

SITE: Honeysuckle Cottage, Lower Sandhurst Road, Finchampstead

APPEAL REF: APP/X0360/A/02/1086953

START DATE: 02/04/02

DATE OF SITE VISIT 22/07/02

ALLOWED 23/07/02

Progress Record	Date Actioned	Initials
Appeal Logged:	03/04/02	
Entered on Access:	09/04/02	DG
Notification Letters Due:	**16/04/02**	
Notification Letters Sent:	10/04/02	DG
Questionnaire Due:	**16/04/02**	
Questionnaire Sent:	10/04/02	DG
Statement Due:	**14/05/02**	
Statement Sent:	10/04/02	DG
Comments on Statement Due	04/06/02	
Comments on Statement Sent	—	
Decision letter circulated:	24/07/02	DG
Decision entered on Access:	24/07/02	DG

Appeal Decision

Site visit made on 22 July 2002

by D W Jenkins BA DipTE CEng MICE MIHT

an Inspector appointed by the First Secretary of State

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

Date
23 JUL 2002

Appeal Ref: APP/X0360/A/02/1086953
Honeysuckle Cottage, Lower Sandhurst Road, Finchampstead

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs M Roberts against the decision of Wokingham District Council.
- The application (Ref. F/2001/5316 dated 19 November 2001) was refused by notice dated 7 February 2002.
- The development proposed is a first floor rear extension.

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

Main Issue

1. I consider the main issue in this case to be the effect of the proposal on the character and appearance of the area, having particular regard to its location in an Area of Special Landscape Importance (ASLI).

Planning Policy

2. The development plan for the locality includes the Berkshire Structure Plan 1991-2006 (BSP), which incorporates alterations adopted in 1997, and the South East Area Local Plan (SEALP), which was adopted in April 1994. BSP Policy C2 indicates that development outside built-up areas and settlement boundaries defined in local plans will be strictly controlled. It will be permitted only in certain circumstances: it has not been suggested that any of those apply to this appeal. Under Policy C6, development will not be permitted where it would threaten important open areas which are of special significance as "green wedges" or "gaps" because they provide physical or visual separation of settlements or communities which are close together.

3. SEALP Policy SC4 precludes development within an ASLI that, by reason of its size, location or type, would adversely affect the rural character or special landscape qualities of the area. Appropriately designed and sited minor extensions to rural dwellings will normally be acceptable under Policy SC19, but major extensions that have an adverse impact will not be approved. Cumulative effects will be taken into account.

4. The Wokingham District Local Plan (WDLP) is intended to replace the SEALP in due course. It has been the subject of a local plan inquiry. The Inspector's report was published in November 2001, but the Council has not yet formally considered his recommendations. WDLP Policy WOS2 continues strictly to control development outside the boundaries of identified settlements, while Policy WOS3 exercises general development control principles in relation to scale, impact, sustainability and other matters. Policies WCC7 and WLL3 are

of particular relevance to this proposal. The former indicates that extensions to dwellings in areas outside built-up areas and settlements should be acceptable if there are no impacts on the undeveloped character of the surrounding countryside, no significant alteration to the scale of the dwelling, and the design reflects the context of the development. Policy WLL2 maintains the protection currently afforded to ASLIs by SEALP Policy SC4. The Council has advised me neither of the level of representations about these policies nor of the Inspector's recommendations. Nonetheless, in view of the stage reached by the WDLP, I consider the policies worthy of weight in this appeal.

Reasons

Character and Appearance

5. The appeal site is situated in a well-treed rural area to the southeast of the settlement of Finchampstead. It is on the northern side of Lower Sandhurst Road and on the eastern side of the junction with Dell Road. The land is mainly used for grazing and stabling horses, with Honeysuckle Cottage itself in its southeastern corner. There are several detached properties in relatively large plots further to the east, particularly on the northern side of the road, but open countryside to the west and south. The Moor Green Lakes Nature Reserve lies nearby in that latter direction.

6. The dwelling is a detached chalet style property, with a first floor balcony in its western elevation. There are three gables in its northern elevation. It is proposed to construct a first floor extension over the northern section of the building by merging the two easternmost gables into one larger structure.

7. The dwelling has already been extended at least twice. The Council's calculations suggest that the current proposal would add a further $37m^2$ or so floor area to the $142m^2$ already added by the earlier extensions, compared to the building's original $93m^2$. Clearly the cumulative additional floor space is very considerable.

8. Nonetheless, it does not seem to me, in the particular circumstances of this case, that the proposal would be harmful to its setting. The extension would replace two gables with one higher one, but would not rise above the ridge on the main part of the building. Although the Council's Landscape Architect commented that the bulk of the house would be increased from the side elevation, I do not believe that increase would be unduly noticeable. In my view the bulk would not increase in proportion to the extra floor area.

9. Furthermore, the extension would be not be at all obvious from the south, would be screened by roadside vegetation when approaching from the west, and would only be readily apparent from the entrance to Blackwater View, the residential cul-de-sac to the east.

10. It seems to me that the proposal strictly conflicts with BSP Policy C2, as it does not fit with the limited circumstances under which that policy permits development in the countryside. However, both SEALP Policy SC19 and emerging WDLP Policy WCC7 permit extensions to existing dwellings in such areas provided there is no adverse impact on the rural environment. I do not believe there would be such an impact in this instance.

11. Nor do I feel that the development would either be on a scale to threaten any green wedge or gap in which the site may be located, or that its size would affect the special landscape

qualities of the ASLI. Indeed, I note that the Council's Landscape Architect herself acknowledges that the proposal would have a limited visual impact on the wider ASLI.

12. I consider that the proposal would have no adverse effect on the character and appearance of the area in general or on the ASLI in particular. In my opinion it accords with the aims of the development plan and its emerging replacement.

Other Matters

13. The Appellants draw my attention to several recent developments in the area. They contend that small dwellings have been replaced by larger ones or significant extensions permitted. I must, of course, consider this appeal on its own merits. Even so, those other developments do not appear to have detracted unduly from the locality. That factor tends to reinforce my belief that this proposal is acceptable.

Conditions

14. The Council did not suggest any conditions against the contingency of my allowing the appeal. In my opinion, as the application states that the external materials to be used are to match the existing, none are necessary other than the standard time limit.

Conclusions

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

Formal Decision

16. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a first floor rear extension at Honeysuckle Cottage, Lower Sandhurst Road, Finchampstead in accordance with the terms of the application (Ref. F/2001/5316 dated 19 November 2001) and the plans submitted therewith, subject to the condition that the development hereby permitted shall be begun before the expiration of five years from the date of this decision.

Information

17. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

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

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

David Jenkins

INSPECTOR

The Planning Inspectorate

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

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

PLANNING SERVICES | HPT 58942
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ENF
23 JUL 2002
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FILE:

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

Your Ref: F/2001/5316

Our Ref: APP/X0360/A/02/1086953

Date: 23 July 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS M ROBERTS
SITE AT HONEYSUCKLE COTTAGE, LOWER SANDHURST ROAD, FINCHAMPSTEAD, WOKINGHAM, RG40 3TH

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

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

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

Phone No. 0117 372 8252

Fax No. 0117 372 8139

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

Yours faithfully

KF

cc Mrs Margaret Pocock

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date: April 10, 2002
My ref: F/2001/5316
Your ref: APP/X0360/A/02/1086963

WOKINGHAM UNITARY
Aiming for Excellence

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs M Roberts
SITE: Honeysuckle Cottage, Lower Sandhurst Rd, Finchampstead

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.

I have sent copies to the appellant's agent.

I also enclose two copies of the Planning Officer's worksheets which are to be considered as the Authority's statement of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. April 10, 2002
My ref: F/2001/5316
Your ref:

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

Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Dear Sirs

APPEAL BY: **Mr & Mrs M Roberts**
SITE: **Honeysuckle Cottage, Lower Sandhurst Rd, Finchampstead**

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

16|4

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

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

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03 APR 2002
COPIES TO

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

Your Ref: F/2001/5316

Our Ref: APP/X0360/A/02/1086953

Date: 2 April 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS M ROBERTS
SITE AT HONEYSUCKLE COTTAGE, LOWER SANDHURST ROAD, FINCHAMPSTEAD, WOKINGHAM, RG40 3TH

I have received an appeal form and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. The date of this letter is the **starting date** for the appeal.

<u>You must **submit** the following documents within this timetable:</u>

Within 2 weeks from the starting date -

<u>You</u> must notify any statutory parties and any other interested persons who made representations to you about the application, that the appeal has been made. You should tell them that:-

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.
ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must submit a copy of a completed appeal questionnaire with copies of all necessary supporting documents, to the appellant and me. It is essential that details of all the relevant development plan policies are included with it at this early stage.

Within 6 weeks from the starting date -

You must submit 2 copies of your statement to me if the appeal questionnaire does not comprise the full details of your case. The appellant must submit 2 copies of any statement to me if it proves necessary to add to the full details of the case made in the grounds of appeal. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000.* Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. I will send you and the appellant a copy of any comments submitted by interested parties.

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and on any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement and no new evidence is allowed. I will forward the appellant's final comments to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. Our aim is to arrange the visit within 12 weeks of the **starting date**, but from time to time it may take us a little longer.

You **must keep to the timetable** set out above and ensure your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay the issue of their decision to wait for them. As I have given details of the timetable, I will not send you reminders.

Planning obligations - Section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, you must submit a completed, signed and dated copy before the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully

Mrs Margaret Pocock

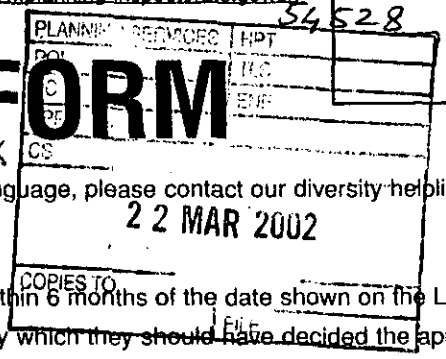
102(BPR)

Paid 400AH 02.3.02

The Planning Inspectorate

Further information about us and the planning appeal system is available on our website www.planning-inspectorate.gov.uk

For official use only
Date received
54528



PLANNING APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our diversity helpline on 0117 372 8939.

Please use a separate form for each appeal

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name MR & MRS. M. ROBERTS

Address HONEYSUCKLE COTTAGE
LOWER SANDHURST ROAD
FINCHAMPSTEAD, BERKS

Postcode RG40 3TH

Daytime phone no 01252 876830

Fax no

E-mail address

B. AGENT DETAILS (if any)

Name ANDESIGN

Address 9 PERKINS WAY
WOKINGHAM, BERKS

Postcode RG41 2TN

Your reference

Daytime phone no 0118 9784165

Fax no

E-mail address

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

Date of the planning application 19/11/2001

LPA's application reference no 2001/5316

Date of LPA's decision notice (if issued) 7/2/2002

D. APPEAL SITE ADDRESS

Address HONEYSUCKLE COTTAGE

LOWER SANDHURST ROAD

FINCHAMPSTEAD, BERKS

Postcode RG40 3TH

If the whole site can be seen from a road or other public land and there is no need for the Inspector to enter the site e.g. to take measurements or to enter a building, please tick the box. ☐

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed with the LPA)

FIRST FLOOR REAR EXTENSION TO DWELLING

Size of the whole appeal site (in hectares)

N/A

Area of floor space of proposed development (in square metres)

N/A

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☑
2. Grant planning permission for the development subject to conditions to which you object. ☐
3. Refuse approval of details required by a previous outline planning permission. ☐
4. Grant approval of details required by a previous outline planning permission subject to conditions to which you object. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission *(other than those in 3 or 4 above)*. ☐

or

6. The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval. ☐

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

Please note that when we decide how the appeal will proceed, we take into account the LPA's views

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

The written procedure involves an exchange of written statements followed by a site visit by the Inspector. The grounds of appeal should make up your full case.

2. HEARING ☐

A hearing is a discussion of the appeal proposals. The Inspector leads the discussion. Hearings give everyone concerned the chance to give their views in a more relaxed and informal atmosphere than at a public inquiry. Hearings have many advantages, but they are not suitable for appeals that:

- are complicated or controversial;
- have caused a lot of local interest;
- involve cross-examination (questioning) of witnesses.

Although you may prefer a hearing, the Inspectorate must consider your appeal suitable for this procedure. Hearings are open to the public.

3. INQUIRY ☐

This is the most formal of the procedures, because it usually involves larger or more complicated appeals. These are often cases where expert evidence is presented, and witnesses are cross-examined. An inquiry may last for several days, or even weeks. It is not a court of law, but the proceedings will often seem to be quite similar and the appellant and LPA usually have legal representatives. Inquiries are open to members of the public.

An inquiry is held if you or the LPA decide that you cannot rely on the written procedure and a site visit, and we have decided that a hearing is unsuitable. Sometimes we decide that an inquiry is necessary. If we do, you will be given reasons for our decision.

H. GROUNDS OF APPEAL

If you have requested the written procedure, your **FULL** grounds of appeal must be made, otherwise we will return the appeal form.

If you have requested a hearing or an inquiry, please provide a brief outline of your grounds.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

SEE SEPARATE SHEETS

H. GROUNDS OF APPEAL (continued)

Please turn over

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, Certificate A will apply: *Please tick **one** box only* ✔

CERTIFICATE A

☑

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates;

OR

CERTIFICATE B

☐

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

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

CERTIFICATES C and D

☐

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.**

✔

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding; ☐

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below: ☑

Tenant's name	Address at which the notice was served	Date the notice was served
NOT APPLICABLE		

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

✔

1. A copy of the original **planning application** sent to the LPA. ☑
2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form). ☑
3. A copy of the **LPA's decision notice** (if issued). ☑
4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map). ☑
5. A list and copies of all **plans, drawings and documents** sent to the LPA as part of the application. ☑
6. A list and copies of any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes). ☐

Copies of the following must also be sent, if appropriate:

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ☐

_____

_____

8. Any relevant **correspondence** with the LPA. ☑
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:
   (a) the relevant outline application; ☐
   (b) all plans sent at outline application stage; ☐
   (c) the original outline planning permission. ☐
10. If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached. ☐
11. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
12. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. ☐

_____

_____

_____

PLEASE TURN OVER AND SIGN THE FORM – UNSIGNED FORMS WILL BE RETURNED

K. PLEASE SIGN BELOW

(Signed forms together with all supporting documents must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and relevant documents to the LPA *(if you do not, your appeal will not normally be accepted).*
2. I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature (ANDESIGN) (on behalf of) MR & MRS. M. ROBERTS

Name (in capitals) ANDREW HESTER Date 21/3/2002

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you.

NOW SEND:

- **1 COPY to us at:**
  The Planning Inspectorate
  Customer Support Unit
  Temple Quay House
  2 The Square
  Temple Quay
  BRISTOL
  BS1 6PN

  We do not currently accept appeals by e-mail or fax.

- **1 COPY to the LPA**
  Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid and who is dealing with it.
2) Tell you and the LPA the procedure for your appeal.
3) Tell you the timetable for us receiving further information or representations.

   YOU MUST KEEP TO THE TIMETABLE
   If information or representations are received late we may disregard them. They will not be seen by the Inspector but will be sent back to you.

4) Tell you about the arrangements for the site visit, hearing or inquiry.

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

Published by the Planning Inspectorate March 2001

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Her Majesty's Stationery Office
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2-16 Colegate
Norwich NR3 1BQ

GROUNDS OF APPEAL

Honeysuckle Cottage is situated on the north side of Lower Sandhurst Road, Finchampstead, Berkshire close to its junction with Dell Road and is the home of the Appellants, Mr & Mrs M. Roberts. Whilst the present accommodation meets their immediate needs, they do have a strong desire to add a guest bedroom with en-suite to allow short or longer term stays from their growing family and friends. With this in mind Andesign were appointed in November 2001 to advise on a possible extension to the property to achieve this objective.

Following preliminary sketches drawing number AH/E/3267 was produced and formed the basis of a full Planning application to Wokingham District Council dated 10/11/2001. The application was acknowledged on 27/11/2001 with Planning reference number F/2001/5316. At the sametime the Planning Department requested a revised blockplan showing the existing double garage and two parking spaces. Whilst this was an unusual request, bearing in mind the extensive parking on the site, a revised blockplan was provided with a covering letter on 5/12/2001. On 7/2/2002 the formal Planning Refusal Notice was issued by Wokingham District Council and is now the subject of this appeal.

When the Appellants moved into their property the land the north formed a pig farm but was subsequently granted consent for housing development and they now have a development of large houses to their rear, known as Blackwater View. The Appellants have now found that the Council would not support their own attempts to extend their property despite the above development and the extensive work which has taken place on other properties in the vicinity as listed below.

1.	Blackwater View	5 large houses.
2.	Pithers Cottage	Extensively extended
3.	Mayfield	Small Bungalow demolished and replaced with large house which has subsequently been extended.
4.	Foxglade	Two storey extension granted on appeal.
5.	Broomfield	Small Bungalow demolished and replaced with large house currently under construction.
6.	Wood End Cottage (Dell Road)	Two storey extension currently under construction.

Contd.....

Contd.....

In considering the design for the proposed extension to Honeysuckle Cottage great care was taken to ensure that there were no changes to the front elevation. The entire extension was restricted to the rear of the building over the existing single storey sections and the design is a chalet style consistant with the existing design. The guest bedroom dormer would provide views across the paddocks which are within the Appellants ownership. All materials would match existing and if constructed would greatly enhance the appearance of Honeysuckle Cottage without causing any unreasonable damage to adjacent properties or the surrounding environment.

The Appellant therefore submits that the Council failed to consider the merits of the application and applied an arbitrary limit on the extension to Honeysuckle Cottage which was unreasonable given the amount of construction already permitted on nearby land. The Appellant welcomes the visit of your Inspector and trust the merits of the application will be acknowledged by GRANTING this appeal.

ANDESIGN.....



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Site Plan

Scale: 1 to 2500

Date: 19 March 2002

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WOKINGHAM UNITARY

4 copies

Environmental Services

For office use only.
Application number:

Householder planning application form



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

1	Your name	MR & MRS . M. ROBERTS
	Address and postcode	HONEYSUCKLE COTTAGE
		HOWER SANDHURST ROAD
		FINCHAMPSTEAD, BERKS
	Phone number	01252 876830
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY
		WOKINGHAM
		BERKS
		RG41 2TN
	Phone number	01189784165
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR REAR EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN)

on behalf of MR & MRS M. ROBERTS

Date 19/11/2001

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

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs M Roberts
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2001/5316

Parish: **FINCHAMPSTEAD**

Location: **Honeysuckle Cottage, Lower Sandhurst Road, Finchampstead, Wokingham.**

Proposal: **Proposed first floor rear extension to dwelling.**

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

Reason

1. The proposed extension by virtue of its size, scale and massing would result in an unacceptable form of development in this area. It is also considered that given the cumulative effect of previous development on this site, the proposed extension would have a detrimental impact on the character of the rural area and the wider Area of Special Landscape Importance. As such the proposal is contrary to policies C2 and C6 of the Berkshire Structure Plan, policies SC4 and SC19 of the South East Area Local Plan and to policies WOS2, WOS3, WCC7 and WLL3 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

Berkshire Structure Plan Policies C2 and C6.
South East Area Local Plan Policies SC4 and SC19.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC7 and WLL3.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 07/02/2002

Notice checked by: _____

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

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr & Mrs M Roberts
SITE: Honeysuckle Cottage, Lower Sandhurst Road, Finchampstead
APPLICATION NO.: 5316
PROPOSAL: Proposed 1st floor rear extension to dwelling

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Finchampstead South
MR G COCKROFT
MRS M. LOWG
Clerk(s) of Parish / Town Council of Finchampstead

Mrs C S Cole, ~~Honeysuckle Cottage, Lower Sandhurst,~~ Finchampstead RG40 4JU
Memorial Hall, The Village

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

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

Environmental Design, WDC
- Landscape

1, 2, 3, 5 & 6 Blackwater View, Finchampstead RG40 3TF

Pithers Cottage & Mayfield Lower Sandhurst Rd, Finchampstead RG40 3TH

Woodend Cottage, Dell Rd, Finchampstead RG40 3TG

Tel. **0118 974 6480**

Date: 27 November 2001

Your Ref:

My Ref: **Helen Pollock - F/2001/5316**

Mr & Mrs M Roberts
C/O ANDESIGN
9
Perkins Way
Wokingham
Berkshire
RG41 2TN

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

ACKNOWLEDGEMENT OF RECEIPT OF PLANNING APPLICATION

Dear Sir/Madam
Application Number: F/2001/5316
Site Address: Honeysuckle Cottage, Lower Sandhurst Road, Finchampstead, Wokingham.
Proposal: Proposed first floor rear extension to dwelling.

Thank you for the above application, which has now been accepted along with the sum of £95 in fees.

We will try to determine your application within 8 weeks.

If for any reason your application cannot be registered as valid we will contact you again as soon as possible. However, it is not always obvious that insufficient information and/or inaccurate drawings have been submitted until after the case officer has visited the site. If we do not notify you otherwise within 28 days of this letter you may assume the application is valid and the 8 week determination date of **15/01/2002** also mentioned in the next paragraph is correct.

If you have not received notification of the outcome of your application by **15/01/2002** you have the right to appeal to the Secretary of State for the Environment, Transport and the Regions. Appeals must be made within 6 months of this date on a form which is available from the Department of the Environment, Transport and the Regions & they can be contacted on (0117) 987 8000.

If you have any queries concerning your application contact your case officer, **Helen Pollock,** on **0118 974 6480** quoting reference number **F/2001/5316.**

Please note that you may also require Building Regulation approval & for further advice contact the Public Protection Section on (0118) 974 6375.

Yours faithfully,

notice expires
21/12/2001

Helen Pollock

Development Control Officer

Rle M. Roberts

Ms.Hellen Pollock ref:4155
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR 5th December 2001

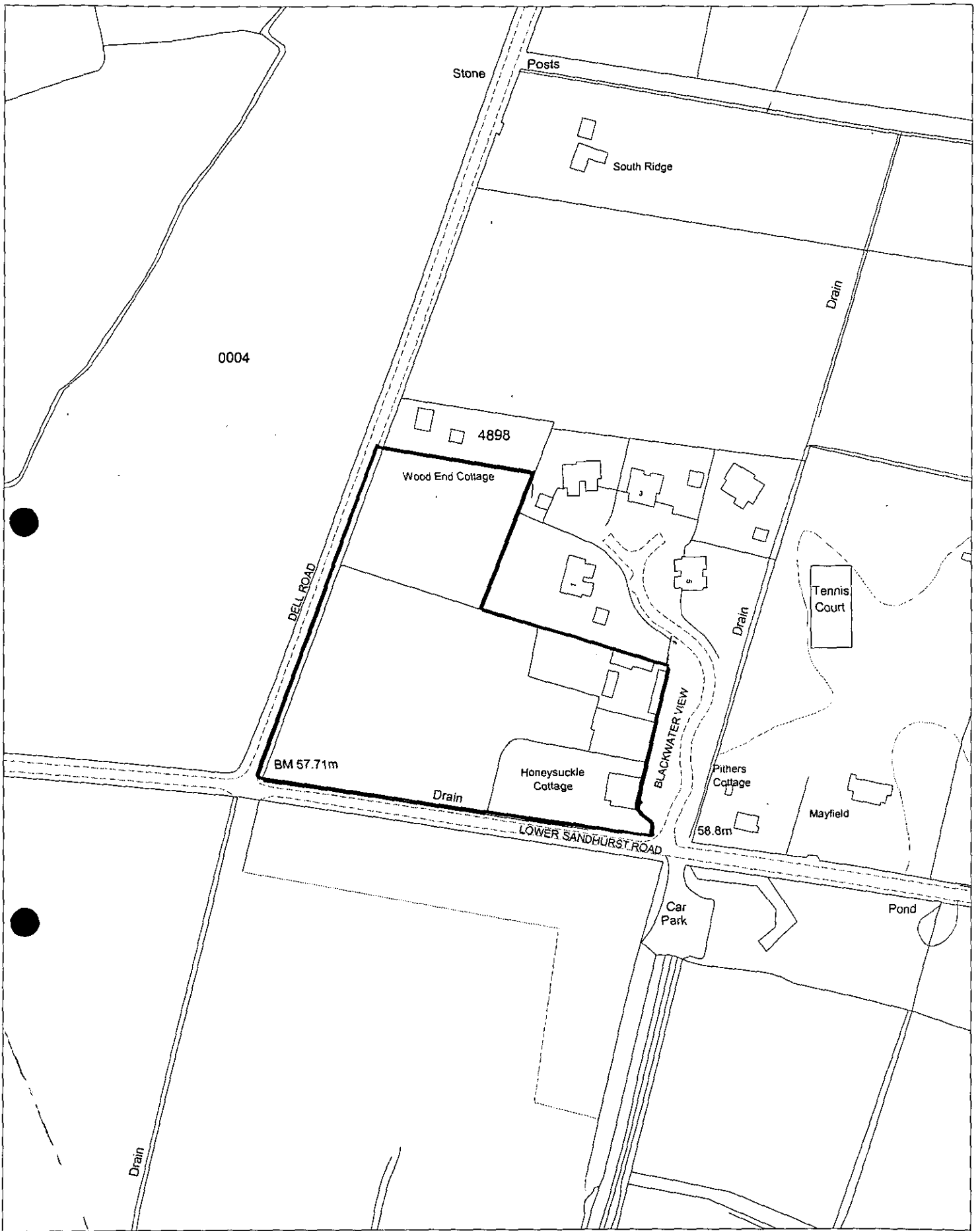
Dear Ms. Pollock,

re:Application No.2001/5316 - Honeysuckle Cottage
Lower Sandhurst Road, Finchampstead

At the request of your office, please find enclosed 6 copies of the revised blockplan showing the position of the double garage and the two parking spaces which are needed to support the current application. In reality the property has a vast amount of parking space on extensive drive and courtyard, and there is therefore is no difficulty in accommodating the parking requirements for this application. If you have any further queries please do not hesitate to contact my office.

Yours faithfully,

A. Hester



Site Plan, Scale: 1 to 2000

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Date: 10 April 2002

N
W E
S

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728772
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8772

58507
POL
DC
APP
CS
11 JUL 2002

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

Your Ref: F/2001/5316

Our Ref: APP/X0360/A/02/1086953

Date: 10 July 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS M ROBERTS
SITE AT HONEYSUCKLE COTTAGE, LOWER SANDHURST ROAD, FINCHAMPSTEAD, WOKINGHAM, RG40 3TH

I am writing to inform you that the Inspector appointed by the Secretary of State to determine the above appeal is

Mr David Jenkins BA DipTE CEng MICE MIHT

The Inspector will visit the appeal site at 12:00 on Monday 22 July 2002. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

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, we will let you know.

1933

ADDRESS 1 BLACKWATER VIEW PARISH LUICHMAPST

PLOT No. 1 LOWER SANDHURST ROAD ORD. SHEET No. CH-8062 122

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
40615	MRS. V SCOTT	O/L	15.10.93	C/A c/a
42713	BRYANT	REF. HOUSE & GARAGE	5.8.94	C/A
44668	MR + MRS MEDLOCK	VAR. COND. 6 ON 42713 - REMOVAL MND + LANDSCAPING	1.8.95	REF
95/60757/VAR				
44669	"	VAR. COND. 6 ON 42713 (PARTIAL REMOVAL MOUND & LANDSCAPING)	7.8.95	C/A
95/60758/VAR				
96/63508/F	MR R. MEDLOCK (RETRO)	PERGOLA	17.6.96	C/A
F/2000/2812	"	Loft conv & rooflights in roof of dwell	04.01.01	C/A
F/2000/2997	"	S/St/R - Conserv.	31.1.01	REF

MINISTRY DECISION

SPECIAL ORDERS BREACH OF CONDITION NOTICE ISSUED IN RESPECT OF CONDS 6/18/19/20 ON 40615 - 28.11.94 & 42713 COND. 8

The Planning Inspectorate

For offical use only
Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP /X0360/A/02/1086953 **GRID REF:** _____

APPEAL BY: Mr + Mrs M Roberts

SITE: Honeysuckle Cottage, Lower Sandhurst Rd, Finchampstead.

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks from the 'starting date' given in our letter. You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan. Please send our copy to the case officer. Their address is shown on our letter.

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

1.	Do you agree to the written representations procedure?	YES / ~~NO~~
OR	Do you wish to be heard by an Inspector at: a. a local inquiry?	~~YES~~ / NO
	or b. a hearing?	~~YES~~ / NO
2.	If the written procedure is agreed, could the Inspector make an unaccompanied site visit?	~~YES~~ / NO
	(It is our policy that Inspectors make an unaccompanied site visit whenever practicable e.g. the site can be seen clearly from a road or other public land. You must only indicate the need for an accompanied visit when it is necessary to enter the site e.g. to view or measure dimensions from within it.)	
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 / ~~N/A~~
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	~~YES~~ / NO

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

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:		
a Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	YES / NO Sch1 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 1 of the planning register? If YES, please send a copy to us.	YES / NO	
	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	1	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site;		✓
i. **For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***	3	
j. Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k. Any other relevant information or correspondence you consider we should be aware of.		✓

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by?	14/05/02	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	2	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:- (STATEMENT ENCLOSED TO INSPECTORATE)	YES / NO	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.	YES / NO	
b. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

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

Signature: _____ on behalf of WOKINGHAM UNITARY ~~Council~~

Date sent to us and the appellant 10/04/02 OUR REF: F/2001/5316

Please tell us of any changes to the information you have given on this form.

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St Clements House
2-16 Colgate
Norwich NR3 1BQ

Application Number: F/2001/5316

Appraisal:
The proposed development is for a first floor rear extension to form an additional bedroom and en-suite. The property is a detached chalet style bungalow, located on a large plot in the countryside and within an Area of Special Landscape Importance. The proposals have a floor area of 36.6m^2.

1) Impact upon neighbouring properties

The proposed development would have little impact upon the neighbouring properties as the closest property to the East is around 38m away and the closest property to the North of the site is around 70m away. There are no properties to the South or West of the site. It is therefore considered that the proposals would have no significant adverse impact upon the neighbouring properties.

2) Impact upon highway safety

There would be an increase in the number of bedrooms for 4 to 5. The required parking standard has been met and provided that parking remains, there would be no detrimental impacts upon highway safety.

3) Impact upon the street scene and character of the area

This area is designated within the local plan as both countryside and an Area of Special Landscape Importance and as such we seek to minimise any development in this area. The proposed extension would result in an increased floor area of 36.6m^2 and combined with the previous extensions at the property would result in a cumulative increase of 179.22m^2, and increase of 192% on the original dwellinghouse. Although views into the site are limited this is considered to be an unacceptable level of development within the countryside and ASLI and the proposal would have a significant bulk that would detract from the open rural character of the area.

~~**Approval:**~~ **Refusal: ✓**

Application Number F/2001/5316
Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed extension by virtue of its size, scale
			and massing would result in an unacceptable form
			of development in this area. It is also considered
			that given the cumulative effect of previous
			development on this site, the proposed extension
			would have a detrimental impact on the character
			of the rural area and the wider Area of Special
			Landscape Importance. As such the proposal is
			contrary to policies C2 and C6 of the Berkshire
			Structure Plan, policies SC4 and SC19 of the
			South East Area Local Plan and policies WOS2,
			WOS3, WCC7 and WLL3 of the Wokingham District Local Plan (Deposit Draft).
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES: SC4 & SC19.			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WCC7, WLL3.			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES: C2, C6			
MINERALS LOCAL PLAN POLICIES:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: M L Thorp
p. p. **(Development Control Manager)**

Date: 7.2.02

Proposed Increase = 6.3 x 5 = 31.5
1.7 x 1.5 = +2.55
+2.55
36.6m²

Previous extensions:

98/68265/F = 4 x 13.9 = 55.6
1.7 x 0.9 = +1.53
+1.53
58.66m²

40063 = 4.3 x 10.7 = 46.01
3.3 x 11.5 = 37.95
83.96m²

Original bungalow: **93m²**

TOTAL Extensions: **179.22m²**
(Proposed + Existing)

TOTAL % ↑: **192%**
(On Original)

WOKINGHAM DISTRICT COUNCIL

RELEVANT DEVELOPMENT PLAN POLICIES (South East)

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

Berkshire Structure Plan

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

South East Area Local Plan

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

Draft Wokingham District Local Plan

4. The Draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for development control decisions since 21st October 1997. The County Council issued a statement of general conformity with the structure plan in May 1997. The public local inquiry into the plan commenced on 6th October 1998. The Inspector's report on the local plan inquiry (with the exception of policy WSM1), was published by the Council on 22 November 2001. However, the Council has not yet formally considered these Inspectors recommendations.

TO: **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 4 January 2002

Location:	Honeysuckle Cottage, Lower Sandhurst Road, Finchampstead
Proposal:	Proposed first floor rear extension to dwelling.
Application Number:	F/2001/5316

In response to your consultation dated 27 November 2001 for the above application, the landscape comments are as follows:

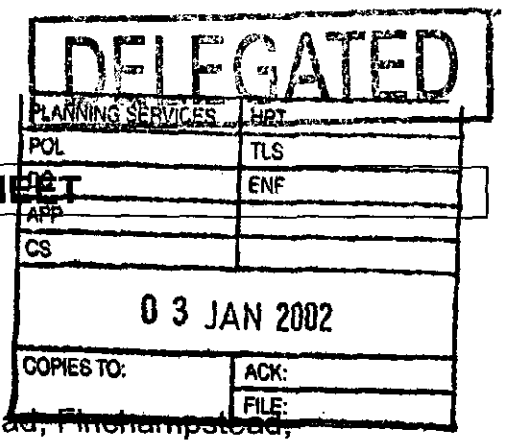
The site is located within an ASLI designation. The proposals will increase the bulk of the house from the side elevation. These views are partially limited by roadside vegetation when approaching the property from the west. The proposals will have a limited visual impact on the wider ASLI, but may be greater in the local context.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Helen Pollock

DATE: 27 November 2001



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5316

Proposal: Proposed first floor rear extension to dwelling..

Site Address: Honeysuckle Cottage,, Lower Sandhurst Road, Finchampstead, Wokingham.

Applicant: Mr & Mrs M Roberts C/O ANDESIGN.

Your observations are required in respect of this application **by 21/12/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S. Clerk

DATE: 28-12-01

Clerk To Finchampstead Parish/Town Council.

Tel. (0118) 974 6448 (Direct Line)
Date. April 10, 2002
My ref. F/2001/5316
Your ref.

WOKINGHAM UNITARY
Aiming for Excellence

«Name__Address»

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

Dear Sir/ Madam

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Mr & Mrs M Roberts
SITE: Honeysuckle Cottage, Lower Sandhurst Rd, Finchampstead
PROPOSAL: Proposed 1st floor rear extension to dwelling

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

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

If you wish to make further representations, you may do so in writing, to Mrs M Pocock, The Planning Inspectorate, Room 3 / 03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. You should, if possible, send three copies quoting reference APP/X0360/A/02/1086953. Comments received after 14/05/02 will not normally be seen by the Inspector & will be returned.

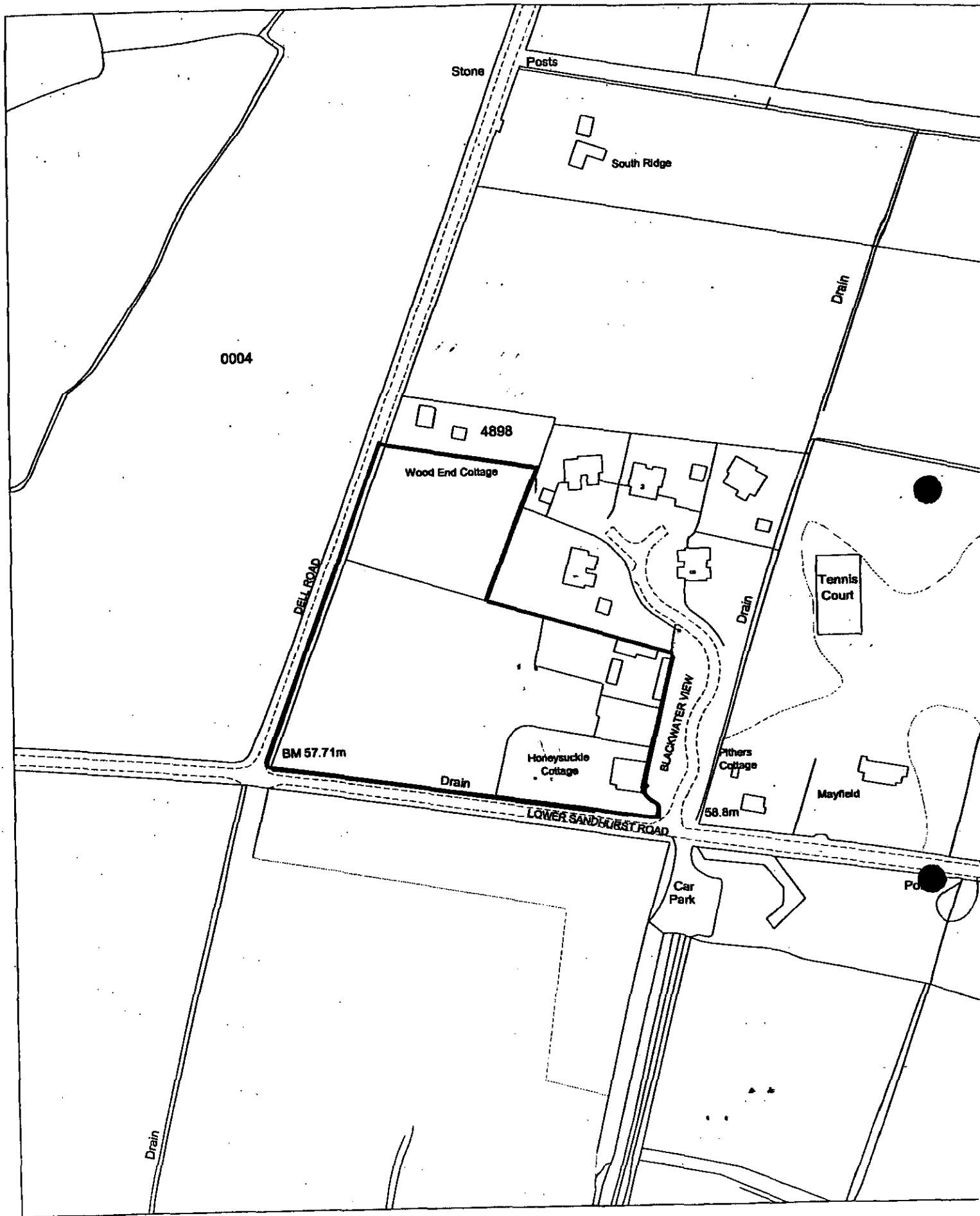
The application form, decision notice, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning), at the Civic Offices, Shute End, Wokingham, Berkshire during office hours, (08.30 - 17.00 Mondays to Thursdays, 08.00 – 16.00 on Fridays).

A free booklet, Guide to taking part in Planning Appeals, is available from this office.

If you wish to be notified of the result of the appeal, you should write to Mrs Pocock at the Planning Inspectorate requesting a copy of the decision. Please quote reference APP/X0360/A/02/1086953.

Yours faithfully

Denise Gumbrell
Appeals Assistant



Site Plan, Scale: 1 to 2000

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Date: 10 April 2002

N
W E
S

Date: 18 December 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/5316

Location: Honeysuckle Cottage, Lower Sandhurst Road, Finchampstead, Wokingham.

Proposal: Proposed first floor rear extension to dwelling.

Applicant: Mr & Mrs M Roberts C/O ANDESIGN.

Case Officer: Helen Pollock

The new plans show the following: Additional parking plan, showing off road parking for at least 4 cars.

Comments are required by 28/12/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

As previous

19/12/01

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 27 November 2001

Application Number: F/2001/5316

Proposal: Proposed first floor rear extension to dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Honeysuckle Cottage, Lower Sandhurst Road, Finchampstead, Wokingham.

Applicant:
Mr & Mrs M Roberts C/O ANDESIGN.

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).

C04A, R04A
C122, R122.

Signed: _____ **Print name:** AC 29/11/01



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie

LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

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

Development Outside Built-Up Areas and Settlements

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

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

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

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

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

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

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

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

Green Wedges and Gaps

Policy C6 **The setting and separate identity of settlements and communities will be conserved and protected. Development will not be permitted where it would threaten important open areas which are of special significance as "green wedges" or "gaps" because they provide physical or visual separation of settlements or communities which are close together. "Green wedges" and "gaps" will be identified in local plans where there is a risk of:**

(i) coalescence, loss of community identity or increased urbanised character;

(ii) loss of access to open countryside or extensive open space with their associated environmental benefits.

5.30 The boundaries to "green wedges" and "gaps" will be defined in local plans and will relate to those areas which it is considered are essential to the separation of settlements and communities. "Green wedges" are areas of open space penetrating, partly enclosed by, or separating built-up areas or communities and "gaps" comprise open land which provides physical or visual separation of distinct settlements or communities. Although the size and character of "green wedges" and "gaps" will vary, they have a similar function. The existing land uses within these areas may range from agricultural to informal or formal recreation uses or uses like allotments, utilities or institutions. In order to protect the existing open character of the land it is important that development is not intensified so that the distinct communities maintain their identity and sense of separation.

5.31 Examples of such areas identified in the Replacement Structure Plan for Berkshire include land between :

Newbury, Thatcham and Cold Ash

Purley and Pangbourne

Theale and Tilehurst

Reading and settlements to the south of the M4 and land separating these settlements from one another

Sonning and Earley

Wokingham, Winnersh and Sindlesham

Wokingham and Finchampstead North

Wokingham and Crowthorne

Crowthorne and Bracknell

Sandhurst and Crowthorne

Sandhurst and Yateley

Countryside

Wokingham and Bracknell

Binfield and Bracknell

Bracknell and Ascot

The County Council continues to support the principle of 'gaps' and 'green wedges' in the locations listed above. In addition, other important 'green wedges' and 'gaps' may be identified in local plans, and will be accorded equal weight. The County Council considers that the Lower Kennet Valley, to the south west of Reading, north of the M4 motorway, should be treated in this way. Together with other gaps and green wedges and land subject to the provisions of Policy C2, a cordon of open land should be established in local plans to prevent the outward expansion of the built-up area of Reading.

5.32 Policy C6 applies equally inside and outside the Green Belt. The protection of 'green wedges' and 'gaps' is as important in the Green Belt as anywhere else.

PROTECTING THE LANDSCAPE

5.33 The protection and enhancement of the County's landscape requires the protection of those features which make up its character, as well as positive measures by a range of bodies so as to guide change and deal with its consequences, particularly the major changes arising from development pressures and the modification of the financial basis for farming which has led to the abandonment of many traditional forms of landscape management.

Areas of Landscape Importance

5.34 Special care is needed to protect and conserve the character and natural beauty of the landscape in the North Wessex Downs Area of Outstanding Natural Beauty (AONB), designated for its national significance, and to protect the special landscape significance of certain areas of special landscape quality which are of particular value in the County context, known as Areas of Special Landscape Importance (ASLIs). In addition to the provisions of Policies C2 and C4, regard needs to be had to the natural beauty or special character of the AONB and ASLIs in considering proposals for development in these areas.

Development Within the North Wessex Downs Area of Outstanding Natural Beauty

Policy C7 **Within the North Wessex Downs Area of Outstanding Natural Beauty development will only be permitted which will conserve or enhance the natural beauty of the area.**

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

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

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

❖ SC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS

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

NEW USES FOR EXISTING BUILDINGS IN RURAL AREAS

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

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

❖ SC20 CONVERSION OF BUILDINGS IN RURAL AREAS TO DWELLINGS

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

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

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

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

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

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

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

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

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

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

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

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

❖ SC3 AREAS OF SPECIAL LANDSCAPE IMPORTANCE

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

❖ SC4 SETTING OF AREAS OF SPECIAL LANDSCAPE IMPORTANCE

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

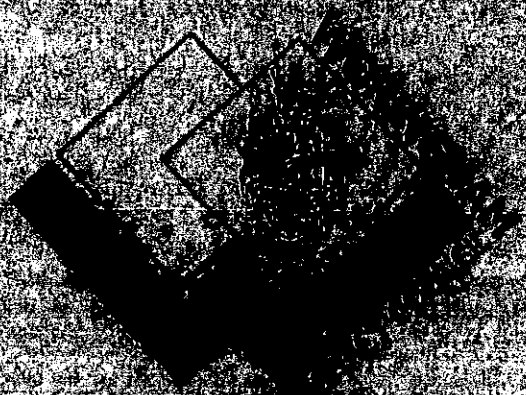
❖ SC5 MANAGEMENT OF AREAS OF SPECIAL LANDSCAPE IMPORTANCE

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

LANDSCAPE MANAGEMENT

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

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



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

- Proposed Amendments April 1999
- Additional Proposed Amendments Septembe
- Proposed Transport Amendments Februar

IS CONSERVED WHILST PROVIDING APPROPRIATE DEVELOPMENTS WHICH MEET LOCAL NEEDS

B) GIVE PRIORITY WITHIN a) TO MEETING THE DISTRICT'S ECONOMIC AND SOCIAL NEEDS, INCLUDING THE PROVISION OF LOW-COST HOUSING AND A WIDER RANGE OF EMPLOYMENT OPPORTUNITIES

C) CONSERVING AND ENHANCING THE PATTERN OF TOWN AND PARISH COMMUNITIES BY RETAINING AND EMPHASISING THE BALANCE BETWEEN TOWNS AND VILLAGES, COUNTRYSIDE AND SETTLEMENTS, OPEN RIVER VALLEYS AND ENCLOSED WOODLANDS

D) TO PROVIDE FOR EMPLOYMENT, HOUSING, SHOPPING AND SERVICES IN PLACES THAT MINIMISE THE NEED FOR TRAVEL BY PRIVATE CAR

E) THAT NEW DEVELOPMENT MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER, ENVIRONMENT, LANDSCAPE, HERITAGE WITHIN THE PLAN AREA

F) ~~TO CONSERVE NATURAL RESOURCES TO MINIMISE POLLUTION~~ **(PA 1/3)**

F1) TO CONSERVE NATURAL RESOURCES **(PA 1/3)**

F2) TO MINIMISE POLLUTION (PA 1/3)

G) TO SEEK IMPROVEMENTS TO INFRASTRUCTURE, SERVICES AND AMENITIES.

H) TO ENCOURAGE AND SUSTAIN BALANCED RURAL COMMUNITIES **(PA 1/1)**

I) TO DEVELOP BROWNFIELD SITES IN PREFERENCE TO GREENFIELD SITES **(PA 1/2)**

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Limiting the Spread of Development

1.6 The Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside ~~or has special reason to locate there~~ *OR FOR WHICH A RURAL LOCATION IS ESSENTIAL.* **(PA 1/4)** Although these uses are acceptable in principle, they must also be acceptable in practice.

1.7 In order to be consistent in the treatment of settlements having common characteristics, it has been necessary to draw up a definition of the classification of settlements as used in the policies and proposals contained in this plan and as shown on the proposals map.

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

(i) a sizeable amount of development in a compact form (if development is dominated by, or interspersed with, areas of land that are characteristically rural or open, it will not come within this criterion)

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

(iii) be physically and socially cohesive.

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

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

1.10 Areas of sporadic development exist within the plan area which involve very few properties and/or are dominated by areas of undeveloped rural land either between, or to the rear and in front of properties causing them to be characterised by a loose settlement pattern, or to form a narrow strip of development in what is a distinctly rural area. These areas of development have not been included within the identified settlements.

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

SUBJECT TO THE DETAILED PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN, DEVELOPMENT WILL BE ALLOWED WITHIN THE BOUNDARIES OF THE IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN THE TEXT.

OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN AND STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS AND SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).

Implementation: Through the development control process.

Monitoring: Planning applications determined.

1.11 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the appropriateness of the use of existing buildings and the design of new buildings or extensions to existing buildings, are very important.

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

1.12A LANDSCAPING SCHEMES SHOULD BE COMPRISED PREDOMINANTLY, IF NOT WHOLLY, OF LOCALLY NATIVE SPECIES. **(PA 1/5)**

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

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

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

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

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

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

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

WHERE SUCH A DWELLING IS JUSTIFIED THE COUNCIL WILL ENSURE:

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Extensions to Existing Dwellings in the Countryside

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

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

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

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

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined.

PROTECTING AND MANAGING THE LANDSCAPE

INTRODUCTION

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

2.44 Landscape is important because it is:

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

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

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

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

POLICY WLL2: AREAS OF SPECIAL LANDSCAPE IMPORTANCE

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

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

Implementation: The development control process

Monitoring: Planning applications determined.

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

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

POLICY WLL3: SETTING OF AREAS OF SPECIAL LANDSCAPE IMPORTANCE

DEVELOPMENT WILL NOT BE ALLOWED ON LAND THAT IS EITHER:

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined.

River Valleys

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