APPLICATION NO:
F/2001/3604

LOCATION:
Longmoor Lodge Park Lane, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs M Taylor C/O Mr Ian Woods

PROPOSAL:
Proposed erection of dwelling and garage pool complex. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **22/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
17/05/2001

CASE OFFICER: **Elaine Connor**

REFUSED

RAILEX
Marbleboard

EASIFILE EP7

c. 1015

17

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs M Taylor
C/O Mr Ian Woods
111 Grange Road
Guildford
Surrey
GU2 9QD

Application Number: F/2001/3604

Parish:	**FINCHAMPSTEAD**
Location:	**Longmoor Lodge, Park Lane, Finchampstead, Wokingham.**
Proposal:	**Proposed erection of dwelling and garage pool complex. Demolition of existing 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 replacement dwelling is excessive in size compared with the original and existing dwellings and would result in a large increase in built form on the site. The combination of increase in floor area, footprint and height compared with the existing dwelling would have an adverse impact upon the character of the surrounding area and the countryside. As such the proposal is contrary to policies STV2 and SC18 of the South East Area Local Plan, policies WOS2, WOS3 and the aims of WCC7 of the Wokingham District Local Plan (Deposit Draft) and to policies OS1 and C2 of the Berkshire Structure Plan.

John Mitchell

John Mitchell
Development Control Manager
Date: 02/07/2001

Notice checked by: _____

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

Received by Wokingham District Council

Application No: F/2001/3604

Proposal:
Proposed erection of dwelling and garage pool complex. Demolition of existing dwelling.

Location:
Longmoor Lodge, Park Lane, Finchampstead, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/04/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

02 April 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3604
CASE OFFICER: Elaine Connor

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Woods DESIGN · CONSTRUCTION · MANAGEMENT

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
11 MAY 2001	
COPIES TO:	ACK:
	FILE:

Date 10th May 2001

Elaine Conner
Department of Planning Services
Wokingham District Council

Dear Elaine

Ref F/2001/3604 : Longmoor Lodge, Park Lane, Finchampstead

Could you please provide me with the following information:

1 A copy of the full text of your recommendation.

2 Confirmation that you are refusing a deferral and your reasons why.

3 The date, time and location of the planning committee meeting at which the refusal recommendation will be put forward.

4 The names and addresses of all the committee members.

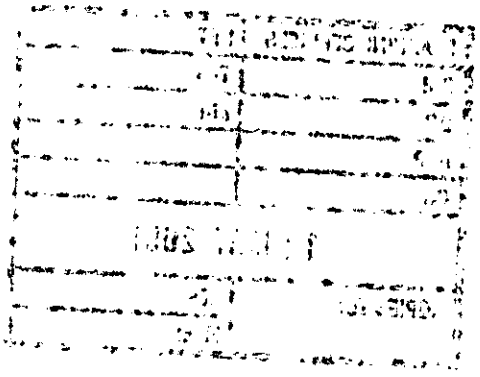
I would appreciate it if this information could be made available tomorrow (11th May 2001) so that I can pick it up from the Council offices.

Can you call me to confirm.

Thank you.

Yours faithfully

Ian Richard Woods
111 Grange Road Guildford Surrey GU2 6QD Tel : 01483 503395 Mob : 0468 842802
VAT registration number - 664 6697 82



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Woods DESIGN · CONSTRUCTION · MANAGEMENT

PLANNING SERVICES	HPT 43505
POL	TLS
DC	ENF
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21 MAY 2001	
COPIES TO:	

Date 17th May 2001

Mr John Mitchell
Development Control Manager
Department of Planning Services
Wokingham District Council

Dear Mr Mitchell

Ref F/2001/3604 : Longmoor Lodge, Park Lane, Finchampstead
Applicant – Mr Mark Taylor

I attach copies of correspondence dated 30th April 2001 and 10th May 2001 sent to Elaine Conner. Your administration department has confirmed receipt of these letters.

Elaine has informed me that she has forwarded her response to Mr Mike Thorp for signature. To date, I have not received any replies to these letters as requested.

The determination date for the above application was 17th May 2001 and I have not yet received written notification of the outcome. Elaine, however, has informed me that a recommendation for refusal has been put forward and a ten-day consultation with members of the committee has commenced.

Both Elaine Conner and Mike Thorp are out of your office until Monday 21st May and no other member of your staff can tell me whether or not any correspondence has been sent to me.

We requested a deferral of the application on 30th April 2001. You refused this request without giving your reasons why and the date of determination of the application has now passed.

Ian Richard Woods
111 Grange Road Guildford Surrey GU2 6QD Tel : 01483 503395 Mob : 0468 842802
VAT registration number - 664 6697 82

The action and information requested in both of my letters is very important to Mr Taylor, his Legal Advisor and myself. We are very concerned and frustrated that your department has not written to or called us. Please tell me your reasons for this and confirm when the information will be made available so that we can respond.

Yours faithfully

Ian Woods

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21 MAY 2001	
COPIES TO:	ACK:
	FILE:

Cc

Mr Mark Taylor – Longmoor Lodge
Mr Mike Thorp – Principle Development Control Officer
Ms Elaine Conner – Development Control Case Officer

Attachments

Letter from Ian Woods dated 30th April 2001
Letter from Ian Woods dated 10th May 2001

* * * COMMUNICATION RESULT REPORT (8.MAY.2001 11:57) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
388	MEMORY TX		901483831460	OK	P. 2/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

FAX COVER SHEET

TO: MR IAN WOOD

FROM: ELAINE CONNOR

DESTINATION FAX No: 01483 831460

DATE: 8/5/01

TIME: 11.50am

SUBJECT: REPLACEMENT DWELLING @ LONGMOOR LODGE, FINCHAMPSTEAD, APP NO. F/2001/3604

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 2.

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

Memorandum

To: Mr Ian Wood

CC:

From: Elaine Connor

Date: 08/05/01

Re: Application F/2001/3604- replacement dwelling at Longmoor Lodge, Park Lane, Finchampstead

---

I refer to our telephone conversation on Thursday morning regarding the above application.

I have listed below the relevant policies used in the consideration of this application:

South East Area Local Plan
Policy STV2 – Development in Rural Areas
Policy SC18 – Replacement Dwellings in Rural Areas

Wokingham District Local Plan (Deposit Draft)
Policy WOS2 – General Development Control Principles
Policy WOS3 – Development Control Principles
Policy WCC7 – Extensions to Dwellings in the Countryside

The Berkshire Structure Plan
OS1 – The Overall Strategy
C2 – Development Outside Built-Up Areas and Settlements

Regards

Elaine Connor

Elaine Connor
Planning Assistant

22.MAR2001 3604

A PROPOSAL FOR THE REPLACEMENT OF LONGMOOR LODGE PARK LANE FINCHAMPSTEAD

FOR MR AND MRS MARK TAYLOR

EXPLANATORY STATEMENT

BLANDY & BLANDY
SOLICITORS

Part 1. The Existing Site and Dwelling.

1.1 Park Lane Finchampstead is the road that leads between Arborfield Garrison and the western end of Nine Mile Ride. The entrance to the drive leading to Longmoor Lodge is on a bend in the road about 500 m from the south western boundary of the area of Arborfield Garrison. The visibility onto the road in both directions from the entrance to the driveway is excellent. From the entrance the existing driveway to Longmoor Lodge leads between established hedges towards the existing house which is set back from the road about 100 m.

1.2 The existing dwelling house known as Longmoor Lodge is the residence of the applicants, Mr and Mrs Taylor. Although it appears to have originally been a relatively small Lodge house, probably dating back to Victorian times, it has been considerably extended over the intervening years. Unfortunately however not only was the original structure of modest quality but the later extensions have been poorly designed and built. The resulting existing dwelling house, though large, is of no architectural merit and is in poor condition.

1.3 The existing dwelling is however set within an existing landscaped garden of considerable potential merit. The garden is largely surrounded by fine indigenous trees although the existing house is not screened from Longmoor Cottage which adjoins the southern side of the drive and which is set well towards the back of its plot.

1.4 The garden of Longmoor Lodge is bounded on the northern side by the garden of another substantial residence, Norfolk Lodge and to the north again of that there is another substantial residence called Downshire Lodge. Adjoining the southern side of the garden is a commercial timber yard. Adjoining the eastern side of the garden is an area of rough woodland which is within the ownership of the applicants. The immediate area can reasonably be said to be typified by substantial houses set in their own grounds well back from the road. Longmoor Lodge itself cannot be seen from any public viewpoint. It is hidden from the road behind existing residences and their gardens.

Part 2 The Proposed Replacement Dwelling

2.1 The applicants initially gave serious consideration to extending the existing dwelling house in order to meet their needs. However it became abundantly clear that to do so would solve none of the apparent problems. An extended house would still be of no architectural merit, large portions of it would still have been poorly built, it would still be poorly sited within the garden, and it would still be too close to Longmoor Cottage.

2.2 The applicants have accordingly commissioned the design of an entirely individual family house. It is of large but not excessive size. It is of considerable architectural merit. It will be built of the best possible traditional materials. It will be carefully sited within the existing garden so as to enhance the landscape quality of it. The house will be much further away from Longmoor Cottage thus giving both that property and the new house considerably more privacy.

2.3 The applicants have admired and studied the works of Sir Edwin Lutyens, whom they consider to have been the finest architect of country houses of the last century. The house they have commissioned is not in any way an imitation or pastiche of his work. It nevertheless reflects much of the evident philosophy of his work and integrates it with modern interior and exterior design features. They have considered carefully the orientation of the house and the relationship between the house and the garden. The house incorporates the full height windows and the prominent chimneys which lead the eye upwards. The roof plan has been carefully designed so as to provide an interesting combination of pitches and so as to avoid large unbroken expanses. The interior of the house has been designed so as to provide a practical combination of rooms for a family on the ground floor with six bedrooms and their associated bathrooms on the first floor. Incorporated into the design is a small private leisure complex consisting of an inside swimming pool and a gymnasium for exercise machines and weights etc. Also incorporated into the design is an integral garage of a suitable size for the house. The applicants have carefully considered the integration of all these elements into a cohesive design so as to avoid any foreseeable necessity to provide such facilities by means of extensions or separate buildings in the future.

2.4 The applicants believe that the resulting design, which is the subject of this application, is an outstanding interpretation of a country house which is both traditional in character yet modern in thinking.

Part 3 The Plans

This is a fully detailed application and the applicants accordingly submit with it a comprehensive portfolio of plans showing every important element of it. The applicants would draw attention to the principal points of interest in the numbered plans as follows:

MTH-01 Existing Location Plan

Longmoor Lodge can be seen roughly in the centre of this plan. Norfolk Lodge and Downshire Lodge and the other properties in Commonfield Lane can be seen to the north. Longmoor cottage and Moor Farm are to the south. The entrance track to the north of Moor Farm leads to the timber yard.

MTH-02 Proposed Location Plan

This plan shows the outline of the proposed new building and clearly shows the house itself set further away from Longmoor Cottage. It can be seen that in terms of footprint the new house is very comparable with Downshire Lodge

MTH-03 Existing Block Plan

This plan is an accurate site survey of the current house and the trees in the immediate garden. The belt of trees between tree number 284 and tree number 360 mark the eastern edge of the formal garden. The only trees which will be lost to the proposed development are tree numbers 535, 536, 537 and 538. These are all small ornamental saplings and maples, the tallest of which is only 5 m high. These trees are not indigenous species and are not of any significant landscape value.

MTH-04 Proposed Block Plan

This plan shows the outline of the new buildings superimposed on the same tree survey. It also shows an area of proposed formal terracing surrounding the southern end of the house. It can be seen that the principal windows on the southern and southeastern corners of the house have been located so as to enjoy views between the nearby trees to the row of beech trees which define the garden. The tennis court will be relocated to the north-east of the garage/swimming pool block.

MTH-05 Proposed Site Layout

This plan shows the same features as the previous plan but on a larger scale and the narrative in the right-hand margin gives details of the materials to be used.

MTH-06 Proposed Ground Floor Plan

This plan is orientated at 90 degrees to the site layout. The Sun Room on the left-hand side of the plan faces south and the bay window in the kitchen faces east. The passageway on the right of the plan leads towards the swimming pool/garage block. It will be seen that the functions of the various rooms are entirely conventional and practical.

MTH-07 Proposed First Floor Plan

This shows the layout of the six bedrooms, four of which have the practical modern convenience of an en-suite bathroom and two of which share a family bathroom.

MTH-08 Proposed Leisure Complex – Ground Floor Plan

This plan shows the link through to the house at the top left-hand side. The passageway marked "reception" provides the internal link from the house to the garage block, which is arranged as two double garages. The pool itself is of a modest and practical size with safe sitting areas where the building widens out at the bottom of the plan.

MTH-09 Proposed Leisure Complex – First Floor Plan

There is in fact little accommodation on the first floor of the swimming pool/garage block. The roof space above the garage is intended to provide storage within the eaves and there is a viewing gallery above the end of the swimming pool area where there is room for a table tennis table.

MTH-10 Proposed Elevations

At the top of this plan is the western elevation of the whole building. On the right-hand side can be seen the Sun Room and the front door which opens onto the drive is approximately in the centre of the house section. The garage block/swimming pool and complex can be seen on the left, linked to the main house by the single storey glazed passageway surmounted by a clocktower. At the bottom of the plan this is the southern elevation of the house. The Sun Room can be seen approximately in the centre of the drawing. The garage block on the left is, in effect, on the far side of the drive. On the right can be seen the tall window to the lounge and the guest bedroom.

MHT-11 Proposed Elevations

The top section of this plan shows the eastern elevation, with the Sun Room on the left. The tall windows of the kitchen and master bedroom can be seen to the left of the main house. On the right can be seen the view of the swimming pool complex as seen from the garden. French windows lead on to the terrace from the gymnasium and the swimming pool area itself. The bottom section of the plan shows the northern elevation of the house. On the right is the back wall of the garage block. The windows in the roof of it principally have the function of breaking up the roof line and providing some balance to the windows of the garage itself.

MTH-12 Proposed Elevations

The purpose of this plan is to show in the proposed low open loggia which runs off the western side of the house in order to separate the drive from the garden to increase the privacy of the garden. The wall which runs the full length of the structure is partly on one side and partly on the other, as can be seen on plan MTH-04. The structure provides architectural balance to the garage block and creates the atmosphere of a courtyard at the front door of the house.

MTH-13 Roof Plan

This shows the entire roof plan of the whole structure. The top of the plan is the western side of the house facing towards the driveway. The loggia roof can be seen on the left and the garage block on the right.

MTH-14 Typical Section

This plan is of a technical nature and illustrates the manner in which the house will be constructed. On the left-hand side can be seen the method of construction of the feature tall windows of the kitchen/master bedroom and lounge/guest bedroom. On the right-hand side can be seen a section through a standard area of ground floor brickwork, tile hanging and windows. It can be seen that considerable attention will be given to constructional details.

Schedule of Proposed Materials

This indicates the materials of which it is intended to build the house. The bricks and tiles have been chosen to be the closest in character to the colour and texture of the products of the local Arborfield Brickworks which only closed recently. The external timber work such as the door frames and window frames were all be in natural oak. The colour of the mortar will blend with the sandstone dressed stonework.

Part 4 The Planning Policies

4.1 In the Deposit Draft of the Wokingham District Local Plan the property is notated as falling within an area of "green gap/wedge" (Policy WCC2). It is thus also subject to policy WCC1. A precise policy relating to the replacement of one house by another house is not mentioned in paragraphs 2.21 to 2.23b in the narrative to the WDLP. However, policy WCC1 provides that "development will: be acceptable in principle where the proposal falls within at least one of the following categories:

Paragraph F - Redevelopment Proposal in the Countryside

Where development is acceptable in principle it will only be permitted if it is appropriate in scale, form, materials, design, character, to its location in the countryside and be consistent with other policies in this plan (such as those relating to green gaps, landscape and nature conservation) and any supplementary planning guidance."

4.2 It is submitted that this application does not contravene policy WCC1. It is strictly a re-development proposal, namely the replacement of one family house by another. The development is appropriate in scale. It will be a large house set within a large garden. The house will not be excessively large in relation to the garden area, and is certainly not inappropriate in relation to all the land within the ownership of the applicants. It is submitted that it is not relevant that the house is larger than the one it replaces. There is no policy in the plan, or in general policy guidance, limiting re-development proposals to a similar footprint or mass. It is submitted that the form, materials, design and character are all appropriate to the proposed location, and that the development is not inconsistent with any other policies contained in the plan.

4.3 The specific policy relating to the site is policy WCC2. Paragraph 2.25 defines "green wedges" as "areas of open space penetrating, partly enclosed by, or separating identified settlements". "Gaps" comprise open land which provides physical or visual separation between distinct identified settlements. The application site itself does not easily fall within either definition. This is not open land. The site is invisible from any public viewpoint. The development will not "affect or detract from the open or countryside appearance and character" of the area. The proposed development will accordingly not be contrary to the stated objectives of policy WCC2.

4.4 Policy WCC7 of WDLP relates to extensions to dwellings in the countryside (outside the metropolitan green belt). It is quite clear that this policy has no application whatever to complete replacement dwellings.

There is no specific policy in the plan which is applicable to complete replacement dwellings.

4.5 Policy WH3 of the WDLP relates to proposals involving the loss of existing residential accommodation. The net effect of the proposed development is that there will be no net loss of dwellings, and accordingly, the proposed development is not inconsistent with the objectives of policy WH3.

4.6 Although policy WH6 is not directly relevant to this application, it is submitted that very few houses of this type and size are constructed within the district, and as such, it does represent a contribution towards the variety of modern housing available, and is thus entirely consistent with this policy.

4.7 It will be seen from the proposals map that the site itself adjoins a wildlife heritage site, and indeed, the area of woodland adjoining the garden, which is within the applicants ownership, falls within the area designated as a wildlife heritage site to which policy WNC4 relates. As is stated in paragraph 2.113, the proposals map is only an indicator that there is an adjacent wildlife interest to be taken account of. Agreement of a site's specific boundary will require agreement on site. It is submitted that the garden of the existing house, which represents the site of the proposed development, and will indeed form the garden of the proposed new house, does not fall within the wildlife heritage site, and it is submitted that the development will not prejudice the interests of the wildlife heritage site at all. The development is accordingly not inconsistent with the objectives of policy WNC4.

Send this to Andy Glenwood ?

4.8 It is stated in Planning Policy Guidance Note 7, paragraph 3.21, that "an isolated new house in the countryside may also be exceptionally be justified if it is clearly of the highest quality, is truly outstanding in terms of its architecture and landscape design, and would significantly enhance its immediate setting and wider surroundings. Proposals for such development would need to demonstrate that proper account had been taken of the defining characteristics of the local area, including local or regional building traditions and materials. This means that each generation would have the opportunity to add to the tradition of the Country House, which has done so much to enhance the English countryside".

4.9 It is submitted on behalf of the applicants that even this proposal were not in fact for the replacement of one large house by another, it would conform entirely with the requirements of this paragraph of PPG7. This house is clearly of the highest quality, it is truly outstanding in terms of its architecture and landscape design, and will significantly enhance its immediate setting and wider surroundings. Proper account has been

taken of the defining characteristics of the local area. Proper account has been taken of local and regional building traditions and materials. The proposal is accordingly entirely in accordance with the policy of encouraging the construction of fine Country Houses set out in this paragraph of PPG7.

3604

REPLY BY
7 JUN 2001

Woods DESIGN · CONSTRUCTION · MANAGEMENT

replied 29/5 by EC.

PLANNING SERVICES	HPT
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CS	~~43599~~
23 MAY 2001	
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Date 17th May 2001

Mr John Mitchell
Development Control Manager
Department of Planning Services
Wokingham District Council

Dear Mr Mitchell

Ref F/2001/3604 : Longmoor Lodge, Park Lane, Finchampstead
Applicant – Mr Mark Taylor

I attach copies of correspondence dated 30th April 2001 and 10th May 2001 sent to Elaine Conner. Your administration department has confirmed receipt of these letters.

Elaine has informed me that she has forwarded her response to Mr Mike Thorp for signature. To date, I have not received any replies to these letters as requested.

The determination date for the above application was 17th May 2001 and I have not yet received written notification of the outcome. Elaine, however, has informed me that a recommendation for refusal has been put forward and a ten-day consultation with members of the committee has commenced.

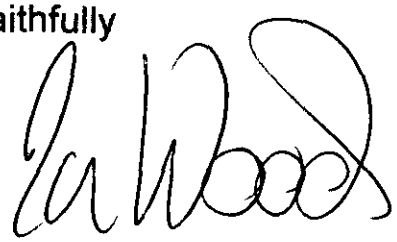
Both Elaine Conner and Mike Thorp are out of your office until Monday 21st May and no other member of your staff can tell me whether or not any correspondence has been sent to me.

We requested a deferral of the application on 30th April 2001. You refused this request without giving your reasons why and the date of determination of the application has now passed.

Ian Richard Woods
111 Grange Road Guildford Surrey GU2 6QD Tel : 01483 503395 Mob : 0468 842802
VAT registration number - 664 6697 82

The action and information requested in both of my letters is very important to Mr Taylor, his Legal Advisor and myself. We are very concerned and frustrated that your department has not written to or called us. Please tell me your reasons for this and confirm when the information will be made available so that we can respond.

Yours faithfully



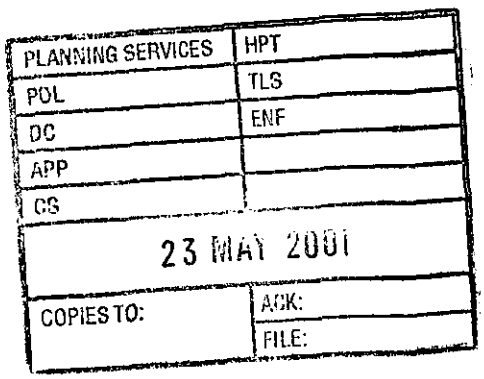
Ian Woods

Cc

Mr Mark Taylor – Longmoor Lodge
Mr Mike Thorp – Principle Development Control Officer
Ms Elaine Conner – Development Control Case Officer

Attachments

Letter from Ian Woods dated 30th April 2001
Letter from Ian Woods dated 10th May 2001



Woods DESIGN · CONSTRUCTION · MANAGEMENT

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Date 10th May 2001

Elaine Conner
Department of Planning Services
Wokingham District Council

Dear Elaine

Ref F/2001/3604 : Longmoor Lodge, Park Lane, Finchampstead

Could you please provide me with the following information:

1 A copy of the full text of your recommendation.

2 Confirmation that you are refusing a deferral and your reasons why.

3 The date, time and location of the planning committee meeting at which the refusal recommendation will be put forward.

4 The names and addresses of all the committee members.

I would appreciate it if this information could be made available tomorrow (11th May 2001) so that I can pick it up from the Council offices.

Can you call me to confirm.

Thank you.

Yours faithfully

Ian Richard Woods
111 Grange Road Guildford Surrey GU2 6QD Tel : 01483 503395 Mob : 0468 842802
VAT registration number - 664 6697 82

Fax - 0118 974 6484

Woods DESIGN · CONSTRUCTION · MANAGEMENT

Date 30th April 2001

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Elaine Conner
Department of Planning Services
Wokingham District Council

Dear Elaine

Ref F/2001/3604 : Longmoor Lodge, Park Lane, Finchampstead

Further to our telephone conversation, I write to request a deferral of the decision by the Committee for the following reasons.

1 Our Legal Advisor has informed us that we need to establish the boundary of the Wildlife Heritage Site and Local Nature Reserve.
2 As our application is for a one for one replacement of an existing house, we are concerned that it is being regarded as "Inappropriate development".

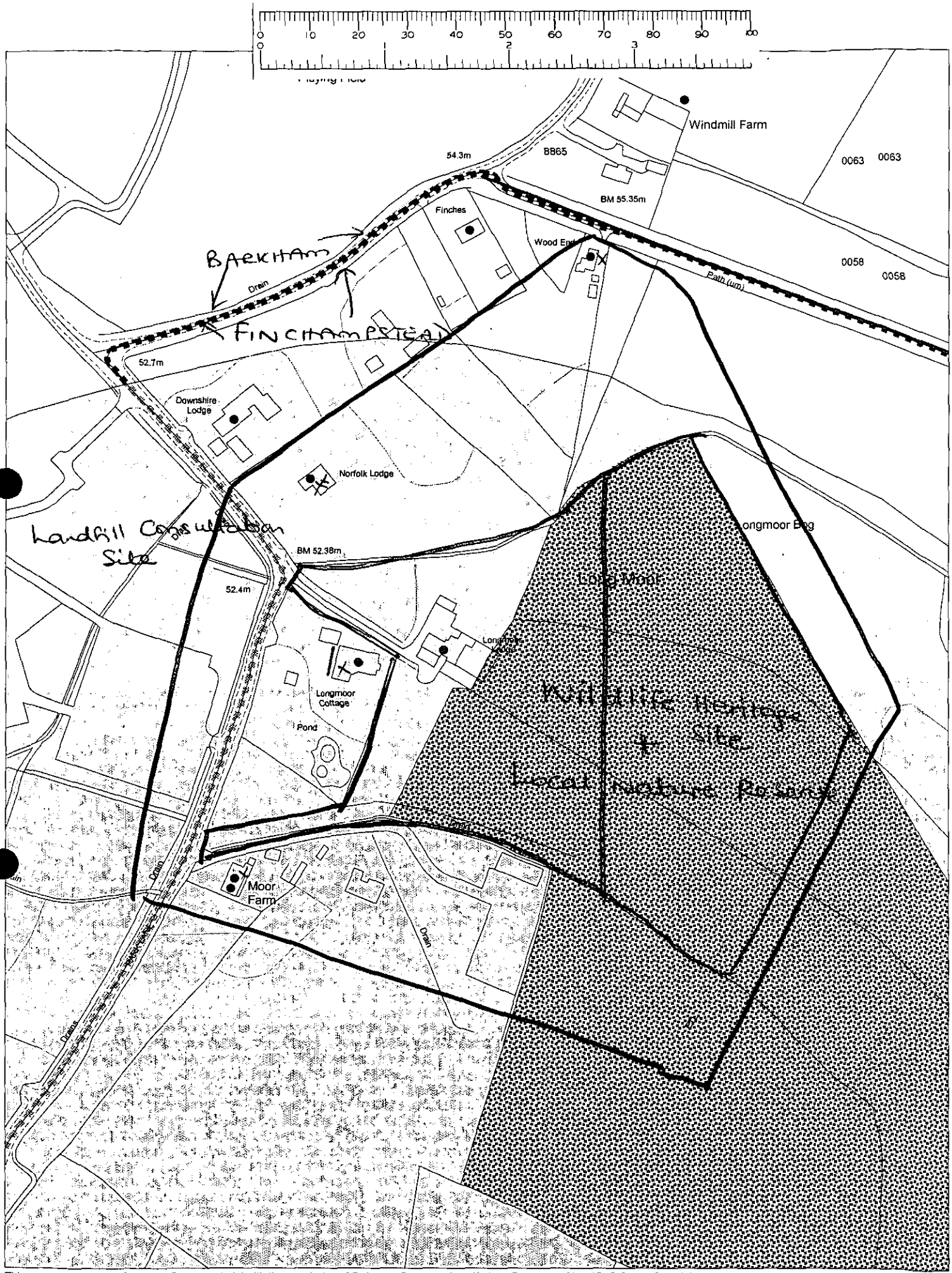
Can you please provide me with the name and contact telephone number of the Environment Agency Conservation Officer and the Council's Ecology / Landscape Officer.

I would also request another site meeting with you, Mr Taylor and his Legal Advisor. Could you inform me of dates that you are available so that I can pass these onto the other parties?

Thank you.

Yours faithfully

Ian Richard Woods
111 Grange Road Guildford Surrey GU2 6QD Tel : 01483 503395 Mob : 0468 842802
VAT registration number - 664 6697 82



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Development Control Section, Environmental Services, Wokingham District Council.
14 March 2001 Scale: 1 : 2500

...K SHEET FOR : Elaine Connor

Application Number : F/2001/3604

Applicant : Mr & Mrs M Taylor C/O Mr Ian Woods.

Location : Longmoor Lodge, Park Lane, Finchampstead, Wokingham.

Proposal : Proposed erection of dwelling and garage pool complex. Demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 10.4.01

Date Registered : 22/03/2001

Earliest Date for Decision : 22/04/2001

Latest Consultation Date/Site Notice Expiry Date : 22/04/2001

This application will have expired on: 17/05/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

POLICY & PLANS - recommend REFUSAL - see file.
ENV. HEALTH - no obj. subject to conditions
HIGHWAYS - no obj. subject to cond C049, R049 C122, R122
ECOLOGY - require survey of bats... see file for further comments
ENV. DESIGN - require a detailed tree survey of site

Planning Issues : SC18, STV2, WOS2, WOS3, WCC7, OS1, C2.
RURAL AREA
- IMPACT UPON CHAR. OF AREA.
- " " NEIGHB. DWELLINGS.

ORIGINAL DWELLING - 190.4m²
EXISTING EXT. - 128m²
EXISTING DWELLING = 318.4m²
PROP. REPLACE. DWELL. = 1,219.9m²

...ation no. F/2001/3604

Appraisal:

The application being considered proposes the replacement of the existing two storey detached dwelling at Longmoor Lodge, Park Lane, Finchampstead. The site is approximately 4.4 hectares and is located outside the settlement boundary in an area designated as 'rural' in the local development plan, and is located adjacent to a wildlife heritage site and local nature reserve.

Principle of Development

Policy SC18 of the South East Area Local Plan makes provision for the replacement of dwellings in rural areas, in principle. The preamble to policy SC18 advises that in considering such proposals the Local Planning Authority will have regard to visual impact, the need to maintain a range of house types and sizes in the rural area and the need to protect rural amenities. The policy states that the size of the new development will not significantly exceed that of the existing property both in height and floor area and where appropriate in numbers of separate units.

The existing dwelling on site is a two storey detached family home which has been previously extended. The original dwelling had a floor area of approximately 190m^2. The current dwelling has a floor area of approximately 318m^2, with a stable block and tennis courts located in the grounds (not included in calculations). The proposed replacement dwelling consists of a two storey detached house with a single storey side extension to create a covered link/walkway to a garage and leisure block. The replacement dwelling would have a total floor area of approximately 1,219m^2.

The proposed replacement dwelling alone is approximately 740m^2, representing an increase of approx 289% of the original dwelling and 132% of the existing. It is considered therefore that the increase in size of the proposed dwelling compared with the original dwelling is excessive and is therefore contrary to policy SC18 of the South East Area Local Plan.

Impact upon the character of the area

The application site which is accessed from Park Lane is set well back from the highway. The 4.4 ha site is maturely landscaped and lies adjacent to a local nature reserve and wildlife heritage site. The proposed dwelling will be located slightly west of the existing dwelling, further back from Park Lane. It is therefore unlikely that the dwelling will be within view from Park Lane. However, it is considered that the proposed increase in the scale of development on site both in terms of floor area and height (additional 4.4m) will have an urbanising impact upon the countryside, which would have an adverse effect upon the character of the surrounding area.

Impact upon neighbouring dwelling

The proposed siting of the replacement dwelling will move the development to be located directly behind Longmoor Cottage, the closest neighbouring dwelling. Longmoor Cottage is a detached 'L' shaped bungalow with the majority of its habitable windows along its south west elevation. Therefore, these windows plus the garden area of Longmoor Cottage will be overlooked by the first floor front 'guest bedroom' window on the right hand side of the front elevation and first floor gallery

window of the proposed replacement dwelling. Although some overlooking may occur given the distance between Longmoor Cottage and the proposed replacement dwelling (approx.45m) it is not considered that this would have an adverse impact upon the living conditions of the residents of Longmoor Cottage.

PPG 7

PPG 7 states that an isolated new house in the countryside may be exceptionally justified if it is clearly of the highest quality, is truly outstanding in terms of its architecture and landscape design, and would significantly enhance its immediate setting and wider surroundings. The Local Planning Authority agrees that the proposed replacement dwelling has architectural merit and the site is indeed large. However, it is not agreed that either its architecture or its landscape design would be 'truly outstanding'. Furthermore, the provision laid down in PPG 7 is aimed at adding to the tradition of the Country House, on sites much more extensive than that which is the subject of this application.

Conclusion

It is considered that the proposed replacement dwelling is excessive in size compared with the original and existing dwellings and would result in a vast increase in built form on the site. The combination of increase in floor area, footprint and height compared with the existing dwelling would have an adverse impact upon the character of the surrounding area.

As such the proposal is contrary to policy STV2 and SC18 of the South East Area Local Plan, WOS2, WOS3 and the aims of WCC7 of the draft Wokingham District Local Plan and policies OS1 and C2 of the Berkshire Structure Plan.

Application Number F/2001/3604
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed replacement dwelling is excessive in size compared with the original & existing dwellings & would result in a ~~great~~ large increase in built form on the site. The combination of increase in floor area, footprint & height compared with the existing dwelling would have an adverse impact upon the character of the surrounding area and the countryside
			As such the proposal is contrary to policy STV2 & SC18 of the SEALP, WOS2, WOS3 & the aims of WCC7 of WDLP (deposit draft) & policies OS1 & C2 of the BSP.

RECORD OF SITE VISIT

SITE ADDRESS: Longmoor Lodge
Park Lane Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/3604

OFFICER: Elaine Connor

DATE OF SITE VISIT: 10/4/01

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
rural / countryside .

3. DESCRIPTION OF SITE/BUILDING
extensive grounds, maturely landscaped existing detached, extended dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Longmoor Cottage located forward of L.M. Lodge planting along boundary between

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 29 May, 2001
My ref: F/2001/3604
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

Mr I Wood
111 Range Road
Guildford
Surrey
GU2 6QD

Dear Mr Wood

RE: PROPOSED REPLACEMENT DWELLING AT LONGMOOR LODGE, PARK LANE, FINCHAMPSTEAD
APP NO. F/2001/3604

I refer to your fax of 10th May 2001 and our recent telephone conversation regarding the above application.

Unfortunately I am unable to supply you with a copy of the officers report at this time, as it is not yet complete. With regard to your request to defer this application it is considered that this would not be expedient as the proposal does not meet with the policies of the local development plan. The site is located outside the built up settlement boundary in an area designated as countryside. Policy SC18 of the South East Area Local Plan allows replacement dwellings in rural areas, in principle, but requires that they have a minimum impact upon the rural environment and that the size of the new dwelling does not exceed that of the existing property both in height and floor area. The text to policy SC18 explains that this is in order to prevent replacement dwellings having significant impact on the open or rural character of the area by increased visual presence etc and to maintain a range of dwelling types and sizes in rural areas.

It is therefore, considered that the proposed replacement dwelling would represent an increase in built form, which would have an urbanising impact upon the character of the surrounding area and would therefore be contrary to policy SC18 of the South East Area Local Plan. It is considered that any amendment to make the scheme acceptable could not be treated as a revision to the current application, but would require a new application.

I hope this information is of assistance to you. Should you wish to discuss this matter further please do not hesitate to contact me again.

Yours sincerely

Elaine Connor

ELAINE CONNOR

Planning Assistant

)118) 974 6451

Date: 13/6/01

My ref: F/2001/3604

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

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Dear Councillor

Application Number: F/2001/3604
Longmoor Lodge, Park Lane, Finchampstead, Wokingham.
Proposed erection of dwelling and garage pool complex.
Demolition of existing dwelling.

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

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than REGISTRATION 25/6/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2001/3604**
Longmoor Lodge, Park Lane, Finchampstead, Wokingham.
Proposed erection of dwelling and garage pool complex. Demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

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

Tel: (0118) 974 6451

Date: 13|6|01

My ref: F/2001/3604

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

CONFIDENTIAL

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Dear Councillor

Application Number: F/2001/3604
Longmoor Lodge, Park Lane, Finchampstead, Wokingham.
Proposed erection of dwelling and garage pool complex.
Demolition of existing dwelling.

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

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 25|6|01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2001/3604**
Longmoor Lodge, Park Lane, Finchampstead, Wokingham.
Proposed erection of dwelling and garage pool complex. Demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cockroft

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

Our ref: SP\2001\003495\002
Your ref: F/2001/3604

Date: 30th May 2001

ENVIRONMENT AGENCY

44 041

PLANNING SERVICES	HPT
POL	TLS
DC EC	ENF
APP	
CS	
04 JUN 2001	
COPIES TO:	FILE:

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

For the attention of: Elaine Connor

Dear Sir/Madam

ERECTION OF DWELLING & GARAGE POOL COMPLEX
LONGMOOR LODGE, PARK LANE, FINCHAMPSTEAD

Thank you for your letter dated 2 April 2001. I apologise for the delay in my reply. You are asked to quote the following reference in any correspondence: SU76NE/3/6. The Environment Agency has the following comments:

Conservation:

The Environment Agency is concerned about the close proximity of the development to the adjoining Wildlife Heritage Site (WHS). Policy WNC4 of the Wokingham District Local Plan (Deposit Draft) states that any proposal that leads (directly or indirectly) to deterioration, sufficient to remove or adversely affect the nature conservation value of a WHS, will not be permitted. The boundary of the WHS, and hence its proximity to the proposed development should therefore be clarified, and any associated impacts on the WHS should then be considered and addressed.

The Agency would also ask for further information regarding the proposed lake and new stream, in particular whether they will be lined, how the stream and lake will be fed; proposed cross sections; and landscaping. Please see enclosed booklet 'Pond Heaven' for advice regarding creation of wildlife ponds.

Planting of the proposed lake should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region.

Further advice to applicant:

The proposal involves the demolition of buildings which might potentially offer bat roosting opportunities. Buildings to be demolished should be inspected for bats prior to work starting,

Cont/d..

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

with English Nature being contacted if any bats are found. All species of bat in Britain and their roosts are afforded special protection under the Wildlife and Countryside Act 1981.

Bird and bat nesting and roosting sites should be built into the proposals through the incorporation of ledges, crevices, holes and boxes, where possible.

Areas of mature rough grassland are valuable habitat for many small mammal species. Wherever possible these community types should be retained as they support voles, mice and invertebrates, which provide an essential food source for species such as grass snake, kestrel, hedgehog, fox and barn owls. These areas should be left unimproved and no pesticide or herbicide should be used in their management.

The applicants should make use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off adversely affecting adjacent watercourses. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Resources

An abstraction licence may be required if surface water drainage or mains water is inadequate to fill or maintain water levels in the pond. *Contact Graham Tanner or Steve Barrow (xts. 4469/4460) for further details.*

Foul Drainage

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact Claire Murphy on 01276 45 4509 for further details.*

The Environment Agency will advise further and recommend appropriate conditions when the above requested details regarding the proposed lake and stream, and impact on the WHS have been submitted. If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Mr Ian Woods, 111 Grange Road, Guildford, Surrey GU2 9QD

FROM: Elaine Connor

DATE: 02 April 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3604

Proposal: Proposed erection of dwelling and garage pool complex. Demolition of existing dwelling..

Site Address: Longmoor Lodge, Park Lane, Finchampstead, Wokingham.

Applicant: Mr & Mrs M Taylor C/O Mr Ian Woods.

Your observations are required in respect of this application **by 22/04/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl DATE: 24/04/01

Clerk To Finchampstead Parish/Town Council.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Elaine Connor DATE: 20th April 2001

Location:	Longmoor Lodge, Park Lane, Finchampstead, Wokingham
Proposal:	Proposed erection of dwelling and garage pool complex. Demolition of existing dwelling
Application Number:	F/2001/3604

In response to your consultation dated 2nd April 2001 for the above application, the tree and landscape comments are as follows:

I have visited the site and examined the proposals illustrated on drawings MTH-04 and MTH 05. A number of existing trees on site do not appear to be shown on the drawings and consequently it is very difficult to assess the impact of the development proposals upon the local setting.

Before I can comment further the applicant should be required to produce a detailed tree survey in accordance with BS 5837 : 1991 Trees in Relation in Construction. This should clearly show the location of all existing trees, shrub masses and any other important planted features; spot heights of ground level throughout the development site and the approximate location of trees on land adjacent to the development site. This should be followed by the species and condition of all trees included on the land survey and those which are to be retained and removed clearly shown.

The survey should also show the existing property and the full extent of the new proposals.

I shall then wish to re-visit the site and make detailed comments on the application. The planning consent should not be determined until this important subject has been addressed.

ROBERT PETROW
Consultant Landscape Architect

Tel: (0118) 974 6451

Date: 2 April, 2001

Your ref:

My ref: F/2001/3604

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

Dear Councillor

Application No: F/2001/3604

Applicant: Mr & Mrs M Taylor C/O Mr Ian Woods.

Proposal: Proposed erection of dwelling and garage pool complex.
Demolition of existing dwelling..

Site Address: Longmoor Lodge, Park Lane, Finchampstead, Wokingham.

This is to advise that I am in receipt of the above application.

Any applications for 10 or more new dwellings or more than 500 square metres of new industrial/office floor space will be considered at the next Service Amenity and Infrastructure (SAI) Panel meeting. If you have any suggestions that you feel should be taken into consideration relating to this or any other aspect of the application please contact the case officer Elaine Connor on (0118) 974 6451.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

This must be outside the development area - ! It is very large but there is plenty of space - one to think about : the increase is too large ?

* * * COMMUNICATION RESULT REPORT (23.APR.2001 14:18) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
157	MEMORY TX		901483503330	OK	P. 2/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

* * * COMMUNICATION RESULT REPORT (23.APR.2001 14:23) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
159	MEMORY TX		901483831460	OK	P. 2/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

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

FAX

Date: 20/4/01

Number of pages including cover sheet: 2

POLICY CONSULTATION.

To:
Mr. I. Wood

Phone:

Fax phone: 01485 503330.

CC:

From:
Elaine Connor.

Phone:

Fax phone: 0118 9746484

REMARKS: ☐ Urgent ☑ For your review ☐ Reply ASAP ☐ Please comment

FAX COVER SHEET

TO: Mr Ian Wood

FROM: Elaine Connor

DESTINATION FAX No: 01483 ~~[illegible]~~ 831460

DATE: 23/4/01

TIME: 2.15pm

SUBJECT: Langmoor Lodge - Policy Consultation

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 2

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

Policy and Plans Consultation

Location: Longmoor Lodge, Park Lane, Finchampstead.

Proposal: Erection of dwelling & garage pool complex. Demolition of existing dwelling.

Application Number: F/2001/3604

Applicant: Mr & Mrs M Taylor c/o Mr Ian Woods.

Potentially the following policies in the Wokingham District Local Plan Deposit Draft (WDLPDD) could apply to the site:

Policy WOS1: Sustainable Development
Policy WOS2: General Development Principles
Policy WOS3: Development Control Principles
Policy WOS5: Environmental Improvements
Policy WCC1: Development in the Countryside
Policy WCC2: Green Gaps & Wedges
Policy WNC1: Sites of Special Scientific Interest & Local Nature Reserves
Policy WNC4: Protection & Management of Wildlife Heritage Sites & Regionally Important Geological & Geomorphical Sites
Policy WBE1: Development in its Local Context

The application would conflict with Policy WOS2, WCC2, WNC1 and WNC4. This is because the site is located outside the 'identified settlement', and within the countryside and a Green Gap/Wedge, where residential development is not normally permitted. Part of the site also includes a Wildlife Heritage Site and Local Nature Reserve, and is therefore protected from inappropriate development. It could be argued that the proposal is supported by Policy WOS1 (i), WOS5 (a) and Policy WCC1 (f), which encourage development on brownfield sites in preference to greenfield and redevelopment proposals in the countryside. However, this does not outweigh the general presumption against development in the countryside.

Furthermore, the development would conflict with Policy WOS1, WOS3, WCC1 and WBE1. This is because it would have an adverse affect on the countryside character and appearance of the area, particularly to the Wildlife Heritage Site and Local Nature Reserve, and visually intrude into the countryside and Green Gap/Wedge.

Recommend – **REFUSAL,** as the proposal is contrary to the Local Plan.

Andrew Astin
Policy & Plans
04/04/01

Elaine Connor

From: Andy Glencross
Sent: 06 April 2001 16:25
To: Elaine Connor
Subject: Planning Application No F/2001/3604 Longmoor Lodge

Hi Elaine

My comments on the above application are as follows : -

Demolition of existing building
All buildings have potential to act as roost sites for bats which are legally protected species. Consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application.

Re-development of site
There is insufficient information on which to assess the affects of this application. Much of the site is a Wildlife Heritage Site and adjacent to a Site of Special Scientific Interest, both of which could be adversely affected by this development. It is not clear from the application where exactly and how large development is proposed.

Protected Species
The site is undoubtedly used by adders, grass snakes, slow worms and common lizards. These species are protected by the Wildlife and Countryside Act 1981 and it is an offence to intentionally kill or injure any one of them. If this development were to proceed then these species would have to be removed from the site and relocated prior to any works.

I have not visited the site.

If you need any further advice on this application please do not hesitate to contact me.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney, Environmental Health — My Ref:

To: Elaine Connor, Development Control — Your Ref: F/2001/3604

Date: 04 April 2001

PROPOSED ERECTION OF DWELLING AND GARAGE POOL COMPLEX
LOCATION: LONGMOOR LODGE, PARK LANE, FINCHAMPSTEAD

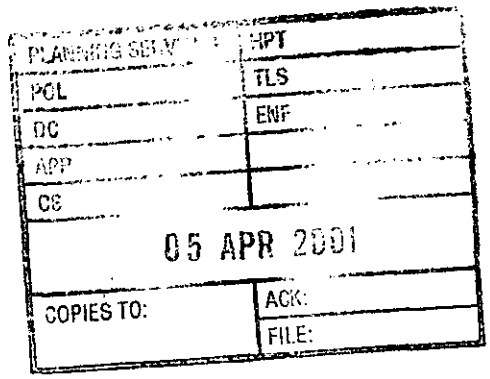
These proposals have been evaluated and I have the following comments:

The site is within 250 metres of a landfill site and hence adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants.

Therefore, I recommend that the following conditions be imposed should the application be granted planning consent:

1. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.
   Reason - To protect the safety of existing/proposed occupants of the application site from landfill gas.

2. Standard Planning condition C070 regarding hours of construction.
   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.



JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 02 April 2001

Application Number: F/2001/3604

Proposal: Proposed erection of dwelling and garage pool complex. Demolition of existing dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Longmoor Lodge, Park Lane, Finchampstead, Wokingham.

Applicant:
Mr & Mrs M Taylor C/O Mr Ian Woods.

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).

C049, R049
C122, R122.

Signed: _____ **Print name:** Adam Coggins 04/04/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~04 MAR 2001~~ 22 MAR 2001	Map No. 97 Site 4.30
Officer: EC Application No. F/2001/3604	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF DWELLING AND GARAGE
/POOL COMPLEX DEMOLITION OF EXISTING
DWELLING

Location: LONGMOOR LODGE PARK LANE

Parish: FINCHAMAMPSTEAD Ward: Finch South.
2.4.01 D

Applicant: MR / MRS TAYLOR

Fee Received 190-00 (8) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	plan sent	19/3 ✓	22/3
5	Elevation plans	Some inner elevations not supplied. The main one missing is the elevation to show reception + gymnasium (as shown on attached).		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 2.4.01 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....

Landscape ✓

Trees .....

Conservation Officer .....

Environmental Health Landfill/ Septic Tank ✓

Housing .....

Leisure & Cultural services .....

Public Rights of Way .....

Property .....

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

Policy & Plans C. Moore – re Wildlife Heritage Site/Local Nature Reserve ✓

Strategic Planning (JSPU) .....

Minerals (INTERNAL) .....

Archaeological Site (BABTIE) : .....

Education .....

Social Services .....

Highways ✓ ✓

Dinton Pastures (A Glencross) re wildlife Heritage Site/Local Nature Reserve.

EXTERNAL CONSULTATIONS

Adjacent D P A : .....

Adjacent Parish ✓ : Burkham

Southern Electricity Board .....

British Gas .....

PSA Oil Pipeline .....

Transco : .....

Environment Agency Landfill/ Septic Tank ✓ : .....

Rail Track .....

Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....

Ancient Monuments Society .....

Council for British Arch. .....

RCHME .....

Telecommunications (NRPB) : .....

Sport England : .....

OTHERS:

Rural Area CPRE

No new Pre-Apps

NEIGHBOURS:

Site notice & see map for neighbour notices

Longmoor Lodge
Finchampstead

SCHEDULE OF PROPOSED MATERIALS

1 Roof tile – "Micklemersh" hand made clay plain tile : Vintage

2 Vertical tile – "Micklemersh" hand made clay plain tile : Vintage

3 Brickwork – "Micklemersh" hand made brick : Orange/red multi

4 Mortar – Natural

5 Dressed stone – Natural sandstone

6 Timber frames – Oak

7 Gutters and downpipes – Black cast iron

1789/a

SECTION 66 CERTIFICATE

Application No. 22.MAR2001 • 3604

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

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

CERTIFICATE A

I certify that:

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.
- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . E Wood

On behalf of . . . Mr & Mrs M TAYLOR

Date . . . 21/12/00

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

① LONGMOOR LODGE

ADDRESS PARK LANE PARISH Finch

PLOT No. ORD. SHEET No. 97

BUILDER 16/49 App R/120/61 A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/142/73	Mr S G Sale	Utility room & shower room	22-2-73	App N/A
04277	"	MOBILE HOME	18.3.76	T.P. 31.3.78
08218	"	EXT. TIME LIMIT FOR ABOVE	8.6.78	N/A Ref
~~08552~~	"	~~App. to dwellings~~		
BR 8876	"	GARDEN ROOM & GREENHOUSE	22.6.78	App. N/A
08552	Mr. R. Sale	Olline 6 dwellings	6.7.78	N/A. REF
08735	"	GARDEN ROOM & GREENHOUSE	26.10.78	N/A C/A
12302	"	ALTERATION & EXTENSION	17.1.80	N/A C/A
BR 12776	" "	" "	27.2.80.	app N/A
14846.	" "	use of part of ground floor as playgroup	12.2.81	N/A TP 28.2.82

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1933 LONGMOOR LODGE

②

ADDRESS PARK LANE PARISH FINCHAMPSTEAD

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/0311	Mr & Mrs M Taylor	2st & s/st extensions to dwelling	W/D 5.4.00	

MINISTRY DECISION

SPECIAL ORDERS

1509/ab

PLANNING APPLICATION PART 1



Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR AND MRS M TAYLOR
	ADDRESS	LONGMOOR LODGE, PARK LANE
		FINCHAMPSTEAD, BERKSHIRE
	POST CODE	RG40 4PT Tel No. 0118 9762307
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	MR IAN WOODS
	ADDRESS	111 GRANGE ROAD
		GUILDFORD SURREY
	POST CODE	GU2 9QD Tel No. 01483 503310
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	LONGMOOR LODGE, PARK LANE
		FINCHAMPSTEAD
		BERKSHIRE
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	4.4
5. Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLISH EXISTING LODGE
		CONSTRUCT NEW DWELLING
		AND POOL COMPLEX
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

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

PLANS/DRAWINGS

1:2500~~0~~ Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other SECTION	✓
1:100 Elevations	✓		

8. Does the application involve any of the following

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

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

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

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

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

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

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

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

SEE ATTACHED SHEET

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

YES / ~~NO~~

AND ADDITIONAL SOAKAWAY

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

YES / ~~NO~~

A NEW KLARGESTER SEPTIC TANK UNIT TO BE INSTALLED

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

YES / ~~NO~~

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

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

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

YES / ~~NO~~

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

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

~~YES~~ / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 190 —

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF MR / MRS TAYLOR DATE 21/12/00

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

01256 703090

45 High Street, Odiham,
Hook, Hampshire RG29 1LF

01256 703142

chancellors.planning@dial.pipex.com

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78

APPEAL BY MR AND MRS M TAYLOR AGAINST THE REFUSAL BY WOKINGHAM DISTRICT COUNCIL TO REFUSE PLANNING PERMISSION FOR THE ERECTION OF ONE REPLACEMENT DWELLING AT LONGMOOR LODGE, FINCHAMPSTEAD, WOKINGHAM.

HEARING STATEMENT PREPARED BY:

JEREMY C. WOOLF,
MA, DipTP, MRTPI

CHANCELLORS, CHARTERED TOWN PLANNING CONSULTANTS

DETR REF: APP/X0360/A/02/1098994
L.P.A REF: F/2002/6919
CHANCELLORS REF: 2161

OCTOBER 2002

CHANCELLORS
CHARTERED TOWN PLANNING CONSULTANTS

Appeal Decision

Site visit made on 07 February 2001

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

by Roger Clews BA MSc DipEd DipTP MRTPI

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

Date

05 MAR 2001

Appeal Ref: APP/X0360/A/00/1053362
Amen Cottage, Jubilee 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 Mrs G Lovelock against the decision of Wokingham District Council.
- The application (ref: F/2000/0903), dated 14 March 2000, was refused by notice dated 8 May 2000.
- The development proposed is replacement dwelling.

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

Procedural Matters

1. The appellant has made it clear in evidence that a tree, which was identified on the application drawings to be removed as part of the proposed development, no longer needs to be removed. I have taken account of this in reaching my decision.

Main Issue

2. I consider that the main issue in this appeal is the effect of the proposed development on the character and appearance of the surrounding area, which lies in an Area of Special Landscape Importance.

Planning Policy

3. The development plan for the area is the Berkshire Structure Plan 1991-2006 (BSP), adopted in November 1995, and the South East Area Local Plan (SEALP), adopted in April 1994. The BSP contains two policies relevant to this appeal. Policy C2 requires development outside built-up areas and settlement boundaries defined in local plans to be strictly controlled in order to protect the countryside. Such development should be restricted to that required for agriculture or forestry, to the re-use, adaptation or redevelopment of existing buildings, and to development needing a rural location. It should be appropriate in scale, form, impact, character and siting to its location in the countryside. Policy C8 states that Areas of Special Landscape Importance (AsSLI) will be delineated and designated through local plans. The location, scale, form, character and type of development in these areas will be carefully controlled to protect their special landscape significance.

4. The SEALP, which pre-dates the BSP, contains three relevant policies. Policy STV2 states that development outside the settlements identified on the proposals map will not normally be permitted, subject to a number of exceptions. Policy SC18 states that the replacement of dwellings in rural areas may be permitted, provided that the existing building is not of

architectural or historical interest, that the siting and design of the new development has minimum impact on the rural environment, and that its size will not significantly exceed that of the existing property. Policy SC3 states that development will not be permitted within AsSLI if it would cause long-term damage to the rural character or special landscape qualities of the area.

5. The Wokingham District Local Plan Deposit Draft (WDLP) was placed on deposit in October 1997 and the Public Local Inquiry has been completed. The consolidated version of the WDLP, published in February 2000, incorporates proposed amendments made in April and September 1999 and in February 2000. Two policies are directly relevant to this appeal. Policy WCC1 states that development outside defined settlement boundaries will only be allowed in exceptional circumstances. Policy WLL2 states that in AsSLI, development will not be permitted that would have a detrimental impact on the open countryside character or special landscape qualities of the area. These policies correspond closely to policies STV2 and SC3 respectively in the adopted SEALP, and reflect the principles of BSP policies C2 and C8. In view of this, and of the fact that the WDLP has reached a fairly advanced stage, I am able to give these policies significant weight in determining this appeal.

6. However, neither the Council nor the appellant have referred to any policy in the WDLP which corresponds to SEALP policy SC18. The Council have referred to WDLP policy WCC7, but this deals with extensions to dwellings in the countryside, rather than replacement dwellings. I take it therefore that SEALP policy SC18 remains the most up-to-date local policy dealing specifically with replacement dwellings in the countryside.

Reasons

7. The appeal site lies in an area designated as countryside in the WDLP. On the basis of my site inspection I concur with the Council's view that the area around the site has a predominantly countryside character. The site is also within the designated Blackwater Valley ASLI; however I saw that the valley itself lies over a ridge some way south of the site and is not visible from it.

8. The proposed new dwelling would be over half as high again as, and have approximately twice the floor area of, the existing bungalow on the site. According to SEALP policy SC18(C), replacement dwellings in rural areas should not significantly exceed the size of the existing property in height or floor area. However the policy also states at (B) that replacement dwellings may be permitted provided they have a minimum impact on the rural environment. In my view, clause (B) provides the more appropriate test of the effect of the proposed replacement dwelling on the character and appearance of the area. The height and floorspace of the new dwelling are not necessarily significant in themselves, except insofar as they have an effect on the character and appearance of the area. I also consider that clause (B) also accords better with BSP policy C2.

9. The existing bungalow on the site is positioned close to the roadside and as a result is very prominent in views from Jubilee Road. The appellant claims that the new house would not be seen above the high hedge at the front of the site. I observed that this is not altogether accurate, as a section of the hedge has been cut down to a low level. Nonetheless, in my view the proposed position of the new house significantly further back within the site would mean that it would be no more prominent in views from Jubilee Road than the existing bungalow, despite its greater height and floorspace. In addition, the application drawings

indicate that this section of hedge is to be restored to a height of 1.7m as part of the development, and thus would provide additional screening. As a result, I do not consider that the proposed new dwelling would adversely affect the predominantly countryside character of the area, or have an urbanising effect upon it.

10. The existing bungalow appears to have no particular architectural or historical merit. The design of the proposed house is, in my view, appropriate in the context of the surrounding area, which contains dwellings in a variety of styles and materials. In their evidence the Council make no specific objection to the design of the new house, other than to its size.

11. The proposed new garage would occupy substantially the same site as the existing garage on the site, and would be largely screened from the road by trees and shrubs. As a result, although the new garage would be higher and wider than the existing one, I do not consider that it would adversely affect the appearance of the area.

12. Although the site lies in the Blackwater Valley ASLI, it is not prominent in the landscape. As I have reasoned that the proposed house and garage would not adversely affect the countryside character or the appearance of the area, for the same reasons I do not consider that they would have a detrimental impact on the character and appearance of the ASLI.

13. I therefore conclude on the main issue that the proposed development would not have a significantly adverse impact on the character and appearance of the surrounding area, which lies in an Area of Special Landscape Importance. It would therefore not conflict with BSP policies C2 and C8, SEALP policies STV2, SC18 and SC3, nor with WDLP policies WCC1 and WLL2.

Other Matters

14. The written justification to SEALP policy SC18 refers to the need to maintain a range of dwelling types and sizes in rural areas. However there is no evidence that harm would occur to the range of dwellings in the area if the proposed development were permitted.

Conditions

15. I consider it appropriate to apply the conditions numbered (1) to (6) inclusive in my Formal Decision below, as suggested by the Council. Condition (1) reflects section 91(1) of the Town and Country Planning Act 1990. Condition (2) is needed in order to ensure that the external materials to be used in the development are appropriate to the area. Condition (3) is needed to ensure that the proposed buildings are sited at appropriate levels within the site. Condition (4) is necessary to protect the living conditions of neighbouring residents. Conditions (5) and (6) are required in order to ensure that landscaping which is appropriate to the countryside character of the area, and which provides suitable screening of the new dwelling, is provided and maintained.

16. I do not propose to apply the further conditions suggested by the Council. I consider the removal of permitted development rights from the proposed dwelling to be unnecessary, as any extensions or ancillary buildings which could be constructed as permitted development would not be so large or prominent as to significantly affect the character or appearance of the surrounding area. I consider it unnecessary to require that the garage be constructed before the dwelling is occupied, and kept available for parking at all times, as there would in any case be sufficient space within the site for vehicles to turn and park without adversely affecting highway safety. The proposed condition requiring that no trees, hedgerows or

shrubs be felled, lopped or pruned without the prior consent of the local planning authority is, in my opinion, unnecessary in view of conditions (5) and (6), and of the Council's powers to apply Tree Preservation Orders to any trees they consider to be in need of protection.

17. Finally, although the Council have not suggested this, I consider it necessary to apply condition (7) requiring the demolition of the existing bungalow within six months of the completion of the proposed new house, in order to ensure that the new dwelling is a replacement for the existing one, and not additional to it. This does not, of course, prevent the bungalow being demolished at any earlier time if the appellant wishes.

Conclusions

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

Formal Decision

19. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a replacement dwelling at Amen Cottage, Jubilee Road, Finchampstead in accordance with the terms of the application No: F/2000/0903 dated 14 March 2000, and the plans submitted therewith, subject to the following conditions:

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

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

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

(4) Works related to the construction of the development hereby permitted shall not take place outside the hours of 0800 to 1900 on Mondays to Fridays and 0800 to 1330 on Saturdays, nor at any time on Sundays or public holidays.

(5) No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. The approved scheme shall be implemented prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.

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

(7) The existing dwelling on the site shall be demolished before the expiration of six months from the date of completion of the dwelling hereby permitted.

Information

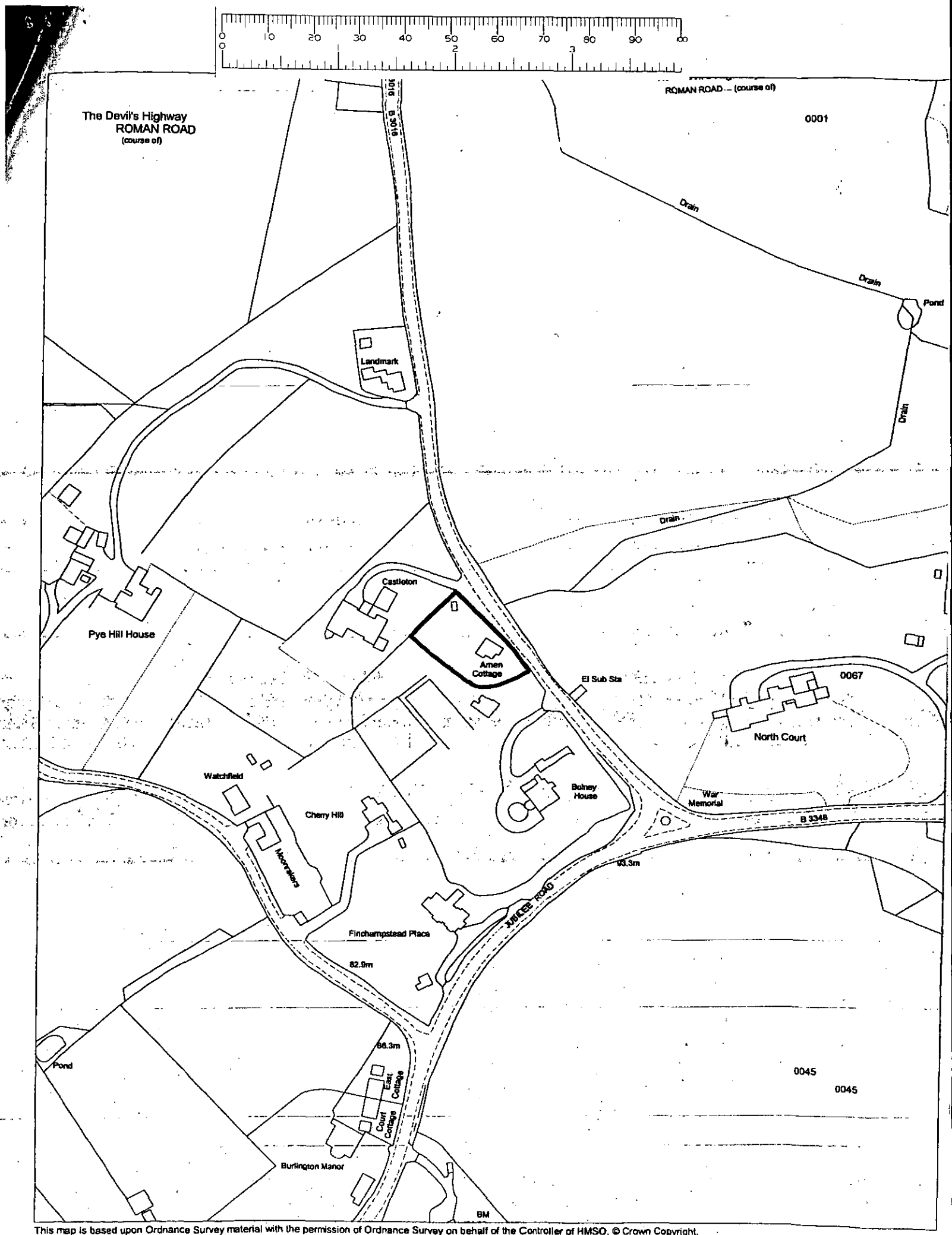
20. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

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

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

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

Inspector



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Development Control Section, Environmental Services, Wokingham District Council.
24 November 2000 Scale: 1 : 2500

N W E S

The Planning Inspectorate

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117 - 987 8927
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Robin Bradbeer BA(Hons) MRTPI
Planning & Development Consultancy
20 Lansdown Parade
CHELTENHAM
Glos
GL50 2LH

Your Ref:
158
Our Ref:
T/APP/X0360/A/98/299923/P5

Date: 07 DEC 1998

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 & SCHEDULE 6
APPEAL BY BELCHER FARMS
APPLICATION NO: 98/67207/F

1. The Secretary of State for the Environment, Transport and the Regions has appointed me to determine your client's appeal against the decision of the Wokingham District Council to refuse planning permission for demolition of existing dwelling and garage and erection of replacement dwelling and garage at The Pightle, Dunt Lane, Hurst. I conducted a hearing on 24 November 1998. At the hearing, an application was made on behalf of Belcher Farms for an award of costs against the Council. This is the subject of a separate letter.

2. For the purposes of clarification I confirm that the four drawings which formed part of the application are numbered 158/98/01B, 02A, 03A, & 04, and that the replacement garage would be integral with the dwelling.

3. From the evidence given at the hearing, my reading of the written representations and inspection of the site and its surroundings, I consider that the main issue in this appeal is the effect of the proposed development on the character and appearance of the surrounding rural area.

4. There is an emerging local plan, the Wokingham District Local Plan (Deposit Draft) (DDLP) which is presently the subject of public inquiry and which is used for development control purposes. The DDLP derives from the development plan (DP) which consists of the Berkshire Structure Plan 1991-2006 (1995) (SP) and the Loddon Area Local Plan (1995) (LP). I am required to decide the appeal having regard to the DP and to make my determination in accordance with it unless material considerations indicate otherwise.

5. SP Policy C2 allows for the redevelopment of existing buildings in areas outside settlement boundaries, particularly to assist the economy or to maintain or enhance the rural environment, provided that they are appropriate in scale, form, impact and character. Policy

LBE1 of the LP states that new development shall be of a high standard of design appropriate to the character of the area, and LP Policy LBE2 says that development which is inappropriate in terms of its relationship with adjoining sites by virtue of siting, scale, form, mass or materials will not normally be permitted. LP Policy LC18 allows replacement of existing dwellings of no architectural or historic interest in rural areas provided that their siting and design has minimum impact on the rural environment.

6. The site is in the countryside, outside of any settlement boundaries, and is presently occupied by a plain 1960s dwelling of no architectural interest which is the middle one of three bungalows. It is within a row of dwellings and farm buildings on the east side of Dunt Lane. The row incorporates single and two storey buildings of varying sizes, styles and ages, in brick and tile finish. There are fields to the west of Dunt Lane and to the south of the row. Buildings to the north of, and including, Dunt Cottage are generally of two storeys height and are of greater mass than the three bungalows south of this point. These bungalows are set further back from the road and there is a more open, rural feel to this southerly end of the row.

7. The new dwelling would be of similar width to the existing bungalow and garage on the site, and would be positioned with its front face approximately in line with the neighbouring buildings. Its roof would be steeper than, and some 2.1m higher than, the present dwelling on the site and it would have a central protruding gable and two dormers. The form and design would be similar to that of a number of the properties further north in the row. The proposed materials would be similar to those of nearby houses, and appropriateness could be ensured by the imposition of a condition. The height of the dwelling would be greater than that of its immediate neighbours but not sufficient to make it appear out of scale. The increase in height would reduce the openness of the area but this would have marginal impact when seen from the public highway because of the set-back from the road and the screening effect of front and side hedges. Screening would be increased in time by the growth to maturity of the additional plantings shown on the drawings which formed part of the application.

8. I note that the Planning Officer's recommendation to Committee was to grant planning permission. The present rural environment of the locality already incorporates an element of redeveloped properties, and the proposal would exhibit some similarity in style to these redevelopments and would, in my view, enhance appearances in comparison to the existing bungalow. I conclude on the main issue that the proposed development would not harm the character and appearance of the surrounding rural area. It would comply with SP Policy SP2. It would meet the aims of LP Polices LBE1 and LC18 and it would not conflict with LP Policy LBE2. I shall allow the appeal.

9. Both you and the Council have suggested conditions to be considered in the event that planning permission were to be granted. I shall impose a condition for approval of materials, to ensure a satisfactory appearance, and one for the restriction of side windows to prevent direct overlooking of neighbours' properties, which would be close to the new house. I shall include cable and landscape conditions to maintain rural appearances and improve screening, together with restrictions on hours of construction work in the interests of the living conditions of neighbours. No exceptional or specific reasons have been put forward for a general restriction of permitted development rights. With regard to highway matters, I do

not consider that the development would precipitate an increase in traffic and so there is no requirement for a condition related to access arrangements, but I shall impose one for the approval of the details of the site parking and turning space, in the interests of highway safety.

10. I have taken into account all other matters raised in evidence at the hearing and in the written representations, but none is sufficient to override the considerations which have led to my decision.

11. For the above reasons and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for demolition of existing dwelling and garage and erection of replacement dwelling and integral garage at The Pightle, Dunt Lane, Hurst in accordance with the terms of the application (No 98/67207/F) dated 27 February 1998 and the plans submitted therewith, subject to the following conditions:

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

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

3. notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) (with or without modification), no windows or similar openings shall be constructed at first floor level in either of the side elevations of the development hereby permitted;

4. no additional overhead wires or cables or other form of overhead servicing shall be placed over the site or used in the development hereby permitted;

5. no development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development;

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

7. no operation of machinery in connection with construction of the development hereby permitted shall take place on Sundays or Bank Holidays, or before 0700 hours

or after 1900 hours on Mondays to Fridays, or before 0700 hours or after 1330 hours on Saturdays;

8. the development hereby permitted shall not be occupied until details of the parking and turning area have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

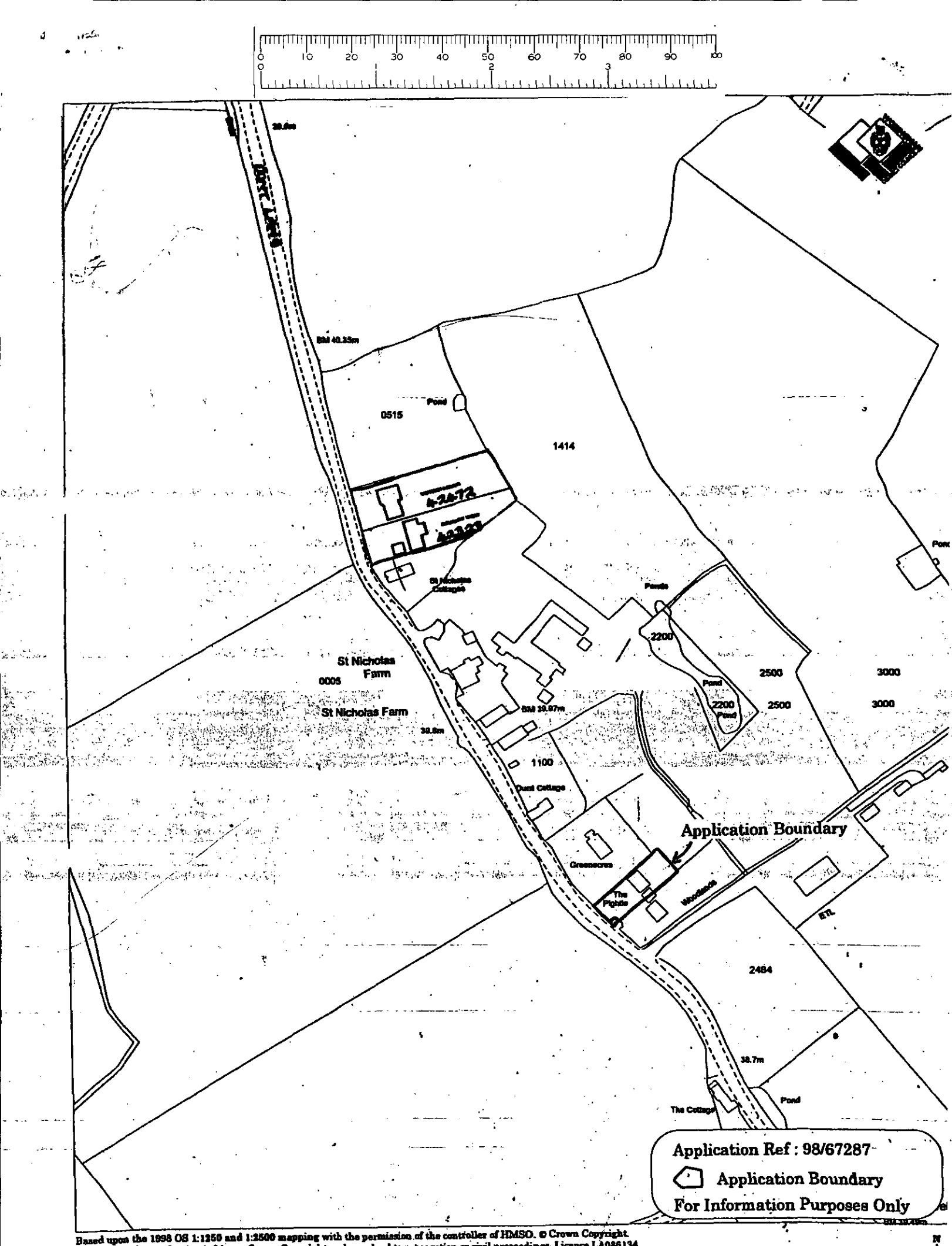
12. These conditions require further matters to be agreed by the local planning authority. There is a right of appeal to the Secretary of State if they refuse any such application, fail to give a decision within the prescribed period, or grant a conditional approval.

13. This letter only grants planning permission under Section 57 of the Town and Country Planning Act 1990. It does not give any other approval or consent that may be required.

Yours faithfully

Michael A Hillyer

Michael A Hillyer BSc MSc CEng MICE FCIWEM
Inspector



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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 2500

12 August 1998

The Planning Inspectorate

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

Your Ref: F/2002/6919

Our Ref: APP/X0360/A/02/1098994

Date: 7 November 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS M TAYLOR
SITE AT LONGMOOR LODGE, PARK LANE, FINCHAMPSTEAD, WOKINGHAM

I enclose a copy of the appellant's statement relating to the above appeal.

-26/11/02

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. You should comment solely on the representations enclosed with this letter.

You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.

Comments submitted after the 9-week deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours faithfully

Mrs M Pocock

211AL(BPR)

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PLANS

JW1 LOCATION PLAN

DOCUMENTS

1. APPLICATION F/2001/3604 DETAILS (DECISION NOTICE, LAYOUT PLAN & LOCAL AUTHORITY REPORT).

2. RELEVANT EXTRACTS FROM WOKINGHAM SOUTH EAST AREA LOCAL PLAN (ADOPTED 1994).

3. RELEVANT EXTRACTS FROM 'WOKINGHAM DISTRICT LOCAL PLAN DEPOSIT DRAFT WITH PROPOSED AMENDMENTS HIGHLIGHTED' (FEB 2002).

4. RELEVANT EXTRACTS FROM BERKSHIRE STRUCTURE PLAN (ADOPTED NOV 1995).

5. RELEVANT EXTRACTS FROM BERKSHIRE STRUCTURE PLAN 2001-2016 (DEPOSIT DRAFT MARCH 2002).

6. RELEVANT REPLACEMENT DWELLING APPEAL DECISIONS.

DOCUMENTS

1. DECISION NOTICE, LAYOUT PLAN & LOCAL AUTHORITY REPORT RELATING TO PLANNING APPLICATION F/2001/3604.

2. RELEVANT EXTRACTS FROM WOKINGHAM SOUTH EAST AREA LOCAL PLAN (ADOPTED 1994).

3. RELEVANT EXTRACTS FROM WOKINGHAM DISTRICT LOCAL PLAN DEPOSIT DRAFT.

4. RELEVANT BERKSHIRE STRUCTURE PLAN POLICIES (ADOPTED NOV 1995).

5. RELEVANT BERKSHIRE STRUCTURE PLAN 2001-2016 (DEPOSIT DRAFT MARCH 2002) POLICIES.

6. REPLACEMENT DWELLING APPEAL DECISIONS:

   i. Amen Cottage, Jubilee Road, Finchampstead
   ii. Woodside, Church Road, Farley Hill
   iii. The Pightle, Dunt Lane, Hurst
   iv. Valeview, Haycrafts Lane, Harmans Cross, Dorset
   v. Homeland, Evesham Road, Upper Moor, Worcestershire
   vi. Noting Hill, Ecchinswell Road, Kingsclere, Hampshire

1. INTRODUCTION

1.1 This statement considers the planning issues arising from the decision of Wokingham District Council to refuse planning permission for the erection of a replacement dwelling at Longmoor Lodge, Park Lane, Finchampstead.

1.2 The statement is set out as follows:

i) Description of the appeal site and surroundings, and planning history.
ii) Details of the proposal and refusal
iii) Planning Policy
iv) Analysis of the Main Issues
v) Summary and conclusions

2. DESCRIPTION OF THE APPEAL SITE AND SURROUNDINGS, AND PLANNING HISTORY

Description of the appeal site and surroundings

2.1 The appeal site lies in the parish of Finchampstead, to the west of Finchampstead North. The settlement of Barkham Hill is located to the north. Immediately to the west of the site, within ¼ mile, is the Arborfield Garrison, a large MOD camp, comprising residential properties, other buildings and training areas. Plan JW1 shows the site and immediate surroundings.

2.2 Park Lane extends from the eastern end of the site and runs south towards the A327. The appeal site is located on a bend in the road in an area of ribbon development. To the north east of the site, Commonfield Lane runs at right angles to Park Lane, serving further residential development. There is a bridleway leading from Commonfield Lane to California Country Park and Long Moor/Long Moor Bog located to the rear of the Park Lane properties.

2.3 Longmoor Lodge is a relatively modest two storey property, which has been extended and comprises 318 sq.m. in total. It is set back from the road at the end of long drive, with gates at the entrance. Along the road frontage, as is the case with the majority of the properties in Park Lane, there is a substantial area of tall, mature trees. Given all these characteristics, neither the property, nor indeed the garden, is visible from the road.

2.4 To the south of the site, Longmoor Cottage, a single storey property, is visible from the road, but Norfolk Lodge, a substantial two storey property to the north east, is similarly screened by trees, albeit that the property is located closer to the road. Downshire Lodge, beyond Norfolk Lodge is also a substantial two storey property, partially open to views from Park

Lane, but screened from Commonfield Lane. In addition to the dwelling, there are several outbuildings in the rear garden, which are visible from Commonfield Lane. Residential development continues along Commonfield Lane.

2.5 A particular feature of the immediate environment is that the residential properties stand in large grounds. This is particularly the case with Downshire Lodge and Norfolk Lodge, although the plot at Longmoor Cottage comprises 0.4 hectares.

2.6 In total the grounds at the appeal site comprise 4.4 hectares. The immediate residential curtilage forms a part of this, with an area of woodland beyond to the east, which the appellant is improving as a wildlife area. There is a clear visual separation between the two areas.

2.7 The residential curtilage follows the bend around the road and immediately to the north of the house, there is a tennis court and outbuilding. As with the house, these are hidden from view behind the mature trees, holly hedging and rhododendron bushes.

Planning History

2.8 The property has been the subject of various planning application for extensions, since 1949. These have all been implemented, except for a rear extension granted in 1978.

2.9 In January 2000, planning application F/2000/0311 proposed the erection of a two storey and single storey extension to the dwelling. This was withdrawn in April 2000.

2.10 In April 2001, a planning application was submitted proposing a replacement dwelling, together with a garage/pool complex (F/2001/3604).

This was refused in July 2001. Attached as Document 1, is the relevant decision notice, layout plan and Local Authority report. The report describes the proposal on the first page, noting that in addition to the replacement dwelling, the scheme proposed a single storey link to the garage and leisure complex, comprising 1,219 sq.m. floorspace in total.

3 DETAILS OF THE PROPOSAL AND REFUSAL

3.1 The application was submitted by letter dated 20th June. The letter described the site and surroundings, set out details of the proposal, highlighting the amendments made to the previously refused scheme (F/2001/3604), assessed the scheme with respect to planning policy and examined the proposal in terms of visual impact on the surroundings.

Plans

3.2 The relevant plans for the purpose of this appeal are as follows:-

MTH-01	Location plan
MTH-04A	Proposed block plan and garage layout
MTH-05A	Proposed site layout
MTH-06A	Proposed ground floor plan
MTH-07A	Proposed first floor plan
MTH-10A	Proposed elevations
MTH-11A	Proposed elevations
MTH-14	Typical section

The Proposal

3.3 The application proposes replacement of the existing dwelling. Drawing No. MTH-04A, the block plan, shows the proposed siting and footprint of both the proposed and the existing dwelling (dashed line). As can be seen from this plan, the new dwelling would be located slightly to the east of the existing structure, with the proposed garage positioned to the north west, 11m from the house.

3.4 The plan also shows, with a dashed line, the tennis court and outbuilding, located to the north of the existing house, both of which are to be removed as part of the scheme.

3.5 As far as footprint is concerned, the proposed ground floor of the dwelling comprises 405 sq.m. The existing dwelling has a footprint of 234 sq.m.

3.6 The total floorspace proposed is 761 sq.m. (405 sq.m. ground floor and 356 sq.m. first floor), as opposed to the existing dwelling which comprises 318 sq.m.

3.7 As regards height, the proposed dwelling is 11m in height to the roof ridge.

3.8 The building is orientated so that the main elevations face the front and rear of the site. The building would be irregularly shaped, with a main central roof span and two gables at right angles to this, together with a single storey sun room. Six bedrooms would be provided on the first floor, positioned around a central gallery. The design incorporates large bay window features, dormer windows, chimneys, as well as a variety of materials.

Reasons for Refusal

3.9 The application was refused, under delegated powers, on 6th August 2002 for the following reason:-

> **"The proposed replacement dwelling is excessive in size compared with the original dwelling and would result in a large increase in built form on the site. The combination of increase in floor area, footprint and height compared with the existing dwelling would have an adverse impact upon the character of the surrounding area and the countryside. As such the proposal is contrary to Policies STV2 and SC18 of the South East Area Local Plan, Policies WOS2, Wos3 and the aims of WCC7 of the Wokingham District Local Plan (Deposit Draft) and to Policies OS1 and C2 of the Berkshire Structure Plan."**

4 PLANNING POLICY

4.1 Relevant planning policies are contained in the South East Area Local Plan, the Wokingham District Local Plan and the Berkshire Structure Plan. In this section of the statement, various policies in these Plans are considered with respect to the proposal. The policies and extracts from Proposals Maps are attached as Documents.

South East Area Local Plan

4.2 This was adopted in April 1994, but had an end date of March 1996 and is therefore now time expired. Policies referred to below are attached as Document 2. On the Proposals Map (extract in Document 2), the site is shown washed over by the notation Policy SC1, Separation of Settlements. The site is also shown (with small circles) as being within a Wildlife Heritage Site and therefore subject to Policy SC9.

4.3 No reference has been made in the reason for refusal to Policy SC1, which seeks to maintain physical and visual separation between distinct settlements. By implication, therefore, the Local Authority consider the proposal to be acceptable in terms of this policy.

4.4 Reference has also not been made in the decision notice to Policy SC9. Under the terms of the policy, proposals for development which could lead to damage sufficient to remove or adversely affect nature conservation interests will be refused. The application proposes replacement of an existing dwelling on more or less the same part of the residential curtilage. Additionally, the appellant owns further woodland which he is maintaining as a wildlife habitat, consistent with this policy. In any event, in the new District Plan, the boundary of the Wildlife site has been amended such that the residential curtilage of the property is now excluded.

4.5 Policy SC18 allows the replacement of existing dwellings in rural areas, provided they are not of architectural or historic interest; that the siting and design has minimum impact on the rural area; and that the size does not significantly exceed that of the existing dwelling, both in floorspace and height. Criterion B is considered particularly relevant to this appeal. It reads:-

> **"The siting and design of the new development has the minimum impact on the rural environment, as required by Policy SC15."**

4.6 Policy STV2 of the Plan sets out development types considered acceptable in rural areas, not specifically allowed for by other policies in the Plan. In essence, therefore, it is not strictly relevant to the consideration of this proposal which is catered for by Policy SC18.

4.7 The Local Authority sets out in an informative on the decision notice, policies considered relevant to the decision made. In addition to those referred to above, policies, SBE1, SBE2, ST5 and ST6 are listed.

4.8 Policies SBE1 and SBE2 are concerned with the design of new development, and inappropriate design, respectively. The former requires new development to be of a high standard of design, to make a positive contribution, create a safe and attractive environment and retain important features. The latter states that development inappropriate in terms of the relationship with adjoining sites, or which would adversely affect the character of the area, will not normally be permitted.

4.9 The Local Authority has made no reference to these policies in the decision notice, notwithstanding that the objection is concerned with the impact of the proposed building on the character of the area.

4.10 Policies ST5 and ST6 of the Plan are concerned with car parking provision and motorcycle parking, respectively, and would therefore appear to have no relevance to the consideration of this appeal.

Wokingham District Local Plan

4.11 This was placed on Deposit in 1997 and subsequently amended in April and September 1999, and February 2000. The Inspector's Report into objections was published in October 2001 and it is understood that modifications are likely to be published towards the end of 2002, with a view to adoption during 2004. Together with the Inspector's Report, the Plan merits considerable weight in comparison with the out of date South East Area Local Plan. The policies attached as Document 3 are from the document titled 'Wokingham District Local Plan Deposit Draft With Proposed Amendments Highlighted' February 2000.

4.12 On the Proposals Map (extract in Document 3) the appeal site is shown as lying within land covered by Green Gap/Wedge notation. The small circles to the south west of the site denote the Wildlife Heritage Site, which now excludes the residential curtilage of Longmoor Lodge, as noted above.

4.13 The Local Authority has made no reference to Green Gap/Wedge Policy WCC2, in the reason for refusal of the application, although it is included on the list of Deposit Draft Wokingham District Local Plan Policies in the informative. The policy seeks to maintain a clear separation of settlements and development that would affect from the open, countryside appearance and character will not be permitted. The policy also requires that existing settlement boundary features, such as woodland, copses and hedgerows be retained. As noted above, the appeal proposal is to replace an existing dwelling in more or less the same location within the residential curtilage, with existing woodland to the rear retained. In essence,

therefore, the proposal would have no impact on the Green Gap which may explain why the Local Authority has made no reference to the policy in the reason for refusal.

4.14 Reference is also made in the informative to Policy WCC1 which is generally concerned with development in the countryside, outside the Green Belt. This sets out the type of development considered acceptable in the countryside, including:-

F) Redevelopment proposals in the countryside.

4.15 Policy WOS2 of the Plan, referred to in the reason for refusal, generally restricts development to land within the boundaries of settlements. However, the policy notes that development outside settlements will be strictly controlled through the application of other policies in the Local Plan and Berkshire Structure Plan.

4.16 Policy WOS3 sets out development control principles, concerning the impact of proposals on environmental considerations.

4.17 As explained above, there is no policy that specifically deals with replacement dwellings. Policy WCC7, cited by the Local Authority in the reason for refusal, is concerned with proposals for extensions to dwellings in the countryside (outside the Green Belt). This requires that the development would result in no adverse impact on the undeveloped character of the surrounding countryside; that there would be no significant alteration to the scale of the dwelling and the development on site; and that the design respects the local context.

4.18 As noted above, there is no policy in the emerging Local Plan which specifically addresses replacement dwellings, notwithstanding the

reference by the Local Authority in the refusal notice to Policy WCC7, which is concerned with extensions. Given this position, proposals such as this need to be considered on their own merits, in terms of such matters as impact on the countryside, relationship with other development and residential amenities. When such an assessment is carried out with this proposal, it can be seen that the scheme is entirely acceptable.

4.19 Policies WBE1, WT6 and WT7 are also listed under the informative. Polices WT6 and WT7 are concerned, respectively, with parking provision and road safety and are therefore not relevant to this appeal. Policy WBE1 addresses development in its local context, requiring good, contemporary design. The policy sets out various issues to which the Local Authority will have regard in determining development proposals, including visual and environmental impact, landscape features and layout, form, scale and massing.

Berkshire Structure Plan

4.20 This was adopted in November 1995. Policies referred to below are attached as Document 4. Policy OS1, cited in the reason for refusal, sets out the overall strategy to achieve sustainable development and improve the quality of life by pursuing certain objectives. These are concerned with environmental and infrastructure provision and constraints, meeting economic and social needs, protecting the environment and heritage, protecting natural resources and travel issues.

4.21 Policy C2, which is also referred to in the reason for refusal, sets out the type of development which will be permitted outside settlement boundaries, including 'redevelopment of existing buildings' and requiring that the development is appropriate to the countryside in terms of scale, form, impact, character and siting.

4.22 In the informative, reference is also made to policies EN3 and LD3. The former is concerned with flooding. The site is not located in an area liable to flood. The latter is concerned with the environmental impact of development and it is apparent from the supporting text that the policy is aimed at major development proposals, rather than replacement dwelling schemes.

Berkshire Structure Plan 2001-2016

4.23 This was placed on deposit in March 2002 and therefore little weight can be attached to it, for the purposes of determining this appeal. Policies DP6 and DP7 (Document 5) deal, respectively with land outside settlements and gaps/wedges. Both policies primarily seek to protect the countryside but acknowledge that some development will take place, as allowed for by other policies at local level. In this case, the proposal is for development on previously developed land, rather than countryside.

5 ANALYSIS OF THE MAIN ISSUES

5.1 It is apparent from the analysis of planning policies set out above, that there is no objection, in principle, to the replacement of existing dwellings in the countryside. Policy SC18 of the out of time South East Area Local Plan allows such development, subject to various criteria.

5.2 In the emerging District Local Plan, Policy WCC1 permits redevelopment proposals as one of the types of development permissible outside settlements. The Plan does not contain a policy specifically addressing replacement dwellings, but the Local Authority has considered the proposal with respect to Policy WCC7, concerning extensions to dwellings in the countryside. The policy requires that certain criteria be met.

5.3 In the Berkshire Structure Plan, Policy C2 sets out the type of development that will be permitted outside settlements, including the 'redevelopment of existing buildings'.

5.4 Against this background, the Local Authority has taken the view that the appeal proposal would have an adverse impact upon the character of the surrounding area and countryside. The specific objection rests with the combination of increase in floor area, footprint and height, compared with the existing dwelling.

5.5 The main issues to be considered, therefore, with respect to this appeal are as follows:-

i) The character of the site and surrounding area.

ii) Whether or not the increase in size of the proposed dwelling, over and above the existing dwelling, would

have an adverse impact on the character of the site and surroundings.

i) The character of the site and surrounding area.

5.6 As noted earlier in the statement, the appeal site is set back from the road, behind a substantial screen of tall, mature trees, hedging and shrubs. The existing house is not visible from the drive on to Park Lane.

5.7 At the rear of the house, the large, landscaped residential garden is surrounded by woodland which is also owned and maintained by the appellant in its natural state. There is a clear visual and physical distinction between the two areas.

5.8 The extent of this wooded area means that the residential curtilage and existing property is not visible from the rear (east). In essence, therefore, the site is not publicly visible. Surrounding development is also characterised by being relatively screened from public view, but not to the same extent as the appeal site.

5.9 A further characteristic of the immediate surroundings is that the houses are relatively large and set in substantial grounds.

5.10 Although the site and surroundings are identified as countryside in the local plans, there are a considerable number of residential properties in Park Lane, extending south towards Nine Mile Ride. Moreover, the appeal site lies very close to the large built up areas of Arborfield Garrison to the west and Finchampstead to the east. The site and surroundings are therefore part of an area of scattered but consolidated development sandwiched between these two settlements.

ii) Whether or not the increase in size of the proposed dwelling, over and above the existing dwelling, would have an adverse impact on the character of the site and surroundings.

5.11 It is accepted that the proposed replacement dwelling is larger than the existing dwelling. The increase in footprint is 73% and in floorspace, 139%. The replacement dwelling would also be somewhat higher than the existing.

5.12 The existing dwelling is relatively modest in scale, given the large size of the landscaped gardens and associated woodland which provide its setting. Downshire Lodge which lies in a large plot, albeit smaller than Longmoor Lodge, is somewhat larger, both in terms of footprint and floorspace.

5.13 Although the relevant planning policies in both the South East Area Local Plan and emerging District Local Plan make reference to the issues of size and scale, they also require that new development would not have an adverse impact on the local context and surrounding countryside.

5.14 The appeal proposal would result in a larger dwelling than currently exists on the site, but one that is appropriate for the substantial landscaped garden and wider setting of the property. Given the extent of natural screening around the site boundaries, the new dwelling would not be publicly visible. The actual impact on the local context and countryside would therefore be minimal, meaning that the increase in size of the replacement dwelling, over and above the existing dwelling, is largely irrelevant. Meeting the requirement that the development would not have an adverse impact on the countryside and local context should prevail over and above the issues of scale and size.

5.15 Such an approach has been supported at appeal by Inspectors, in connection with replacement dwelling appeals, in both Wokingham District and elsewhere. Relevant decisions are set out below and attached as Document 6. These generally demonstrate how Inspectors have chosen to consider the real impact of proposals on surroundings and the countryside, rather than simply relying on comparative calculations of size and scale.

Amen Cottage, Jubilee Road, Finchampstead (Wokingham District) APP/X0360/A/00/1053362

5.16 This proposal was for a replacement dwelling. The Inspector allowed the appeal, noting in paragraph 8 that:-

> **"The proposed new dwelling would be over half as high again as, and have approximately twice the floor area of the existing bungalow on the site. According to SEALP policy SC18(C), replacement dwellings in rural areas should not significantly exceed the size of the existing property in height or floor area. However, the policy also states at (B) that replacement dwellings may be permitted provided they have a minimum impact of the rural environment. In my view, clause (B) provides the more appropriate test of the effect of the proposed replacement dwelling on the character and appearance of the area. The height and floorspace of the new dwelling are not necessarily significant in themselves, except insofar as they have an effect on the character and appearance of the area. I also consider that clause (B) also accords better with BSP policy C2."** (my emphasis).

5.17 In the next paragraph, the Inspector comments upon the location and screening of the site, noting in the final sentence that:-

> **"As a result, I do not consider that the proposed new dwelling would adversely affect the predominantly**

countryside character of the area, or have an urbanising effect upon it."

5.18 It is also interesting to note the Inspector's comments in paragraph 10 to the effect that he considered the design of the house to be appropriate in the context of the surrounding area and that the Council had raised no specific objection to the design, other than to size. In essence this is the case with this appeal, because it would appear that the Local Authority does not object to the design per se.

5.19 In concluding that the proposal would not have an adverse impact on the surrounding area, the Inspector noted that it would not conflict with Berkshire Structure Plan policies C2 and C8, South East Area Local Plan policies STV2, SC18 and SC3, or with Wokingham District Local Plan policies WCC1 and WLL2. The same approach should be applied to the consideration of this appeal, which is equally acceptable with respect to these policies.

Woodside, Church Road, Farley Hill (Wokingham District) APP/XO360/A/00/1046621

5.20 In allowing this appeal for a replacement dwelling, the Inspector noted, in paragraphs 7 and 8 that in the vicinity of the site, many of the dwellings were not publicly visible, because of dense boundary planting. He went on to note the varied style of development in the vicinity and commented upon size, as follows:-

"It was agreed at the hearing that, whilst the footprint of the proposed dwelling and garage together would be greater than that of the present bungalow and garage, it would be less than of "Tanebroc" and indeed of other buildings in the area, especially those further to the west which are visible from the road. Whilst there is insufficient detail in this outline proposal to enable a

comparison of floor areas between the existing and proposed dwelling, it is my opinion that the size of the proposal is not excessive in its location and that it does not therefore conflict in that respect with Local Plan Policies LBE2 and LC18."

5.21 In paragraph 9, the Inspector went on to note that even though the new dwelling would be more visible than the existing dwelling, the development would nevertheless be acceptable in terms of the local context and in terms of views. This case also demonstrates how the Inspector took account of the actual impact on surroundings, rather than simply relying on comparative measurements.

The Pightle, Dunt Lane, Hurst (Wokingham District)

5.22 In allowing this appeal, the Inspector noted in paragraph 7 that:-

"The new dwelling would be of similar width to the existing bungalow and garage on the site, and would be positioned with its front face approximately in line with the neighbouring buildings. Its roof would be steeper than, and some 2.1m higher than, the present dwelling on the site and it would have a central protruding gable and two dormers. The form and design would be similar to that of a number of the properties further north in the row. The proposed materials would be similar to those of nearby houses, and appropriateness could be ensured by the imposition of a condition. The height of the dwelling would be greater than that of its immediate neighbours but not sufficient to make it appear out of scale. The increase in height would reduce the openness of the area but this would have a marginal impact when seen from the public highway because of the set-back from the road and the screening effect of front and side hedges."

Valeview, Haycrafts Lane, Harmans Cross, Dorset
T/APP/B1225/A/99/1025960/P8

5.23 At paragraph 7, it is noted that the proposal would increase the footprint by 100%, with the overall bulk also being substantially increased. The Inspector noted that the scheme therefore failed to comply with replacement dwelling policies. However, the Inspector allowed the appeal on the basis that the new building would be in scale with its immediate surroundings.

5.24 In paragraph 10, the Inspector went on to note that the location of the building amongst other dwellings mean that it would not harm the AONB. At paragraph 11 of the letter, the Inspector commented that:-

> **"These factors amount to significant material considerations for permitting a dwelling of this scale, despite the conflict with local planning policies for replacement dwellings."**

Homeland, Evesham Road, Upper Moor, Worcestershire
APP/H1840/A/01/1057647

5.25 At paragraph 5, the Inspector noted that the replacement dwelling would increase the floorspace by 'well over 300% compared with the bungalow'. The Inspector went on to note that:-

> **"Homeland does not stand alone and it is the relationship between the building on the plot and the others in the row that it the determining aspect of the main issue. I am satisfied that the particular circumstances of this site justify deviation from a strict application of the size criteria in Policy H.20(e). It is also my opinion that the proposal would not cause any significant harm to the character and appearance of the**

row of houses, the individual plot or the locality in general."

Nothing Hill, Ecchinswell Road, Kingsclere, Newbury, Hampshire APP/H1705/A/01/1060753

5.26 At paragraph 12, the Inspector noted the Council's concerns about the higher slab level and increased size proposed, which would result in harm to the ASLQ.

5.27 In paragraph 13, the Inspector commented as follows:-

"In my view the scale of the increase proposed would not be inappropriate in this particular setting within the extensive grounds of the appeal property. These included a more formal area of garden with a large area of lawn set at a lower level in front of the house. Although in this case the arrangement is due to the chalk excavation, it is in fact typical of many traditional country houses of the 18th and 19th centuries. It could therefore be argued that a slightly larger residence than the extended cottages, with a more coherent concept and greater integrity of design, would complement such a setting."

5.28 A further similarity with the present appeal site and proposal is apparent from the Inspector's comments in paragraph 14, wherein he noted that:-

"In terms of the wider landscape of the ASLQ, the site is exceptionally well screened by mature trees and in my judgement it would be difficult to see even the new, larger dwelling from any public vantage point. Certainly in this context, I do not regard the revised higher siting, the increased ridge height or the greater depth of the building as visually significant. Any long distance sightings would be mainly confined to glimpses rather than unobscured views, even in winter with its reduction in leaf cover."

5.29 These appeal decisions demonstrate that, depending on the individual circumstances of sites and proposals, it can be appropriate to assess replacement dwellings schemes outside settlements in terms of the actual impact, rather than simply relying on comparisons of footprint, floorspace and height. In this case, the existing dwelling stands in substantial grounds completely screened from the surrounding countryside by mature trees and hedging. Moreover, the site is not publicly visible from Park Lane and is indeed screened from adjoining development.

5.30 In the immediate vicinity of the site there are larger dwellings than the existing property. All of the properties benefit from standing in large plots of land. The large size of the appeal site and the quality of the landscaped gardens warrant both a larger building and one portraying a more dynamic design and external appearance. The particular locational circumstances allow the development of a larger building without any detriment caused to surroundings or the countryside.

6 SUMMARY AND CONCLUSIONS

6.1 The statement may be summarised as follows:-

1. The appeal property stands in substantial grounds, in an area of other housing, but screened from public views and the surrounding countryside by mature trees and hedging.

2. The South East Area Local Plan is time expired.

3. In refusing the application, the Local Authority has not made reference to Policy SC1 of the South East Area Local Plan, which is concerned with the setting of settlements, implying that the proposal is acceptable in relation to this issue.

4. In addition to setting out criteria on size, Policy SC18 of the South East Area Local Plan also requires that replacement dwellings would have minimum impact on the rural environment. The proposal is acceptable in relation to this issue.

5. The emerging Wokingham District Local Plan does not contain a policy on replacement dwellings.

6. The Local Authority has made no reference to Policy WCC2 of the emerging Local Plan, concerned with Green Gaps.

7. The Berkshire Structure Plan allows the redevelopment of existing buildings outside settlements, under Policy C2.

8. In principle there is no objection to proposals to replace existing dwellings in the countryside.

9. The immediate character of the area is one of ribbon development, involving primarily large house in substantial plots, generally set behind trees and close to the extensive built up area of the Arborfield Garrison.

10. The appeal site is not publicly visible and therefore the proposed dwelling would have no more impact on surroundings than the existing building.

11. Inspectors have supported the development of significantly larger replacement dwellings in both Wokingham District and elsewhere.

12. In particular, the Inspector who determined the Amen Corner, Finchampstead appeal concluded that the impact on the character of the area was a more appropriate test of replacement dwelling proposals than comparative size calculations.

13. Other Inspectors noted the location and screening of sites as important considerations, whilst in the Kingsclere appeal, the Inspector noted that a larger dwelling was more appropriate to extensive grounds and setting.

14. Overall, the size, location and well screened nature of the site mean that the proposed dwelling would have no impact on the surrounding area or countryside. There would therefore be no conflict with up to date policies.

6.2 For all the reasons set out above, the Inspector is requested to allow the appeal and grant planning permission.

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