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SYSTEMS LTD

LOCATION:
2 Wingate Road, Woodley Reading.

APPLICANT:
S Summerfield C/O Day Tanner P/Sh

PROPOSAL:
Proposed erection of four flats and tw
rear extension to existing dwelling.

EARLIEST DATE FOR DECISION: 15/03/200

APPLICATION WILL HAVE EXPIRED
09/04/2002

CASE OFFICER: Heidi Lynch

REFUSED

804
1bob

Appeal Decision

Hearing held on 4 February 2003

by Michael Hetherington BSc (Hons) MA MRTPI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
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Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
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Date 07 MAR 2003

Appeal Ref: APP/X0360/A/02/1094468
2 Wingate Road, Woodley

- 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 S Summerfield against the decision of Wokingham District Council.
- The application (Ref. F/2002/5888), dated 8 February 2002, was refused by notice dated 17 June 2002.
- The development proposed is: erection of flats.

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

Preliminary Matters

1. At the Hearing, the Appellant's agent agreed that, notwithstanding the description on the application form, the proposed development is more accurately described as "the erection of flats and the erection of single storey and two storey extensions to the rear of the existing house". I have determined the appeal on that basis.

2. I have also had regard to the existence of a full planning permission for proposed two storey and single storey rear extensions at 2 Wingate Road (Ref. F/2002/6475) granted in 2002.

3. The Appellant's agent tabled two illustrative plans at the Hearing showing amendments to parking arrangements and possible open space allocations respectively. In my view these revisions represent a material change to the original application that would prejudice the cases of the Council and third parties. I note that neither plan was available for public comment during consideration of the planning application. I shall not therefore take account of these illustrative plans in determining this appeal. For the avoidance of doubt, my decision is based upon the following drawings that were considered by the Council: drawing nos. 1409/03A, 1409/04A, 1409/05A, 1409/06A and a site plan (no number).

Main Issues

4. At the Hearing, it was clarified that the Council does not object to the principle of housing development at the appeal site, which lies within the built up area. The Council's representative also stated that, as work carried out to a protected oak tree adjoining the site has now removed the potential for significant overshadowing, the Council no longer wishes to pursue its second reason for refusal. I have no reason to dispute these assessments. Accordingly, I consider that the main issues in this appeal are:

   (a) whether satisfactory living conditions would be provided for future occupiers of the proposed ground floor flats, with particular regard to noise, disturbance, fumes and loss of privacy;

   (b) the effect of the proposed development on the character and appearance of the area; and

   (c) whether adequate open space would be provided to meet the needs of future occupiers of the proposed development.

Planning Policy

5. The development plan includes the Berkshire Structure Plan 1991-2006, incorporating alterations adopted in 1997, and the Loddon Area Local Plan adopted in 1995. In the Structure Plan, policy EN1 aims to protect and enhance the character and quality of the environment of built-up areas, stating that development must be appropriate in scale, form, impact, character and siting to its location. Among other matters, the policy states that development should embody a high standard of design, layout and landscaping and help maintain, and where possible enhance, the character of its surroundings.

6. Local Plan policies LBE1 and LBE2 broadly accord with the objectives of Structure Plan policy EN1. In particular, policy LBE1 states that new development should contribute to the creation of a safe and attractive environment in which to live and work. Policy LH1 states that infilling development within identified settlements will generally be considered favourably subject to environmental constraints and other policies of the Plan. Among the criteria set out in this policy are requirements that developments have no significant adverse effect on the character of the area and that they provide adequate garden areas, space about dwellings and off-street car parking.

7. I have also had regard to the emerging Wokingham District Local Plan (Version Incorporating Proposed Modifications), in which draft policies WOS3 and WBE1 carry forward the broad thrust of the adopted policies already noted. Among the additional provisions of draft policy WBE1 are that new development will be expected to make efficient use of land and achieve where possible a reduction in car parking levels below maximum standards. Draft policy WH1A describes a number of sustainable development criteria that apply to housing development on unidentified sites within settlements, including the need to maximise densities and achieve a proper mix of housing. The draft car parking standards indicate a maximum provision of 1.5 car parking spaces for 2 bedroom units. Both main parties accept that the emerging Local Plan is at a relatively advanced stage of preparation and that these policies are unlikely to be subject to further significant amendment. Accordingly, in line with advice at paragraph 48 of Planning Policy Guidance Note 1: *General Policy and Principles* (PPG 1), I afford them substantial weight.

8. In addition, I have had regard to the emerging Berkshire Structure Plan 2001-2016 in which draft policies H3 and H6 encourage residential developments to make the fullest use of previously developed land in urban areas. However, as this is only at an early stage in its preparation I can afford little weight to its provisions.

9. I have been referred to a number of other policies in the adopted and emerging Structure and Local Plans, including adopted Local Plan policies LBE5 and LBE8 that were referred to in the Council's second reason for refusal, but I consider that they do not bear directly on the main issues identified above.

Reasons

10. The appeal site comprises former garden land fronting Fosters Lane, from which it is separated by a wooden fence and shrubs. It includes 2 Wingate Road, a semi-detached house, together with associated land, and adjoins a small block of flats on the corner of Temple Mews and Fosters Lane. The site is largely vacant but contains a number of sheds and other temporary structures.

Living Conditions of Future Occupiers

11. The Council's concern in this respect relates to the proximity of the proposed car parking spaces to the ground floor flats. It is intended to locate four parking spaces in front of the proposed block of flats. I note that two of these spaces would be approximately one metre away from the front windows of the two ground floor units. However, in my experience, such an arrangement would not be unusual for a flatted development of this nature.

12. While it is not intended that parking spaces would be reserved for individual users, I consider that it is likely that the relevant spaces would generally be used by the occupiers of the properties concerned. In any event, I do not feel that this small parking area would give rise to a significant number of vehicle movements. As a result, I consider that any noise, disturbance or fumes arising from those movements would be unlikely to cause undue harm. Furthermore, I note that the bedrooms of the proposed ground floor flats would be located to the rear of the property and would not therefore face the parking area. To my mind, there would be only a limited loss of privacy to the occupiers of these flats.

13. In the circumstances, I conclude that the siting of this parking area would not result in serious harm to the living conditions of future occupiers of the proposed ground floor flats. This would accord, in this respect, with policy LBE1 of the Local Plan.

Character and Appearance

14. It was clarified at the Hearing that the Council's concern on this matter relates to the effect of the parking areas that are proposed in front of the development. These would be in two locations, one in front of the new block of flats and one in front and to the side of no. 2. I agree that this arrangement would result in a substantial part of the area in front of the development being used for car parking. However, I saw on my site inspection that the front gardens of a substantial number of properties in the residential streets near to the appeal site are either mainly or entirely surfaced for car parking. Furthermore, I consider that the strips of land between and in front of the parking areas would afford some potential for planting to separate these parking areas and thereby reduce their dominance in the street scene. This could be further mitigated by the selection of appropriate surfacing materials, which could be the subject of a planning condition along the lines of that discussed at the Hearing. To my mind, the proposed arrangement of the parking areas would not therefore cause the development to appear out of keeping with its surroundings.

15. Accordingly, I conclude that the proposed development would not unduly harm the character or appearance of the area. It would therefore accord with Structure Plan policy EN1, Local Plan policies LBE2, and, in this respect, LH1 and LBE1 and the relevant draft policies in the emerging Local Plan.

Open Space

16. The development would include some 280 square metres of open space, mostly located in a single area of roughly triangular shape to the rear of the proposed block of flats. The application site plan denotes all of this area as "shared gardens". However, at the Hearing the Appellant stated that there would be no objection to creating a defined rear garden area for 2 Wingate Road.

17. In my experience, the establishment of communal open space around blocks of flats is not an uncommon arrangement. Indeed, the adjoining block at Temple Mews has a shared garden area. However, I agree with the Council that, in view of the larger size of no. 2, and therefore its greater potential for occupation by a family, a separate garden area should be provided for that property.

18. I note that the Council has no particular standards for open space provision in developments of this nature. In my view, the proposed open space area would be of an adequate size and shape to meet the open space requirements of occupiers of the development, including the use of some of the site as a defined rear garden for no. 2. Indeed, the development would result in a somewhat more generous provision of open space than that associated with the adjoining flats. Furthermore, the open space would occupy a relatively quiet and private location away from the road.

19. I therefore conclude that adequate open space would be provided to meet the needs of future occupiers of the proposed development. This would accord, in this respect, with Local Plan policy LH1.

Other Matters

20. It has been suggested that no. 2 may, in future, be used for multiple occupation. However, any such proposal would have to be considered by the Local Planning Authority at the appropriate time. I have determined the appeal on the basis of the proposal before me. Third parties have also raised a number of matters connected with the handling of the application by the Council, including the availability of plans for inspection. These procedural matters are not for me to determine and do not affect my consideration of the merits of the case.

21. Concerns have also been raised by third parties in respect of highway safety and drainage. While I agree that Fosters Lane is a well used traffic route, I consider that the proposed accesses would achieve adequate visibility. The development would also result in the removal of an existing access sited on the corner of Fosters Lane and Wingate Road. Furthermore, the Highways Authority has raised no objection in principle to the proposal. To my mind, the relevant highways concerns could be addressed by appropriate conditions along the lines of those discussed at the Hearing. I note that some drainage problems have occurred in properties nearby. However, the Council's drainage officer has no objections to the proposed development. In the circumstances, I am satisfied that adequate drainage measures could be achieved.

Conditions

22. In addition to the standard time limit, the Council has suggested some 15 conditions. In view of the need to safeguard the character and appearance of the area, I agree that it is necessary for the Council to approve details of external materials. I consider that such a condition could also address the need, as mentioned above, to agree suitable surfacing materials for the car parking area. As discussed at the Hearing, such a condition would supersede the Council's suggested condition no. 8. I agree that further details of slab levels of the flats are needed in order to safeguard the development's effect upon the street scene. However, I do not feel that such a requirement would serve any purpose in relation to the extensions to the rear of no. 2.

23. Details of the proposed boundary treatments are sketchy and, as noted above, a separate garden area is required for no. 2. I consider that these matters can be addressed in a single condition. As the block of flats would have no permitted development rights regarding the installation of external lighting, and as such a condition has not been imposed on the planning permission for the two storey and single storey rear extensions at no. 2 already noted, I do not consider the Council's suggested condition no. 4 to be necessary. In view of the proximity of residential properties, I agree that a condition restricting construction hours is necessary to safeguard the living conditions of nearby occupiers.

24. For highway safety reasons, I agree that it is necessary to require the provision and maintenance of vehicle parking and turning spaces and accesses. However, as no. 2 is already in residential use, I consider that the requirement that no buildings be occupied prior to their provision can only properly relate to the proposed block of flats. I consider that one condition will be adequate for this purpose. In order to promote alternatives to the private car, provision should also be made for adequate cycle parking within the site. For highway safety reasons, it is necessary to make arrangements for the parking of construction vehicles within the site and also for the existing access to no. 2 to be blocked up and the verge and pavement reinstated. However, as part of the latter operations would take place outside the application site, I have reworded the Council's suggested condition along the lines discussed at the Hearing.

25. Details of proposed hard and soft landscaping are sketchy and I consider that further approval of these matters is therefore required. In order to protect existing trees, the landscaping scheme should include provision to retain the tree to the rear of no. 2 shown on drawing no. 1406/06A and should contain protective measures in relation to the protected oak tree adjoining the site to the north east.

26. At the Hearing, the Council's representative suggested two additional conditions. I agree that in order to safeguard the area's character and appearance, details of bin storage facilities should be provided to, and approved by, the Council. I note that a condition restricting the formation of additional windows in the first floor was attached to the previous grant of planning permission for the rear extensions at no.2. In my view, such a condition is also necessary in the present case to safeguard the living conditions of neighbouring occupiers.

27. I have reworded several of the suggested conditions to remove unnecessary duplication and to accord with the objectives of Circular 11/95. In particular, where a condition is required to take effect prior to the occupation of the development, I have clarified that this requirement relates to the flats only, given that no. 2 already exists as a dwelling.

Conclusion

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

Formal Decision

29. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the erection of flats and the erection of single storey and two storey extensions to the rear of the existing house at 2 Wingate Road, Woodley in accordance with the terms of the application (Ref. F/2002/5888), dated 8 February 2002, and the plans submitted therewith (as listed in paragraph 3 above), 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, together with the surfaces of the accesses and car parking areas shown on drawing no. 1409/06A, 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 block of flats 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) No development shall take place until details of all boundary treatments have been submitted to and approved in writing by the local planning authority. Notwithstanding the provisions of drawing no. 1409/06A, these details shall include a new fence to provide a garden area for the occupiers of 2 Wingate Road. The flats shall not be occupied until these boundary treatments have been carried out in accordance with the approved details. The boundary treatments shall thereafter be retained.

5) No development shall take place until the details of a temporary car park within the site to accommodate construction traffic and site operatives vehicles have been agreed in writing by the local planning authority; this shall be constructed in accordance with the approved details, retained during the construction period and thereafter removed.

6) 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 accordance with British Standard 5837: 1991. These shall include details of fencing to protect the existing tree shown to be retained to the rear of 2 Wingate Road and the protected oak adjoining the site to the north east. The landscaping scheme shall also include hard and soft landscape details as well as a detailed planting plan showing full names of proposed plant species, sizes at time of planting and plant densities, as well as plant numbers for each bed and in total. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the flats hereby approved and thereafter retained.

7) No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plans or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the local planning authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the tree to be retained and its root system shall be protected from any damage during site works, in accordance with the scheme referred to in condition no. 6.

8) All planting, seeding or turfing comprised in the approved details of the landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the flats or the completion of the development, whichever is the sooner; and any trees, hedgerows, shrubs or other 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.

9) The construction of the development hereby approved involving the operation of any heavy plant or machinery shall not be carried out on the site except between the hours of 08.00 and 19.00 on Monday to Friday and 08.00 and 13.30 on Saturday and at no time on Sundays, Bank or Public Holidays.

10) The flats shall not be occupied until the vehicular accesses, parking areas and turning areas have been constructed in accordance with the approved plans, so that vehicles may enter and leave the site in forward gear. These areas shall thereafter be maintained at all times for these purposes.

11) The flats shall not be occupied until the existing vehicular access to 2 Wingate Road is stopped up and pavement and verge crossings are made good to the satisfaction of the local planning authority.

12) The flats shall not be occupied until space for parking bicycles has been provided, in accordance with details which shall be submitted to and approved in writing by the local planning authority.

13) The flats shall not be occupied until bin storage facilities have been provided, in accordance with details which shall be submitted to and approved in writing by the local planning authority.

14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission shall be constructed in the first floor or above in both side elevations of the extensions to 2 Wingate Road hereby approved.

Information

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

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

32. 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.

33. Attention is drawn to the requirements of section 76 of the Town and Country Planning Act 1990 concerning provisions for the benefit of the disabled.

INSPECTOR

APPEARANCES

FOR THE APPELLANT

Mr Jim Bailey BA(Hons) MRTPI	Director Development Land & Planning Consultants Ltd Salisbury House, Milton Road, Wokingham, RG40 1DB
Mr Kenny Nice	Appellant's representative

FOR THE LOCAL AUTHORITY

Mrs Angela Odell BA MPhil	Planning Officer Wokingham District Council

INTERESTED PERSONS

Mr Mike Watts	4 Wingate Road, Woodley, Reading
Mr Derek Halpin	6 Wingate Road, Woodley, Reading

DOCUMENTS

Document 1	List of persons present at the Hearing.
Document 2	Letters of notification from the Council.
Document 3	7 letters received in response to notification.
Document 4	Appendices 1 to 5 of Council's statement.
Document 5	Appendices 1 to 12 of Mr Bailey's statement.
Document 6	Letter from Council to Mr Bailey dated 3 February 2003 enclosing extracts from the consolidated Wokingham District Local Plan Incorporating Proposed Modifications (January 2003) - tabled at Hearing by Mrs Odell.
Document 7	Letter from Council's Senior Arboriculturalist to Mr Grainger dated 27 November 2002 concerning tree work - tabled at Hearing by Mrs Odell.

PLANS

Plans A1 to A5	Application plans (5 in total).
Plan B1	Illustrative plan showing amendments to parking arrangements - tabled at Hearing by Mr Bailey.
Plan B2	Illustrative plan showing possible open space allocations - tabled at Hearing by Mr Bailey.
Plans C1 to C13	Plans A to M appended to Mr Bailey's statement.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

S Summerfield
C/O Day Tanner Partnership
Bagshot House
37-39 High Street
Bagshot
Surrey
GU19 5AF

Application Number: F/2002/5888

Parish: **WOODLEY**

Location: **2, Wingate Road, Woodley, Reading.**

Proposal: **Proposed erection of four flats and two storey rear extension to 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 reasons for which are specified hereunder.

Reason
1. The proposal, by reason of the proximity of the car park spaces to habitable living space in the proposed flats, will have an adverse amenity effect on future occupiers of the flats. As such, the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposal, by reason of the siting of bedrooms in the proposed block of flats, would result in overshadowing of habitable rooms to an unacceptable degree, which in the future may place additional pressure on the Tree Preservation Ordered Oak to the north-east of the site. As such, the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1, LBE5 and LBE8 of the Loddon Area Local Plan and to policies WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft).

Reason
3. The proposal, by reason of the expanse of hardstanding along the street front, will be detrimental to the visual amenity and character of the street scene. As such, the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1, LBE2 and LH1 of the Loddon Area Local Plan and to policies WOS3, WH1 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

Reason

4. The proposal does not provide private amenity space to serve the basic needs of future occupiers which are likely to include families. As such the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LH1 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

Berkshire Structure Plan Policies LD3 and EN1.
Loddon Area Local Plan Policies LTV1, LH1, LH8, LBE1, LBE2, LBE8, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WOS3, WOS2, WBE1, WBE11, WH1, WH6, WT6 and WT7.

Informative

2. The applicant is advised that infill development of some type may be viewed in a more favourable light by the Local Planning Authority if the above reasons for refusal are addressed. This is likely to require a proposal with less dwelling units on the site. Pre-application advice should be sought from the Local Planning Authority.

T. G Watson

Trevor Watson
Development Control Manager
Date: 17/06/2002

Notice checked by: _____

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

F | 0002/5888

No	Std Con	Std Reas	Reasons for refusal
1.			The proposal, by reason of the proximity of the car park spaces to habitable living space in the proposed flats, will have an adverse amenity affect on future occupiers of the flats. As such, the proposal is contrary to Policy EN1 of the Berkshire Structure Plan, Policies LBE1 & LBE2 of the Loddon Area Local Plan and Policy WBE1 &WOS3 of the Wokingham District Plan (Deposit Draft).
2.			The proposal, by reason of the siting of bedrooms in the proposed block of flats, would result in overshadowing of habitable rooms to an unacceptable degree, which in the future may place additional pressure on the Tree Preservation Ordered Oak to the north-east of the site. As such, the proposal is contrary to Policy EN1of the Berkshire Structure Plan, Policies LBE1, LBE5, LBE8 of the Loddon Area Local Plan and Policies WOS3, WBE1 & WBE11 of the Wokingham District Plan (Deposit Draft).
3.			The proposal, by reason of the expanse of hardstanding along the street front, will be detrimental to the visual amenity and character of the street scene. As such, the proposal is contrary to Policy EN1 of the Berkshire Structure Plan, Policies LBE1, LBE2 & LH1 of the Loddon Area Local Plan and Policies WOS3, WH1 & WBE1 of the Wokingham District Plan (Deposit Draft).
4.			The proposal does not provide private amenity space to serve the basic needs of future occupiers which are likely to include families. As such the proposal is contrary to Policy EN1 of the Berkshire Structure Plan, Policy LBE1 & LH1 of the Loddon Area Local Plan and Policy WOS3 & WBE1 of the Wokingham District Plan (Deposit Draft).
5.			

Informatives for Refusal:

1.	N16
2.	The applicant is advised that infill development of some type may be viewed in a more favourable light by the Local Planning Authority, if ~~impact on the street scene is minimal and private amenity space is provided. This signifies~~ a proposal with less dwelling units on the site. Pre-application advice should be sought from the Local Planning Authority.

Policies

Wokingham District Plan:	WOS3, WOS2, WBE1, WBE11, WH1, WH6, WT6, WT7
Loddon Area Local Plan:	LTV1, LH1, LH8, LBE1, LBE2, LBE8, LT5, LT6
Berkshire Structure Plan:	LD3, EN1

Signed:

Date: 17/06/02

the above reasons for refusal are addressed. This is likely to require:

Application Number: F/2002/5888

Appraisal:

The proposed development is the proposed erection of four flats and a part two-storey/single storey rear extension to an existing dwelling. A previous application for three terraced dwellings was refused in November 1999 for the following reasons:

- Loss of hedging along the road boundary (a valuable visual feature in the street scene);
- Breach in defined building line resulting in visual obtrusiveness;
- Undue pressure on a protected tree due to siting of buildings; and
- Overshadowing of habitable rooms to an unacceptable level.

The site is located within an identified settlement and is surrounded by flats to the north east and by semi-detached dwellings to the west. There is a protected oak tree located to the north of the site, outside the site boundaries. The site is also located on gentle bend on Fosters Lane and there are detached dwellings opposite.

It is proposed to add a part single storey part two-storey rear extension to no.2 Wingate Road and erect a two-storey block containing four flats adjacent to it. The site will have shared gardens to the rear of the site for no.2 as well as the four flats. Car park spaces will be provided to the front of the site.

1. Impact upon neighbouring properties and principle of development

The site lies within the identified settlement and there is no objection to the principle of development within identified settlements subject to other policies in the plan. The scheme provides for the erection of 4 two-bedroomed flats and this assists in providing smaller dwellings for which there is an identified need, in accordance with the Housing Needs Survey. There is therefore no objection in principle to development of the site.

The rear of the site backs onto the rear gardens of properties along Caldbeck Drive. These properties will be at least 45m away from the proposed development and are therefore not considered to be affected.

To the east of the site there is a two-storey block containing four flats. Flat 2 (ground floor) and flat 4 (first floor) are closest to the proposed development. Flat 4 has no side elevation windows facing the site and the windows on the front elevation are at such an angle, that it would be difficult to view the proposed development. Flat 2 has a double door on the side elevation, however this is not the main light source to the habitable room. The proposed flats would be at least 3.2m away from the closest points on Flats 2 & 4 Temple Mews. There are also no windows proposed along the side elevations, which would directly overlook Temple Mews. It is therefore considered that the development will have no direct affect on privacy, over-bearing or daylight on Temple Mews.

The next closest property is no.4 Wingate Road located to the west of the proposed site. This property is attached to no.2, which is part of the application. No.4 has a part single storey, part two-storey rear extension. It is proposed to carryout out a similar extension to no.2. There will be no adverse impact on no.4 from these building extensions in terms of daylighting, overbearing issues or loss in privacy. The proposed building containing four flats is located at

least 11m away from no.4 and are at such an angle that there should be no direct adverse impact caused.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The additions proposed to no.2 Wingate Road are considered to have no affect on the street scene due to being located at the rear of the dwelling. Also, the attached property no.4, has similar extensions to those proposed and so the character of the area will not be adversely affected.

The proposed new flats will have the same height as the existing adjacent buildings and will also have a design consistent with the block of flats to the east of the site. The building is also in line with the other adjacent buildings in terms of distance setback to the street. The building itself therefore does not look out of character within the street scene, nor is considered to be visually intrusive.

However the proposed development shows the front garden area in front of the flats to be converted to four car parking spaces. It is also proposed to place two car parking spaces in front of no.2 Wingate Road and three spaces between no.2 and the proposed block of flats. This basically means the whole street frontage will revert to hardstanding. Despite two areas of proposed screen hedging along the front road boundary, the level of hardstanding will still be visible due to its proximity to the highway and its expanse and this is considered to be detrimental to the visual amenity of the street scene.

3. External site layout issues

The proposed block of flats has been positioned on such an angle that it will be 7.4m at the closest point to the protected oak tree just off the north-east property boundary. It is recommended that construction takes place at least 6.0m away from trees that are to be successfully retained and protected. The proposed development is therefore considered to be acceptable under this rule. However the two flats on the eastern side of the building both have a bedroom window that faces into the tree. The bedrooms will therefore suffer from limited daylighting due to overshadowing by the protected tree. This overshadowing may place additional pressure for the removal or cutting back of the protected tree in the future. This is considered to be an adverse affect of the proposed development.

As well as the expanse of hardstanding to be located to the front of the proposed flats, four of the proposed car parking spaces are located in 0.5m from the living room and kitchen windows of the ground floor flats. This is considered to have an adverse amenity affect on future occupants by making living conditions unpleasant.

The proposal shows five dwelling units to have a shared garden to the rear. No.2 Wingate has three proposed bedrooms, and as such is considered to be a family unit, which requires a separate amenity area. The proposed two-bedroom flats may suit couples and therefore should also have some level of amenity area each. The proposal as it currently stands does not provide any private amenity space for the occupants of the flats or for the three bedroomed house.

4. Impact upon highway safety

There have been a number of objections to this development on highway grounds. The objections pertain.mainly to:

- The increase of additional vehicles using Fosters Road which is already a busy, congested road; and
- Existing on-street parking problems will be exacerbated.

Despite these objections, the highways department considers the proposed development to be within guidelines. The current application shows one additional access point along Fosters Road as well as the existing access point to no.2 Wingate Rd being relocated further east along Fosters Road. Highways are satisfied the parking standards have been meet and are also happy with the proposed accessways onto Fosters Road. Providing the parking and turning spaces are permanently maintained there would be no implications to the highway safety of the site.

Recommendation: Approval: **Refusal: ✓**

WORK SHEET FOR : Heidi Lynch

Application Number : F/2002/5888

Applicant : S Summerfield C/O Day Tanner P/Ship.

Location : 2, Wingate Road, Woodley, Reading.
Proposal : Proposed erection of four flats and two storey rear extension to existing dwelling.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/02/2002

Earliest Date for Decision : 15/03/2002

Latest Consultation Date/Site Notice Expiry Date : 15/03/2002

This application will have expired on: 09/04/2002. 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 :

Highways - approval with conditions
Drainage - no comments
Envir. Health - no objection, condition re hours of operation
Woodley Town - recommend refusal in relation to height, massing & highway probs (loss of light to neighbours), existing street parking probs, height of building

Neighbours - object due to: inadequate parking, no private garden space for nº2, impact on skyline of new building, blocking of light at nº4

Trees - ok as long as landscape plan submitted & tree protection fencing erected.

Planning Issues :

Identified settlement 2 WOS2, WH1
Principle of development 5 LT1, LH1
Visual amenity of streetscene - WOS3, WBE1, LBE1, LBE2, LO3, ENV1
Impact on TPO trees/lasc - WBE11, WBE10 (lasc) LBE8 (lasc)
Impact on residential amenity - WOS3, WBE1, LBE2
Highways - WOS3, WH1, WT6, WT7, LT5, LT6
natural surveillance - WBE5

Housing - WH6 (variety of housing)
LH1
LH8 (variety of housing)
LH4

Loddon Area Local Plan

on bend in street (Fosters st.), close to junction with Wingate Road.

RECORD OF SITE VISIT

SITE ADDRESS: 2 Wingate Road Woodley Reading.

APPLICATION NUMBER: F/2002/5888

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 3/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS
Semi-detached 2 sty buildings

3. DESCRIPTION OF SITE/BUILDING
Site is empty section between a semi-detached house & a flat (new-ish).

4. RELATIONSHIP TO ADJOINING PROPERTIES
n°2 - integral garage, gable end roof has a single sty side extension.

Flat 2 has parking to rear of site.

n°4 - 2 sty side extension (set back from front)

5. SITE CONSTRAINTS

TREES NA /except oak tree in flats garden.

ACCESS/PARKING additional access onto road required

LEVELS ok

BOUNDARY TREATMENT —

OTHERS —

would have to widen vehicle crossing on n° 2.

Wingate Road semi-detached houses are: 7.5m in height
Flats on Temple Mews are 8.0m high
Proposed building is 8.5m height

Tel. 0118 974 6482 (Direct Line)
E-mail: Heidi.Lynch@wokingham.gov.uk
Date. 2 September, 2003
My ref. BC/DC/F/2001/5888
Your ref.

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

Mr K Nice
C/o G Farrell
43 Wendover Way
Tilehurst
READING
Berkshire
RG30 4RU

Dear Sir

PLANNING PERMISSION F/2001/5888
SITE: 2 WINGATE ROAD, WOODLEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2001/5888 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

HEIDI LYNCH
Senior Planning Officer

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 28 July, 2003
My ref. AO/F/2002/5888

Mr G Farrell
43 Wendover Way
Tilehurst
READING
RG30 4RU

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

Dear Mr Farrell

PLANNING APPLICATION F/2002/5888
PROPSOED ERECTION OF 4 FLATS AND TWO STOREY SIDE EXTENSION TO EXISTING DWELLING AT 2 WINGATE, WOODLEY - CONDITIONS

Thank you for your letter of 8 July.

Condition 2 – materials
I confirm the proposed bricks: Warnham Nutcombe Multis are acceptable for construction of the flats building. The proposed extension to No. 2 should be constructed in materials to match those of the existing house.

I trust the above is clear, but meanwhile if you wish to discuss the above further please contact me.

Yours sincerely

AO.

MRS A ODELL
Planning Officer

GREG Farrell
Building & Design Consultant
Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU
Tel & Fax: 0118 941 6249
Mobile: 07967 009862
Email: greg@gregfarrell.co.uk
VAT Reg No. 757 2777 86

RF

70873

PLANNING SERVICES
POL
DC
APP AMO
CS
15 JUL
COPIES TO:

Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR
Planning Department

Application Number: F2002/5888

15th July 2003

Dear Sir

Re: 2 Wingate Road, Woodley, Reading.

Further to my letter dated 8th July I enclose a sample of Warnham Nutcombe Multi brick and I would be grateful if you could get back to me as soon as possible to advise if this is satisfactory.

Whilst writing I confirm that I requested an acknowledgement of my letter dated 8th July and I note this hasn't been received.

Yours faithfully

Greg Farrell

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 15 July, 2003
My ref. AO/F/2002/5888

Mr G Farrell
43 Wendover Way
Tilehurst
READING
RG30 4RU

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

Dear Mr Farrell

PLANNING APPLICATION F/2002/5888
PROPSOED ERECTION OF 4 FLATS AND TWO STOREY SIDE EXTENSION TO EXISITNG DWELLING AT 2 WINGATE, WOODLEY - CONDITIONS

Thank you for your letter of 8 July.

Condition 3 – slab levels
I confirm the proposal for the same slab level as that of the existing house at No. 2 Wingate is acceptable for construction of the flats.

Condition 4 – boundary treatment
Please submit a site layout plan showing where the proposed fence between the proposed flats and No. 2 would go and also details of the remaining boundary treatment.

Condition 5 – temporary car park
Our highway officer Adam Coggins requires a plan and method statement on how this will be achieved – i.e. temporary car park as per the condition and how this will be accessed at all times.

Conditions 12 & 13 – cycle parking and bin storage
Please submit details as required by these conditions.

I trust the above is clear, but meanwhile if you wish to discuss the above further please contact either Adam Coggins on 974 6330 or me.

Yours sincerely

Ao.

MRS A ODELL
Planning Officer

cc: Adam Coggins

GREG Farrell
Building & Design Consultant
Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU
Tel & Fax: 0118 941 6249
Mobile: 07967 009862
Email: greg@gregfarrell.co.uk
VAT Reg No. 757 2777 86

20873

PLANNING SERVICES RECEIVED
POL
DC HL A0
APP
CS
09 JUL 2003
COPIES TO: ACK: FILE:

Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR
Planning Department

Application Number: F2002/5888

8th July 2003

Dear Sir

Re: 2 Wingate Road, Woodley, Reading.

I refer to the above site which was approved on appeal and I would like to deal with the conditions referred to as follows:

1. The proposed bricks will be a Warnham Nutcombe Multi a sample of which will be dropped off to your office in a few days.
2. The tiles will be Marley plain clay type (colour brown).
3. The slab levels have been assessed and it has been decided to adopt the level of the existing house at 2 Wingate Road.
4. It is proposed to erect a 2.0m high close boarded fence between the existing house at 2 Wingate Road and the new development. The existing fences bordering the remainder of the site will remain unchanged.
5. It is agreed that car parking for construction purposes etc will be provided within the site during the process of construction and please note as number 2 Wingate Road is in the same ownership the fence will not be erected until all works have been completed.
6. I am in discussion with a Landscape Contractor and we will provide this information as soon as available. It is envisaged that some Laurel, Perris and Azalea will be used or similar and I will welcome your thoughts from your Landscape Department on this matter.

The remainder of the conditions are acceptable and care will be taken to ensure that they are strictly complied with.

Finally I would be grateful if this letter could be **acknowledged by way of date stamp/receipt confirmation or similar.**

Yours faithfully

Greg Farrell

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5888	HL
BUILDING CONTROL NUMBER	FP2003/4371 Gam	
~~APPLICANT~~/AGENT	Greg Larrell	
ADDRESS OF SITE (Fosters Lane)	2 Wingate Road WOODLEY	
DESCRIPTION OF PROPOSED WORK	4 flats (+ 2 storey rear ext to existing dwellings - DC only	

DRAWING NUMBERS	BC Greg Larrell	DC Day Tanner
BLOCK PLAN	1409/06A	1409/06A
ELEVATIONS (copies of DC)	Rec'd 25/6/03	1409/04A
FLOOR PLANS	— "	1409/03A.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED Appeal OK	7/3/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	1/7/03.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
OS	
31 MAY 2002	
COPIES TO	ACK: ✓
	FILE:

84 Caldbeck Drive
WOODLEY
READING
Berkshire
RG5 4JX
29th March 2002

Phone Home 0118 969 5362
Work 0118 977 2631
Mob 07748 024600 (CJF)- try land lines first.
Mob 07900 678722 (KMF)- try land lines first.

FAO Heidi Lynch, Development Control Officer

Dear Sirs,

Application: No. F/2002/5888
Site Address: 2 Wingate Road, Woodley, Reading
Proposal: Proposed erection of four flats and two storey rear extension to existing dwelling.

I refer your letter dated 22 May 2002 which again seems to have taken rather a long time to reach us!

You state that the plans will be available at the Woodley Library. When my Wife went to the Woodley Library yesterday Tuesday 28th May 2002 THE PLANS WERE NOT AVAILABLE. and she was redirected to the council offices in Woodford Park.

We must again object to some aspects of this development :-

1. The inadequate parking for cars.
2. The likelihood that the alterations and extensions to No. 2 Wingate Road would change the character of the house. In our opinion the alterations would result sooner or later in a change from a family home to a house in multiple occupancy. This would change the character of the road.

With regard to the parking of cars. We anticipate that the flats will attract at least two cars per flat. If the house were to be extended and used as bed sits a further four or more cars would be likely.

Number 2 Wingate Road was until recently, for some months, in multiple occupancy. Insufficient off road parking was available for the occupants cars. This resulted in a car or cars being left on the grass verge and / or half on the pavement and half on the road right on the corner of Wingate Road / Fosters Lane. The car on the road reduced the visibility at the junction and necessitated swinging out further when joining Fosters Lane from Wingate Road and heading toward Loddon Bridge Road.

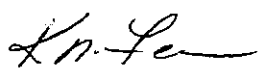
The proposed flats would still have insufficient parking under the present plans. The Flats have two bedrooms. In view of the accommodation, and potential price, likely occupiers will be couples, friends or possibly families. I estimate there will be at least two cars per flat plus the cars of visiting guests / friends.

With regard to the proposed extensions to No. 2 Wingate Road. If No 2 Wingate is extended to make a fourth bedroom we feel it is unlikely this will become a family home. The fourth bedroom would become a further bedroom for shared occupancy. If this is the case the parking would be totally inadequate and the character of the road would be changed for the worse.
Our reasoning is as follows It is unlikely that anyone able to afford a four bedroom house as a family home, would wish to share a garden with the flats as this would reduce the privacy of their home. Any children from the house, playing in the garden, would potentially be in contact with any or all of the flat dwellers and their guests.

Yours faithfully



Mr. C. J. Fearn



Mrs. K. M. Fearn

Wokingham Unitary
Environmental Services Department
Planning services
PO Box 157
Shute End
WOKINGHAM
Berkshire, RG40 1WR

0B8

MR AND MRS ZALINSKI
8 WINGATE ROAD
WOODLEY
READING
BERKS
RG5 4JU

PLANNING SEC: DEV
FCL:
DC: HL
APP:
GR:
31 MAY 2002
COPIES TO: ACK: ✓
FILE:

CASE OFFICER
WOKINGHAM DISTRICT COUNCIL
HEIDI LYNCH
P.O.BOX 157
SHUTE END
WOKINGHAM
BERKS

29th MAY 2002

Re: PLANNING APPLICATION F/2002/5888 2 WINGATE ROAD

We would like to comment very strongly with regards to the above plans for the 2 Wingate site.

An Application has been applied to build 4 Flats in the grounds of 2 Wingate Road, with an extension to the existing property.

Wingate Road and Fosters Lane are well established Roads with residents that have lived here for a number of years. These Roads accommodate mostly the mature age group looking forward to taking life easier or who are already enjoying retirement. The sort of people (in our opinion) who will be interested in buying these Flats will be predominately young with an active social life. This will mean that the already busy Fosters Lane and Wingate Road will have more traffic adding to its access problems.

With the prices of houses now days, we are sure these Flats will not be affordable to the single person. Without dought each Flat (in our opinion) will be owned by TWO people, who will again (in our opinion) own a car each. We are very worried as to where all these cars are going to be parked. A lot of disabled people use Fosters Lane and Wingate Road from neighbouring Temple Mews and Addington Special School (Located on Loddon Bridge Road). The plans as they are show parking for only Four cars. This just is not acceptable. The plans also place the parking bays facing onto Fosters Lane. Do the residents of Fosters Lane really deserve to look out of their windows on to a car park everyday!

The plans also show the Flats will be Three stories high! This will be so out of character with the area and a bit of an eye sore!

We have also noticed on the plans for a communal garden to be shared between the proposed flats and 2 Wingate road property. Once again this is very worrying. We are a private estate with private gardens. We would be worried about how the garden would be used and noise levels with so many people having access to one place.

New building plans should brighten and enhance an area, giving it saleability, attractiveness and safety. None of these points apply to this development in my opinion.

Not enough care and consideration has been given to us the existing residents or the area its self. Please could you consider these points very hard before any Planning Permission is granted.

Yours sincerely

J Zalinski V. Zal.

MR AND MRS J ZALINSKI

Development Control M...

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2002/5888**

2, Wingate Road, Woodley, Reading.

Proposed erection of four flats and two storey rear extension to existing dwelling.

I wish this application to be listed should the officers recommendation be for: GRANT/~~REFUSAL~~

and my reasons are:

As in email already sent.

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/~~NO~~

Signed: D. Bland

Date: 13/6/02

Councillor Bland

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

17 JUN 2002

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2002/5888**

2, Wingate Road, Woodley, Reading.

Proposed erection of four flats and two storey rear extension to existing dwelling.

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: [signature] Date: 13/6/02

~~Councillor Preston~~

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

DC	EMS
AEO	
CS	
17 JUN 2002	
COPIES TO	ACK:
	FILE:

Tel: (0118) 974 6482

Date: 12/06/02

My ref: F/2002/5888

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Rahmouni
C/O Wokingham District Council

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

Dear Councillor

Application Number: F/2002/5888
2, Wingate Road, Woodley, Reading.
Proposed erection of four flats and two storey rear extension to 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 **Heidi Lynch** on **(0118) 974 6482**. 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 24th June 02

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/5888**
2, Wingate Road, Woodley, Reading.
Proposed erection of four flats and two storey rear extension to existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Rahmouni

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 6482

Date: 12/06/02

My ref: F/2002/5888

WOKINGHAM UNITARY
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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 Preston~~ Councillor Bland
~~81 Howth Drive~~ 5 Linden Road
~~Woodley~~ Woodley
~~RG5 3DJ~~ Reading
RG5 3QT

Dear Councillor

Application Number: F/2002/5888
2, Wingate Road, Woodley, Reading.
Proposed erection of four flats and two storey rear extension to 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 **Heidi Lynch** on **(0118) 974 6482**. 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 24th June 02

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/5888**
2, Wingate Road, Woodley, Reading.
Proposed erection of four flats and two storey rear extension to existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Preston

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

Heidi Lynch

From: NELSONBLD@aol.com
Sent: 30 May 2002 18:55
To: heidi.lynch@wokingham.gov.uk
Subject: Planning application f/2002/5888

From

Cllr Nelson Bland
Bulmershe Ward

Objection to Planning Application F/2002/5888 2 Wingate Road

As councillor for the ward and after discussions with residents immediately around 2 Wingate Road and viewing the plans I wish to lodge an objection to this proposed planning application and the grounds for the objection are:

That there is no proposed upgrade to the main existing foul sewage mains, which has been know to overflow at various times and also that flooding problems have been encounted at the corner of Wingate and Fosters Lane.

Concerns about the new building blocking light to properties and also overlooking people's gardens.

The use of communal garden for the flats and the house and with a proposed 2-storey extension to the house the fear that the house will be used as a multi occupancy property.

That the number of cars and parking spaces proposed will cause problems with more on road parking or that properties in Temple Mews will find cars using their facilities to park.

That the increase in traffic generated in the locality by more cars in an already rat-run road which has a Home for elderly people in it and also that the two roads are used by residents of Cedar Place as their access to the shops could be a major source of potential problems.

The plans as they are show the placement of the parking bays facing onto Fosters Lane, this is not in keeping with the local environment.

The height of the proposed flats is also not in keeping with the local environment and would not enhance the area but would detract.

Yours

Nelson Bland

Date: 22 May 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/5888

Location: 2, Wingate Road, Woodley, Reading.

Proposal: Proposed erection of four flats and two storey rear extension to existing dwelling.

Applicant: S Summerfield C/O Day Tanner P/Ship.

Case Officer: Heidi Lynch

The new plans show the following: Site plan, elevations, floor plans, plans & elevations. Drawing nos: 1409/06A, 1409/05A, 1409/04A, 1409/03A.

Comments are required by 01/06/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

1, C049, R049 - no garage on plans?
2, C122, R122 ✓
3, C140 (AMEND: accesses) (INSERT: 6 metres), R140 ✓
4, C137 (INSERT: flats), R137 ✓
5, C131 (AMEND: accesses), R131 ✓
6, C129, R129 ✓
7 C135, R135 ✓

NO7

TR 30/05/02

App No. F/2002/5888.

OBR

PLANNING SERVICES	HPT
POL	TLS
DC HL	ENF
APP	
CS	

23 MAY 2002

6 Fosters Lane
Woodley
Reading
Berks
RG5 4HP.

Dear Sir.

We strongly oppose these plans. This is going to cause mayhem with traffic. Fosters Lane is a very busy road especially for the schools. We cannot get out of fosters Lane when the coaches are picking up school children, Loddon Bridge Rd is packed with cars and coaches, so much so that cars are parked in Fosters

have for pick up from schools - right where these flats are proposed, and if the flats also go ahead on the adjacent piece of land (now being considered) there will be an accident. Far too many cars for a small stretch of road. Four flats in one house right on the corner of Wingate Rd makes me wonder how many cars will be parked there. Fosters Lane is a cut through for most people into Hodden Br. Rd. We also have Fosters old peoples home which accommodates cars especially when there is something going on in there. We have

taxis pulling up for a disabled man - and lots of other things happening to numerous to mention I hope someone will give this an enormous amount of thought for the sake of every one at the bottom end of forfars lane - and their sanity.

Yours Faithfully
Mrs B. Helmore

PLANNING SERVICES | HPT
POL | TLS
DC HL | ENF
APP |
CS |
29 MAY 2002
COPIES TO | ACK: ✓
FILE:

4 Wingate Road
Woodley
Berks.
RG5 4JU
0118 9628388

26 May 2002

Case Officer
Wokingham District Council
Heidi Lynch
P.O.Box 157
Shute End
Wokingham
Berks.
RG40 1WR

Dear Sir/Madam,

Re: Planning Application F/2002/5888 for 2 Wingate Road

My objections to the application are as follows:
The plans state that no upgrade to the existing foul sewage system will be made. This is unacceptable. Since the building of Temple Mews any time there has been heavy rain the drains have overflowed to the extent that I have had sewage flooding into my back garden. I believe some serious consideration should be made to upgrading the foul sewage system before any further applications are made or accepted; this does not appear to have been taken into consideration since the last planning application for this address.
The corner of Wingate Road/Fosters Lane is a busy junction and increasing the potential number of cars by nine in the area will cause congestion.
I cannot see the need for building 4 additional flats on the plot; this application has only been made so that someone can see some return on a very poor investment. Extra accommodation is not required in this area which is in danger of becoming over-developed.
A communal garden shared between all flats runs the risk of causing disturbance to all neighbours.
I want you to take these objections into consideration when considering the application.

I look forward to hearing from you in due course.

Yours Sincerely

D.M.H. Watts

Ian Jordan

HL

From: WebComments@wokingham.gov.uk
Sent: 28 May 2002 14:49
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

WOKINGHAM UNITARY
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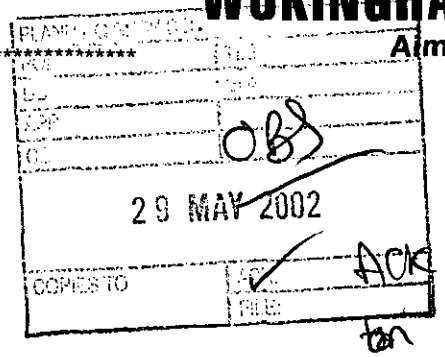


Sent (Emailed) for 29/5/02 IT

****

NatureofEmail: Object
ApplicationNumber: F/2002/5888
Correspondent_FullName: Mrs Lesley Norris
Correspondent_StreetAddress: 74 Caldbeck Drive
Correspondent_Address2: Woodley
Correspondent_Town: READING
Correspondent_County: Berks
Correspondent_PostCode: RG5 4JX
Correspondent_Telephone: 0118 9696439
Correspondent_Email: dave.norris@virgin.net

Comments:

The revised plans have reduced the number of crossovers into Fosters Lane from 3 to 2 but I still believe this is 2 too many on an already busy road. Within 100 metres there is the Temple Mews road, the 2 new crossways and Wingate Road all joining into Fosters Lane that could potentially cause problems. I believe that during the morning around 8.30am and again at 3pm that Fosters Lane is busy especially around this area as parents park to take/collect their children from Rivermead plus the traffic increases as other parents drive to the different schools in the Woodley area. The 2 bedroom flats have potential for at least 2 cars per flat and only 7 parking spaces are provided. When friends or family visit and park in the road this could cause traffic problems. There is the possibility of a lot of cars in a small area. The front appearance of 2 Wingate Road will now change to make place for 3 additional parking spaces and will look like a car park and not a house frontage. The overall view of the new building with the extended existing house is too busy, too close, too many cars and people in the space.

POSITIVE ABOUT DISABLED PEOPLE
Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk

Heidi Lynch

PLANN
CS
05 JUN 2002

WOODLEY TOWN CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5888 (Revised)

PROPOSAL: Proposed erection of four flats and two storey rear extension to existing dwelling

SITE ADDRESS: 2 Wingate Road

APPLICANT: S. Summerfield

Members reiterated their previous concerns, particularly in relation to traffic and the continual parking problems in the area of Fosters Lane.

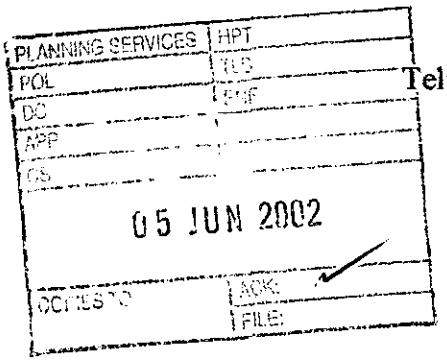
It was considered that the shared garden would be inappropriate and would result in a reduction of amenity space.

SIGNED: Heenan DATE: 29.5.02.

For Woodley Town Council

4 Fosters Lane
Woodley
Reading
RG5 4HP

Tel: 0118 969 4904



30 May 2002

Heidi Lynch
Wokingham Unitary Authority
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Heidi

Application Number: F/2002/5888
Site Address: 2 Wingate Road, Woodley, Reading
Proposal: Proposed erection of four flats and two storey rear extension to existing dwelling (extension also referenced as F/2002/6475)

We have a few concerns with the above submission:

1. The revised access to the flats is potentially dangerous on the corner of Wingate Road and Fosters Lane

2. There is not adequate enough parking for the number of people likely to occupy 2 Wingate Road and the flats. Temple Mews (adjacent to proposed development) comprises approx. 20 properties and there are 36 parking spaces. Even this is not enough, cars still park on the road which enters Temple Mews. Although parking will be provided, there will inevitably be an overflow of cars parked either in Fosters Lane or Wingate Road.

   In Fosters Lane, this will hinder visibility for cars coming out of Wingate Road and Temple Mews. It is also likely to cause a bottleneck of traffic at the busy Loddon Bridge Road junction.

In Wingate Road, cars parked will hinder visibility for cars coming out of Caldebeck Road and Fosters Lane.

It will also cause more cars to park further down Fosters Lane or Wingate Road during rush hour for the local primary school, which could have the knock-on effect of hindering people that want to pick up or drop off elderly patients at the care home further up the road.

I believe long-term that this could affect the saleability of the properties opposite the development, as could points 3 & 5.

3. There could potentially be a problem with soakaways rather than proper drainage as the area considered is in a dip and after torrential rain is liable to flooding. The extra tarmac for car-parking may cause too much surface water and localised flooding. This could particularly affect our property and 2 Fosters Lane, as we experienced very heavy flooding a couple of years ago, (well over 1ft deep in places)

4. The submission states that trees will need to be felled for the development, but it is not clear on the plans which will need to be felled. This may cause concerns about lack of privacy for neighbouring properties.

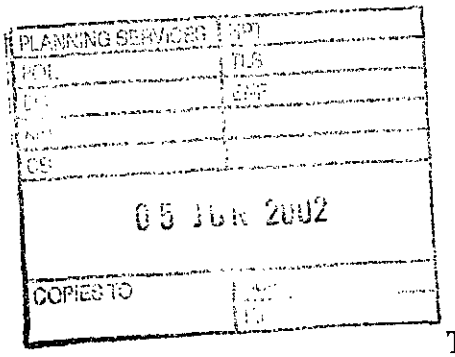
5. Communal gardens will require a maintenance contract in order to keep them aesthetically pleasing, as will the shrubbery/hedging planned at the front of the development. I like the idea of shrubbery, but if it is uncared for it will have the opposite effect of its purpose and will downgrade the appearance of Fosters Lane. Neighbouring Temple Mews has areas which are designed to provide greenery etc., but they are uncared for and full of weeds.

I should also bring it to your attention, that on the form accompanying the plans, it states that the plans are for bungalows. I expect common-sense will show that this is not the case, but just in case this information is computerised, I would like to bring it to your attention.

Yours sincerely

Stuart & Kim Gray

cc. Francis Leo



4 Fosters Lane
Woodley
Reading
RG5 4HP

Tel: 0118 969 4904

30 May 2002

Heidi Lynch
Wokingham Unitary Authority
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Heidi

Application Number: F/2002/5888
Site Address: 2 Wingate Road, Woodley, Reading
Proposal: Proposed erection of four flats and two storey rear extension to existing dwelling (extension also referenced as F/2002/6475)

We have a few concerns with the above submission:

1. The revised access to the flats is potentially dangerous on the corner of Wingate Road and Fosters Lane

2. There is not adequate enough parking for the number of people likely to occupy 2 Wingate Road and the flats. Temple Mews (adjacent to proposed development) comprises approx. 20 properties and there are 36 parking spaces. Even this is not enough, cars still park on the road which enters Temple Mews. Although parking will be provided, there will inevitably be an overflow of cars parked either in Fosters Lane or Wingate Road.

   In Fosters Lane, this will hinder visibility for cars coming out of Wingate Road and Temple Mews. It is also likely to cause a bottleneck of traffic at the busy Loddon Bridge Road junction.

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4. The submission states that trees will need to be felled for the development, but it is not clear on the plans which will need to be felled. This may cause concerns about lack of privacy for neighbouring properties.

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I should also bring it to your attention, that on the form accompanying the plans, it states that the plans are for bungalows. I expect common-sense will show that this is not the case, but just in case this information is computerised, I would like to bring it to your attention.

Yours sincerely

Stuart & Kim Gray

cc. Francis Leo

To: Heidi Lynch

Date: 27 May 2002

Application number: F/2002/5888

Site address: 2 Wingate Road, Woodley

Both Catherine Brimble and myself are on leave until 10th June 2002. On our return we will be heavily committed on other work until the end of June.

Unfortunately there is insufficient money available to appoint a consultant , and we will therefore be unable to comment on this planning application.

If, after you have visited the site, you consider there are factors that are important for us to comment on, please let me know and we will try to help.

NEIL ETHERINGTON
Senior Arboriculturalist

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

PLANNING SERVICES | HP 5517
POL | TLS
DS | ENF
APP
CS
25 APR 2002
COPIES TO | ACK:
FILE

AID/LC/1409

24 April 2002

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

REVISED PLAN

5888

Dear Sirs

2 WINGATE ROAD, WOODLEY (F2002/5888)

With reference to the above planning application and our telephone conversations with the planning officer and your highway department please now find enclosed four copies each of our revised drawings numbers 1409/03A, 04A, 05A and 06A. With regard to the various issues raised we have the following comments:

Highways

a) We have completely revised the parking for the existing and new buildings so that there are only two cross overs along Fosters Lane instead of three as previously drawn. The parking is now arranged to allow leaving the site in forward gear.

b) We have increased the parking for the new flats to 7 spaces.

Planning

a) We have reduced the width of the 2-storey rear extension to number 2 Wingate Road so that it mirrors the extension previously approved at number 4.

b) The re-vamping of the car parking areas means that landscaping and hedging can now be incorporated to the front of the site. You will see that we have also moved the new flats building slightly to the north-west which allows a "breathing space" between the edge of the car park and the flats themselves.

c) We have reduced the height of the proposed building so that it fits comfortably between number 2 Wingate Road and Flat 2 Temple Mews and we have shown this relationship on the revised elevation drawing. The reduction of the roof height has unfortunately meant the demise of the bonus room and the dormers.

Continued/...

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

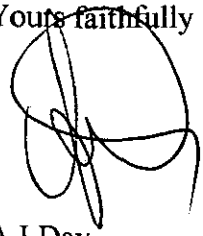
TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk
www.daytanner.co.uk

Partners:
A I Day S Tanner J E Day C H Tanner

We believe that the enclosed revisions take account of all the issues raised with your Highway department and yourselves and we hope that you will now be in a position to recommend an approval.

Yours faithfully



A I Day

Encs

cc Client

Date: 22 May 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/5888

Location: 2, Wingate Road, Woodley, Reading.

Proposal: Proposed erection of four flats and two storey rear extension to existing dwelling.

Applicant: S Summerfield C/O Day Tanner P/Ship.

Case Officer: Heidi Lynch

The new plans show the following: Site plan, elevations, floor plans, plans & elevations. Drawing nos: 1409/06A, 1409/05A, 1409/04A, 1409/03A.

Comments are required by 01/06/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

(RING ONE)

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

App. No. F/2002/5888 Date Rec. 25 April 02

Location: 2 Wingate Rd, Woodley, Reading

Parish: Woodley

Applicant: S Summerfield C/- Day Tamer Partnership

Description of attached plans: Site plan, elevations, floorplans, plans & elevations

Drawing No's: 1409/06A, 1409/05A, 1409/04A, 1409/03A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

Woodley Town Council

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

NEIGHBOURS: all neighbours originally consulted require reconsultation / amended plans letter

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From: _____

New Site Notice Y / N

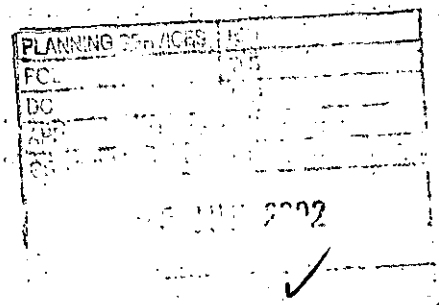
Revised Proposal Description: _____

CASE OFFICER Heidi

Consultations Sent by Admin. on 22.05.02

Thanks

Yellow - Case Officer Copy
Green - Part One Copy



Heidi Lynch
Case Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

6 Wingate Road
Woodley
Berks
RG5 4JU
0118 9695005

31.05.02

Dear Heidi

With reference to the planning application F/2002/5888 for 2 Wingate Road, Woodley. I feel that the plans put forward will be over developing the area of which there is already a shortage of space for parking for the existing residents. The plans show no alteration being made to the foul pipes and sewage drainage system, this again will cause a back-up and blockages of the old pipe-work which at the moment can only just cope.

Our neighbours at no. 4 Wingate Road already experience flooding in their garden due to the old pipe-work not being able to handle the flow of sewage.

I also understand that the four flats will have a communal garden which again will cause a disturbance for residents in both Wingate Road and Fosters Lane.

I trust as long term residents of Wingate Road, our comments will be taken into consideration, with regards to this matter.

I look forward to hearing from you in due course.

Yours faithfully

mHalpin P.P.

Derek Halpin

File note:

Spoke to Tony Day on 10/4/02 (01276 451456) regarding this application. Said that if the application went through as it currently stands, it would be refused for following issues:

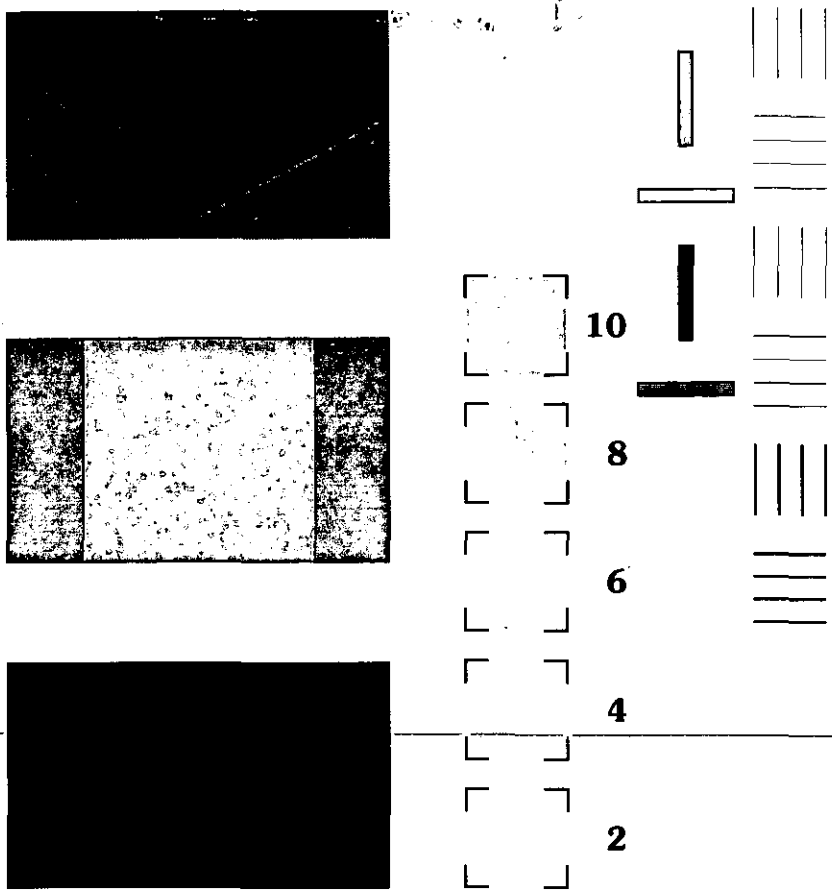
1. 2 sty ext at back of 2 Wingate has a daylighting effect on bt floor window to rear of nº 4 Wingate. Better off to do ext like nº 4 has carried out. done ✓

2. Parking - supposed to have 7 parking spaces for flats (based on 1.75 per unit) but only 6 provided. Not happy with 2 crossovers onto street & parks 1 & 2 have to reverse out onto street. done

3. Amenity issue with regard to proximity of parks 3-6 to front windows of new flats - not good for privacy as parks are not assigned so overlooking can occur.

4. Height of building in streetscene is higher - needs to reduce height by removing 3rd floor bonus rooms done proposed.

5. Impact on streetscene by lots of hardstanding along road frontage - need room for landscaping area?


10
8
6
4
2

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Heidi Lynch DATE: 2nd April 2002

Location:	2, Wingate Road, Woodley, Reading
Proposal:	Proposed erection of four flats and two storey rear extension to existing dwelling
Application Number:	F/2002/5888

In response to your consultation dated 19th February 2002 for the above application, the tree and landscape comments are as follows:

The above application seeks to build four flats within the rear garden of 2 Wingate Road as well as extending the existing property northwards. The existing garden contains a number of trees and shrubs which vary in condition a quality. Views to the rear garden are currently screened by an existing fence. The most significant tree is a mature oak tree growing outside the site boundary to the north. This is protected by a Tree Preservation Order. (TPO 374/1988).

British Standard 5837:1991 - Trees in Relation to Construction recommends that no development should take place closer than 6.0m to the tree if it is to be successfully retained. In this case the new flats would be constructed no closer than 7.5m to the oak tree and provided that protective fencing is erected in accordance to the BS then this tree can be successfully retained.

The applicant should therefore be required to submit for approval protective fencing details in accordance with the BS. The same protection should be extended to the tree shown to be retained within the "shared gardens" to ensure the successful retention of both trees.

There is scope to create a new appropriate and robust landscape treatment along the southern boundary of the proposed development and the creation of attractive communal gardens shown on the applicants drawing 1409/06. The applicant should be required to submit for approval on a separate drawing, a proposed landscape design. This should include both hard and soft landscaping details as well as a detailed planting plan showing: full names of proposed species, sizes at time of planting, plant densities as well as plant numbers for each bed and in total.



ROBERT PETROW
Consultant Landscape Architect

To:
Landscape and Trees

From: Heidi Lynch

Date: 19 February 2002 20 FEB 2002

Application Number: F/2002/5888

Proposal: Proposed erection of four flats and two storey rear extension to existing dwelling..

Site Address:
2, Wingate Road, Woodley, Reading.

2

Applicant:
S Summerfield C/O Day Tanner P/Ship.

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

TPO oak 374/1988 (T1) on adjacent property
remove birch
convert on oak,
L/s proposals
remove shrubs in garden

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 19 February 2002

Application Number: F/2002/5888

Proposal: Proposed erection of four flats and two storey rear extension to existing dwelling.

Parish: WOODLEY TOWN

Site Address:
2, Wingate Road, Woodley, Reading.

Applicant:
S Summerfield C/O Day Tanner P/Ship.

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).

1/ C049, R049. X
2/ C122, R122. ✓
3/ C140 (AMEND: accesses) (INSERT: 6 metres), R140. ✓
4/ C137 (INSERT: flats), R137. ✓
5/ C131 (AMEND: accesses), R131. ✓
6/ C129, R129. ✓

Signed: _____ **Print name:** Adam 21/02/02

See Park one Plans'

To:
Drainage
Fao Roger Johnson

From: Heidi Lynch

Date: 19 February 2002

Application Number: F/2002/5888

Proposal: Proposed erection of four flats and two storey rear extension to existing dwelling..

Site Address:
2, Wingate Road, Woodley, Reading.

Applicant:
S Summerfield C/O Day Tanner P/Ship.

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

No Comments RJ 21/2/02

HO/DR

FILE REF Dr. Wood	REFER TO PARKMAN Y/N	
CUSTOMER FIRST REF 20015003		H.E.S.
DATE REC'D 21 FEB 2002		T.L.W.S.
ACK		T.L.H.O
ANS'D RJ 21/2/2.		T.L.H.D.
FILED		T.L.G.M.
		T.L.A.S.
		T.L.T.S.
		E.P.O.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Heidi Lynch
Development Control

Your Ref: F/2002/5888

From: Tom Payne
Environmental Health

My Ref: 000239

Date: 22 February 2002

PROPOSED ERECTION OF FOUR FLATS AND TWO STROEY REAR EXTENSION TO EXISTING DWELLING.

2 WINGATE ROAD, WOODLEY, READING

I have no environmental health objections to this proposal with the imposition of the following conditions:-

1. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

FROM: Heidi Lynch

DATE: 19 February 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5888

Proposal: Proposed erection of four flats and two storey rear extension to existing dwelling..

Site Address: 2, Wingate Road, Woodley, Reading.

Applicant: S Summerfield C/O Day Tanner P/Ship.

PLANNING SERVICES | nPT
POL | TLS
12 MAR 2002
COPIES TO

Your observations are required in respect of this application **by 15/03/2002** .

Three letters of objection had been received and 6 residents, plus the applicant, were present at the meeting.

Residents concerns related to:

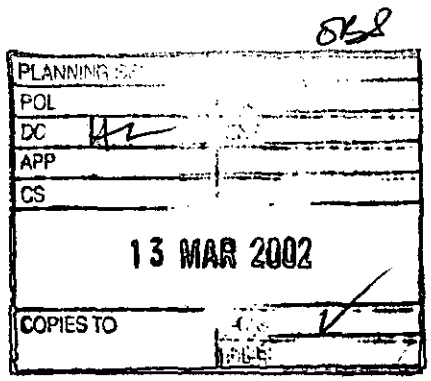
- additional traffic and exacerbation of existing parking problems, e.g. Parents park in Fosters Lane when dropping off children at nearby Rivermead and Addington Schools, parking on the corner to use telephone box, post box, etc.
- Fosters Lane is a fast cut-through between Loddon Bridge Road and Crockhamwell Road
- The bend in the road is 'tighter' than indicated on the drawing
- Close proximity to Fosters care home for the elderly
- Incorrect information on the application form which refers to 3 bungalows
- Existing infrastructure problems, e.g. sewage

The committee fully supported the residents' concerns and recommended that the application be refused, particularly in relation to height, massing and highway problems, and based on the following objections:

- an additional access onto Fosters Lane would be unacceptable
- existing on-street parking problems
- potential loss of light to neighbouring properties
- the height of the proposed new building gives the perception of being 2.5 storeys
- the previous refusal of a two storey extension for No. 4 Wingate Road – No. 2 is the same design

SIGNED: _____ DATE: 7.3.02

Clerk To Woodley Parish/Town Council.



84 Caldbeck Drive
WOODLEY
READING
Berkshire
RG5 4JX
11th March 2002

Phone Home 0118 969 5362
Work 0118 977 2631
Mob 07748 024600 (CJF)- try land lines first.
Mob 07900 678722 (KMF)- try land lines first.

FAO Heidi Lynch, Development Control Officer

Dear Sirs,

Application: No. F/2002/5888
Site Address: 2 Wingate Road, Woodley, Reading
Proposal: Proposed erection of four flats and two storey rear extension to existing dwelling.

I refer your letter dated 19th February 2002 which the franking on the envelope shows was not posted until the 21st February 2002.

My Wife and I have been to the Woodley Library to view the plans and feel we must object to some aspects of this development. In particular the inadequate parking. Car parking is to be provided as four spaces outside the four flats, two spaces outside No. 2 Wingate and two extra spaces in no-mans land.

1. Number 2 Wingate Road is at present in multiple occupancy and has insufficient off road parking for the occupants cars. This results in a car or cars being left on the grass verge and / or half on the pavement and half on the road right where Wingate Road joins Fosters Lane. The car on the road reduces the visibility at the junction and necessitates swinging out further when joining Fosters Lane and heading toward Loddon Bridge Road.

2. If No 2 Wingate is extended to make a forth bedroom we feel it is unlikely this will become a family home but rather further bedroom for shared occupancy. If this is the case the parking would be totally inadequate. ***Our reasoning is as follows*** It is unlikely that anyone able to afford a four bedroom house as a family home, would wish to share a garden with the flats as this would reduce the privacy of their home, Any children from the house, playing in the garden, would potentially be in contact with any or all of the flat dwellers and their guests.

3. **The proposed flats will have insufficient parking under the present plans.** The downstairs Flats have two bedrooms. The upstairs Flats have two bedrooms and an optional room which could be a third bedroom. In view of the accommodation, and potential price, likely occupiers will be couples, friends or families. I estimate there will be at least two cars per flat plus the cars of visiting guests / friends.

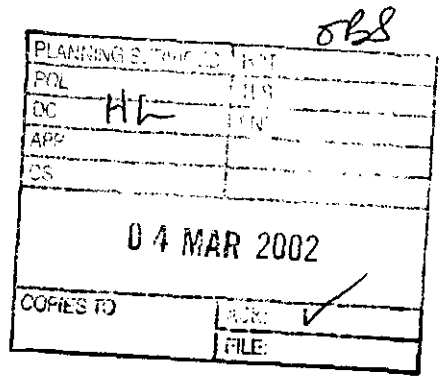
Yours faithfully

Mr. C. J. Fearn

Mrs. K. M. Fearn

Wokingham Unitary
Environmental Services Department
Planning services
PO Box 157
Shute End
WOKINGHAM
Berkshire, RG40 1WR

MR AND MRS ZALINSKI
8 WINGATE ROAD
WOODLEY
READING
BERKS
RG5 4JU



WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL SERVICES DEPT.
PLANNING SERVICES
P.O. BOX 157
SHUTE END
WOKINGHAM
BERKS

28th February 2002

Re. Plan No. F/2002/5888

Dear Heidi

I am very concerned with the proposed plans for 2 Wingate Road.

My family and myself live at 8 Wingate Road and have done so since 1987. During this time. There have been a lot of changes to the surrounding area. Most of which have benefited the area. However, I am very worried about the proposed erection of Four Flats to the existing dwelling of 2 Wingate Road.

When my husband and myself purchased our property back in 1987. The spacious gardens and large uncluttered skyline drew us. The layout of the road was that of a typical 1960's estate. This is what appealed to us to bring up our family here.

I am now very unhappy to hear that 2 Wingate Road is to be developed into a mass dwelling, killing the character of our road and blighting our skyline to the rear of the property. This construction will also add to the problem of cars using our already busy road.

Please could you consider these points and not grant any Planning Permission without serious thought to us the residents and the local area.

Yours sincerely

Mr and Mrs Zalinski

PLANNING SERVICES	HPT
POL	TLS
CC HL	ENF
APP	
CS	
05 MAR 2002	
COPIES TO	ACK: ✓
	FILE:

0688

4 Wingate Road
Woodley
Berks.
RG5 4JU
0118 9628388

02/03/2002

Case Officer
Wokingham District Council
Heidi Lynch
P.O.Box 157
Shute End
Wokingham
Berks.
RG40 1WR

Dear Sir/Madam,

Re: Planning Application F/2002/5888 for 2 Wingate Road

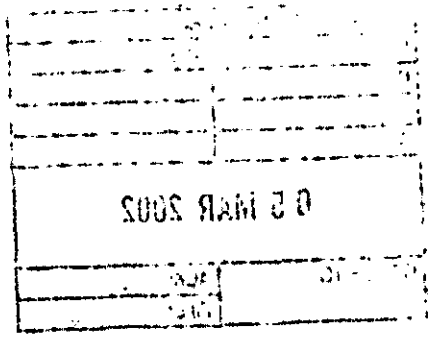
I wish to object to the planning application that has been made by Name in respect of building works that are intended to be carried out at Address of property

My objections to the application are as follows:
The rear extension to the existing property is full width and will block the light of my upstairs bedroom adjoining the property. When I extended my house I was not allowed to do a full width extension to the house for this very reason.
The plans state that no upgrade to the existing foul sewage system will be made. This is unacceptable. Since the building of Temple Mews any time there has been heavy rain the drains have overflowed to the extent that I have had sewage flooding into my back garden. I believe some serious consideration should be made to upgrading the foul sewage system before any further applications are made or accepted.
The corner of Wingate Road/Fosters Lane is a busy junction and increasing the potential number of cars in the area will cause congestion.
I cannot see the need for building 4 additional flats on the plot; this application has only been made so that someone can see some return on a very poor investment. Extra accommodation is not required in this area.
The plans are incorrect as they show two existing side by side car parking spaces at 2 Wingate Road, these do not exist.
I want you to take these objections into consideration when considering the application.

I look forward to hearing from you in due course.

Yours Sincerely

D.M.H. Watts


05 MAR 2002

Received by Wokingham District Council

Application No: F/2002/5888

Proposal:
Proposed erection of four flats and two storey rear extension to existing dwelling.

Location:
2, Wingate Road, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5888 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/03/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued 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

19 February 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

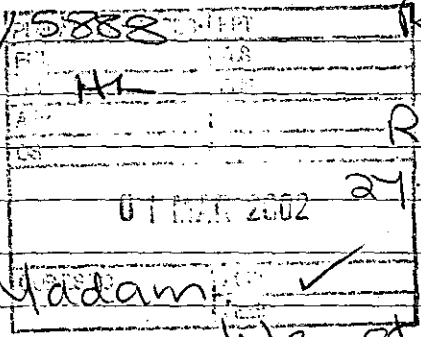
APPLICATION NUMBER: F/2002/5888
CASE OFFICER: Heidi Lynch

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

1

6 Fosters Lane
Woodley
Reading
Berks
RG5 4HP
27.2.02

Plan No. F/2002/5888



Dear Madam,

We strongly object to this building taking place.
We retired here thirteen years ago hoping for a peaceful life. This end of Fosters lane is already very busy with cars using it as a short cut to Haddon Bridge Rd.
Very often there are meetings in Fosters Home, and their cars are parked nearly to the end of the road. The postman parks his van right on the corner. There is building work going

on with lorries unloading, cars are parked both sides of the road with parents doing the school runs morning and afternoon.
There is already 2 roads opening out on to about 125 yds of road, and now you want to put in 2 more making a total of 4 in 125 yds of road.
The house in question No 2 Wingate Rd on the plans state 2 cars. (existing) this is not true, very often there is as many as six cars parked on the grass verge and corner, another storey on this house, will probably mean 3 more cars, and this house will probably be let out. This is the reason there are and will be

So many cars on this corner.
Four more flats will only make the situation much more dangerous.
The new flats will probably make about 12 more cars by the time they all have friends visiting. I at the moment have difficulty getting out of my drive.
I have already witnessed 2 accidents on the corner. A lady knocked off of her bicyle, and another with a car that couldn't get through.
There will certainly be an accident if you allow this building to go ahead. It openings onto 125 yds of road.
I hope you will look at this with safety in mind especially as the children

from Addington School use this road most days. You said you listened to us last time so we do hope that you will this time especially that nothing has changed. and most of all of am loathed to look out on to a car park from my front window.

Beryl Helmore (MRS)
H W Helmore.

* PRE-APP ATTACHED *

Application Number : F/2002/5888	**Map No :** 47
Case Officer : HL	**Site Area :** 0·08
Valid Date : 12 FEB 2002	**Received Date: 12/02/2002**

Level : Delegated Application

Description : Proposed erection of four flats and two storey rear extension to existing dwelling.

Location : 2, Wingate Road, Woodley, Reading.

Parish : WY **Ward : BUL** 19/2/02.

Applicant : S Summerfield C/O Day Tanner P/Ship.

Fee Required: £855 **Fee Received: £855** (5)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 19/2/02 JB

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees TPO on site

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services ✓

Highways

Paul Johnson, Drainage Section ✓

Re concerns about drainage raised with previous application.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames Water ✓

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

(Wingate Rd & Fosters Lane)

NEIGHBOURS

2xS/N + see map .....

+ Mr & Mrs Helmore, 6 Fosters Lane, Woodley RG5 4HP .....

Mr & Mrs L. Tricker, 8 Fosters Lane, Woodley RG5 4HP .....

D.M.H. Watts, 4 Wingate Road, Woodley RG5 4SU .....

Pre-app attached.

12 FEB 2002 5088

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1409

8 February 2002

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs

PROPOSED DEVELOPMENT AT 2 WINGATE ROAD AND FOSTERS LANE WOODLEY

Planning application Ref. number 99/70403/F was refused on land adjoining 2 Wingate Road on 25 November 1999 for three houses. The reasons for refusal were very specific and related to physical features on and around the site rather than Policy and an informative was included in the refusal that the Local Authority felt that two dwellings on the site would be more appropriate. Since that time we have correspondence with your department both on 11 October 2001 and 13 December. Turning first to our letter dated 11 October 2001 we pointed out that the applicant of the site had asked us to prepare a scheme for four flats instead of two houses which effectively is the same footprint on the site but does not create the same pressure for separating the gardens as was the case with the scheme for three individual houses. This therefore takes the pressure away from the TPO oak in the north-eastern corner. We also pointed out that the hedge at the front of the site no longer exists thus obviating reason number 01 of the refusal. The building has been realigned to suit the "building line" between Temple Mews and 2 Wingate Road thus dealing with the points raised in reason number 02. As already mentioned previously the provision of flats on the site and the fact that a secondary bedroom faces the TPO oak in the northern boundary we believe that undue pressure will not now be put on the TPO oak.

Turning now to reason 04 of the previous refusal the eastern boundary of the site has been realigned back to its current position on the site which effectively negates reason 04 as the boundary is further away from the flats at Temple Mews than was previously shown on the refused application.

Continued/...

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk

Partners:
A I Day S Tanner J E Day C H Tanner

Turning now to your letter dated 13 December 2001 and your first paragraph concerning the street scene, it will be possible by agreement to introduce a reasonable amount of planting and hedging along the frontage to soften the landscape. In your fourth paragraph you refer to potential overlooking to number 2 Wingate Road. In fact, this property is also in the same ownership and it is now included as part of the site wherein you will see that it is intended to extend number 4 Wingate Road and include it as part of the overall site with a shared garden with the flats. The extension of number 2 Wingate Road also obviates any overlooking from or to the proposed flats albeit that the existing house and the proposed flats have back garden views over each other which is quite normal for most development in the area. We have also heeded your advice concerning the side entrances of the flats and all the entrances are at the front of the building.

We were disappointed by your final paragraph saying that you would be unlikely to support such an application but at the time you were not aware that Wingate Road would be included in the overall development scheme. We believe that this proposal now complies with all of your current Policies and standards and represents a good use of under-developed residential land in the urban settlement in line with current government thinking and PPG3 on the basis that land is a scarce resource and its use should be maximised.

Accordingly, please find enclosed the following documents in order to submit a full planning application:

Six copies each of our drawings numbers 1409/03, 04, 05 and 06 together with location plan
Six copies of the application form.
Certificate B
Deposit cheque in the sum of £855.00

We look forward to hearing from you in due course.

Yours faithfully

A I Day

Encs

cc Client

1789/a

SECTION 66 CERTIFICATE

Application No.

12.FEB.2002 5068

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

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.

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
K NICE ESQ	THE OLD CHAPEL, LODDON BRIDGE ROAD WOODLEY RG5 4BG	8/2/02

+ 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.

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

(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).

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

Agricultural Holdings Certificate

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

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.

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 . . . L. Clarke . . . . . .

On behalf of . . . S SUMMERFIELD . . . . . .

Date . . . 8 FEBRUARY 2002 . . . . . .

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

Tel: (0118) 974 6447 (Direct Line)
Fax: (0118) 974 6484
Email: jerry.hedley@wokingham.gov.uk
Date: 03 June 2005
My ref: RFS/2005/330/JH
Your ref:

Mr K Nice
C/O Mr G Farrell
43 Wendover Way
Tilehurst
Reading
RG30 4RU

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 Mr Nice,

DEVELOPMENT AT CHAPEL VIEW FOSTERS LANE WOODLEY, PLANNING APPROVAL F/2001/5888

Thank you for the submission of the revised drawing Number 04 Revision E dated July 2003, received at these offices on 24th May 2005.

The Green Team Landscape Architect Mr Harold Sanders advises me that the as built front boundary treatment comprising of a .75 metre wall and associated planting as per the original scheme is acceptable. I would be grateful if this is implemented as part of the continued development.

Should you wish to discuss the matter further, please do not hesitate to contact me.

Yours sincerely,

Mr J Hedley
Planning Enforcement Officer

File: Fosters Lane
Chapel View
Woodley 3.6.05

GREG Farrell
Building & Design Consultant
Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU
Tel & Fax: 0118 941 6249
Mobile: 07967 009862
Email: greg@gregfarrell.co.uk
VAT Reg No. 757 2777 85

0

Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR
Planning Enforcement Officer
FAO Mr J Hedley

NB

PLANNING SEC 87747
PC
CC
APP
CS
24 MAY 2005
COPIES TO: Jerry

2

Application No: F/2005/5888

21st May 2005

Dear Sir

Re: Fosters Lane, Woodley, Reading.

Further to your letter dated 27th April I am pleased to enclose copy of plans showing updates as requested. I have forwarded a copy to your Planning Department separately covering items 4 and 6 of the conditional approval. Should you require any additional information please give me a call.

Yours faithfully

Greg Farrell

Jerry

COULD YOU PLEASE EXPLAIN WHAT IS THIS ABOUT?
WHAT ARE THE UP-DATES?
DO THEY RELATE TO LANDSCAPE?
WHICH CONDITIONS?
ETC.
I NOTE IT IS MR FARRELL

Harold 26.05.05

PTO >

Harold.

The approved landscape drawing shows planting at front edge of site. Developer has built a wall instead. Unusual hawkeyed neighbour complained. I requested developer (Ken NICE) to submit as built for approval. Looks okay to me but hey, what do I know!

H. 31/5/05.

VISITED SITE TODAY.

WALL ACCEPTABLE TO ME BUT HEDGE SHOULD BE PLANTED BEHIND —. 900 – 1200 HIGH EVERGREEN — LAUREL OR SIMILAR + 3 TREES AS PROPOSED ON ORIGINAL SCHEME. THIS WILL PROVIDE A DEGREE OF UNIFICATION OF FRONTAGE TO ADJOINING PLANTED AND GRASSED AREAS.

Harold. 02.06.05.

Heidi Lynch Sent on 20/2/04

To: greg@gregfarrell.co.uk
Subject: Re: Wingate Road

Mr Farrell,

Thankyou for your letter received on 12 February regarding the addition of velux rooflights to the flats on Wingate Road.

Unfortunately as the development comprises flats, rooflights would not be considered as permitted development. We would therefore normally require a planning application for the proposed rooflights as they would not be considered as a minor amendment. However this is only if the flats have already been completed. You have stated that the flats are nearly completed and that they are not yet occupied. In this case, because the development has not yet been fully completed, the velux rooflights would be considered as minor amendments to the approved scheme.

Regards

Heidi Lynch
Senior Planning Officer (South Team)

GREG Farrell
Building & Design Consultant
Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU
Tel & Fax: 0118 941 6249
Mobile: 07967 009862
Email: greg@gregfarrell.co.uk
VAT Reg No. 757 2777 85

PLANNING SERVICES	HPT 76891
POL	TLS
DC HL.	ENF
APP	
CS	
12 FEB 2004	
COPIES TO	ACK:
	FILE:

Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR
Planning Dept
FAO Ms Heidi Lynch

Your Ref: 2002/5888

11th February 2004

Dear Sir

Re: Development at Wingate Road, Woodley.

Further to your recent letter I enclose three copies of revised plans showing alterations to the Velux roof lights. It should be pointed out that these roof lights provide lighting to a loft storage area only which can only be accessed via a pull down loft ladder and therefore there is no overlooking issue.

I trust this can be dealt with as a minor amendment to the original approval.

Yours faithfully

Greg Farrell

13th May 1988

Town and Country Planning Acts 1971 - 1974

Local Government Planning and Land Act 1980

THE WOKINGHAM DISTRICT COUNCIL

(PARISH OF WOODLEY)

TREE PRESERVATION ORDER NO. 374/1988

Relating to tree situated on land at Sunridge, Fosters Lane Woodley.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACTS 1971-74
LOCAL GOVERNMENT PLANNING AND LAND ACT 1980

WOKINGHAM DISTRICT COUNCIL

PARISH OF WOODLEY

TREE PRESERVATION ORDER NO. 374/1988

The Wokingham District Council (in this Order called 'the Authority') in pursuance of the powers conferred in that behalf by Section 60 of the Town and Country Planning Act 1971 (as amended by Section 10(1) of the Town and Country Amenities Act 1974 and Section 90 and Schedule 15 of the Local Government Planning and Land Act 1980) and subject to the provisions of the Forestry Act, 1967, hereby makes the following Order:-

1. In this Order -

'the Act' means the Town and Country Planning Act, 1971; 'owner' means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; lessee (including sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more; and a mortgagee in possession; and 'the Secretary of State' means the Secretary of State for the Environment.

2. Subject to the provisions of this Order and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the Authority and in accordance with the conditions, if any, imposed on such consent, cut down, top, lop, uproot, wilfully damage or wilfully destroy or cause or permit the cutting down, topping, lopping, uprooting, wilful damage, or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees and woodlands as defined in the manner indicated in the said First Schedule on the map annexed hereto which map shall, for the purpose of such definition as aforesaid, prevail where any ambiguity arises between it and the specification in the First Schedule.

3. An application for consent made to the Authority under Article 2 of this Order shall be in writing stating the reasons for making the application, and shall by reference if necessary to a plan specify the trees to which the application relates, and the operations for the carrying out of which consent is required.

4. (1) Where an application for consent is made to the Authority under this Order, the Authority may grant such consent either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree by one or more trees on the site or in the immediate vicinity thereof), as the Authority may think fit, or may refuse consent. Provided that where the application relates to any woodland specified in the First Schedule to this Order the Authority shall grant consent so far as accords with the principles of good forestry, except where, in the opinion of the Authority, it is necessary in the interest of amenity to maintain the special character of the woodland or the

woodland character of the area and shall not impose conditions on such consent requiring replacement or replanting.

(2) The Authority shall keep a register of all applications for consent under this Order containing information as to the nature of the application, the decision of the Authority thereon, any compensation awarded in consequence of such decision and any directions as to replanting of woodlands, and every such register shall be available for inspection by the public at all reasonable hours.

5. Where the Authority refuse consent under this Order or grant such consent subject to conditions, they may, when refusing or granting consent, certify in respect of any trees for which they are so refusing or granting consent that they are satisfied:-

(a) that refusal or condition is in the interests of good forestry;

or

(b) in the case of trees other than trees comprised in woodlands, that the trees have an outstanding or special amenity value.

6. (1) Where consent is granted under this Order to fell any part of a woodland other than consent for silvicultural thinning then unless -

(a) such consent is granted for the purpose of enabling development to be carried out in accordance with a permission to develop land under Part III of the Act;

or

(b) the Authority with the approval of the Secretary of State dispense with replanting.

The Authority shall give to the owner of the land on which that part of the woodland is situated a direction in writing specifying the manner in which and the time within which he shall replant such land and where such a direction is given and the part is felled the owner shall subject to the provisions of this Order and Section 175 of the Act, replant the said land in accordance with the direction.

(2) Any direction given under Paragraph (1) of this Article may include requirments as to -

(a) species;

(b) number of trees per acre;

(c) the erection and maintenance of fencing necessary for protection of the replanting;

(d) the preparation of ground, drainage, removal of brushwood, lop and top;

and

(e) protective measures against fire.

7. On imposing any condition requiring the replacement of any tree under Article 4 of the Order, or on giving a direction under Article 6 of this Order with respect to the replanting of woodlands, the authority shall if such condition or direction relates to land in respect of which byelaws made by a river authority, a drainage board, the Conservators of the River Thames or the Lee Conservancy Catchment Board restrict or regulate the planting of trees, notify the applicant or the owner of the land, as the case may be, of the existence of such byelaws and that any such condition or direction has effect subject to the requirements of the river authority, drainage board, the Conservators of the River Thames or the Lee Conservancy Catchment Board, under those byelaws and the condition or direction shall have effect accordingly.

NOTE: If it is desired to fell any of the trees included in this Order, whether included as trees, groups of trees or woodlands, and the trees are trees for the felling of which a licence is required under the Forestry Act 1967, application should be made not to the Authority for consent under this Order but to the Conservator of Forests for a licence under that Act (Section 15(5)).

8. The provisions set out in the Third Schedule to this Order, being provisions of Part III of the Act adapted and modified for the purposes of this Order, shall apply in relation thereto.

9. Subject to the provisions of this Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under this Order or of any grant of any such consent subject to conditions, shall, if he makes a claim on the Authority within the time and in the manner prescribed by this Order, be entitled to recover from the Authority compensation in respect of such loss or damage.

Provided that no compensation shall be payable in respect of loss or damage suffered by reason of such refusal or grant of consent in the case of any trees the subject of a certificate in accordance with Article 5 of this Order.

10. In assessing compensation payable under the last preceding Article account shall be taken of;

(a) any compensation or contribution which has been paid, whether to the claimaint or any other person, in respect of the same trees under the terms of this or any other Tree Preservation Order under Section 60 of the Act or under the terms of any Interim Preservation Order made under Section 8 of the Town and Country Planning (Interim Development) Act, 1943, or any compensation which has been paid or which could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act, 1932;

and

(b) any injurious affection to any land of the owner which would result from the felling of the trees the subject of the claim.

11. (1) A claim for compensation under this Order shall be in writing and shall be made by serving it on the Authority, such service to be affected by delivering the claim at the offices of the Authority,

addressed to the District Secretary thereof or by sending it by prepaid post so addressed.

(2) The time within which any such claim shall be made as aforesaid shall be a period of twelve months from the date of the decision of the Authority, or of the Secretary of State, as the case may be, or where an appeal has been made to the Secretary of State against the decision of the Authority, from the date of the decision of the Secretary of State on the appeal.

12. Any question of disputed compensation shall be determined in accordance with the provisions of Section 179 of the Act.

13. This Order shall apply to any tree specified in the First Schedule hereto which is to be planted as mentioned therein, as from the time when that tree is planted.

14. This Order may be cited as the Wokingham District Council (Parish of Woodley) Tree Preservation Order No. 374/1988

NOTE: Any person contravening the provisions of this Order by cutting down, uprooting or wilfully destroying a tree, or by wilfully damaging, topping or lopping a tree in such a manner as to be likely to destroy it is guilty of an offence and liable on summary conviction to a fine not exceeding £2000 or twice the sum which appears to the court to be the value of the tree, whichever is the greater, or on indictment to a fine. The penalty for any other contravention of this Order is a fine not exceeding £200 on summary conviction and, in the case of a continuing offence when the contravention is continued after conviction, a person is liable on summary conviction to an additional fine not exceeding £5 for every day on which the contravention is so continued.

If a tree other than one to which an Order applies as part of a woodland is removed, uprooted or destroyed in contravention of an Order or is removed, uprooted or destroyed or dies at a time when its cutting down or uprooting is authorised only by Section 60(6) of the Town and Country Planning Act 1971 relating to trees which are dying or dead or have become dangerous, it is the duty of the owner of the land, unless on his application the local planning authority dispense with the requirement, to plant another tree of appropriate size and species at the same place as soon as he reasonably can. Except in emergency, not less than 5 days previous notice of the removal, etc., should be given to the authority to enable the latter to decide whether or not to dispense with the requirement.

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY

(encircled in black on the map)

No. on Map	Description	Situation
T 1	Oak - Quercus robur mature specimen	land situated at Sunridge Fosters Lane Woodley

TREES SPECIFIED BY REFERENCE TO AN AREA

(Within a dotted black line on the map)

No. on Map	Description	Situation

None

GROUPS OF TREES

(Within a broken black line on the map)

No. on Map	Description	Situation

NONE

WOODLANDS

(within a continuous black line on the map)

No. on Map	Description	Situation

NONE

SECOND SCHEDULE

This Order shall not apply so as to require the consent of the authority to

(1) the cutting down of any tree on land which is subject to a forestry dedication covenant where;

(a) any positive covenants on the part of the owner of the land contained in the same deed as the forestry dedication covenant and at the time of the cutting down binding on the then owner of the land and fulfilled:

(b) the cutting down is in accordance with a plan of operations approved by the Forestry Commission under such deed.

(2) the cutting down of any tree which is in accordance with a plan of operations approved by the Forestry Commission under the approved woodlands scheme or other grant scheme under Section 4 of the Forestry Act 1967, except a scheme which applies to a forestry dedication covenant;

(3) the cutting down, uprooting, topping or lopping of a tree

(a) in pursuance of the power conferred on British Telecommunications by virtue of Section 5 of the Telegraph (Construction) Act 1908 and Section 11 of the British Telecommunications Act 1981, or by or at the request of British Telecommunications where the land on which the tree is situated is operational land as defined by the Post Office Operational Land Regulation (as applied to British Telecommunications under Section 88 and paragraph 1 of Schedule 4 to the British Telecommunications Act 1981) and either works on such land cannot otherwise be carried out or the cutting down, topping or lopping is for the purpose of securing in the operation of the undertaking

(b) by or at the request of:

(i) a statutory undertaker where the land on which the tree is situated is operational land as defined by the Act and either works on such land cannot otherwise be carried out or the cutting down, topping, lopping is for the purpose of securing safety in the operation of the undertaking;

(ii) an electricity board within the meaning of the Electricity Act 1947, where such tree obstructs the construction by the board of any main transmission line or other electric line within the meaning respectively of the Electricity (Supply) Act 1919 and the Electric Lighting Act 1882 or interferes or would interfere with the maintenance of working of any such line;

(iii) a river authority estimated under the Water Resources Act 1963, or a drainage board constituted or treated as having been constituted under the Land Drainage Act 1980, the Conservators of the River Thames, or the Lee Conservancy Catchment Board, where the tree interferes or would interfere with the exercise of any of the functions of such a river authority, drainage board, Conservators of the River Thames, or Lee Conservancy Catchment Board in relation to the maintenance improvement or construction of water courses or

of drainage works; or

(iv) The Secretary of State for Defence, the Secretary of State for Trade, the Civil Aviation Authority or the British Airports Authority where in the opinion of such Secretary of State or Authority the tree obstructs the approach of aircraft to, or their departure from, any aerodrome or hinders the safe and efficient use of aviation or defence technical installations;

(c) Where immediately required for the purpose of carrying out development authorised by the planning permission granted on an application made under Part III of the Act, or deemed to have been so granted for any of the purposes of that Part;

(d) which is a fruit tree cultivated for fruit production growing or standing on land comprised in an orchard or garden.

THIRD SCHEDULE

Provisions of the following parts of Part III of the Town and Country Planning Act, 1971, as adapted and modified to apply to this Order.

33. (1) Without prejudice to the following provisions as to the revocation or modification of consents, any consent under the Order, including any direction as to replanting given by the Authority on the granting of such consent, shall (except insofaras the consent otherwise provides), enure for the benefit of the land and all persons for the time being interested therein.

35. (1) The Secretary of State may give directions to the Authority requiring applications for consent under the Order to be referred to him instead of being dealt with by the Authority.

(2) A direction under this Section may relate either to a particular application or to applications of a class specified in the direction.

(3) Any application in respect of which a direction under this Section has effect shall be referred to the Secretary of State accordingly.

(4) Where an application for consent under the Order is referred to the Secretary of State under this Section, the provisions of Articles 4 and 5 of the Order shall apply as they apply to an application which falls to be determined by the Authority.

(5) Before determining an application referred to him under this Section the Secretary of State shall, if either the applicant or the Authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(6) The decision of the Secretary of State on any application referred to him under this Section shall be final.

36. (1) Where an application is made to the Authority for consent under the Order and that consent is refused by that Authority or is granted by them subject to conditions, or where any certificate or direction is given by the Authority, the applicant, if he is aggrieved by their decision on the application, or by any such

certificate, or the person directed if he is aggrieved by the direction, may by notice under this section appeal to the Secretary of State.

(2) A notice under this Section shall be served in writing within twenty-eight days from the receipt of notification of the decision, certificate or direction, as the case may be, or such longer period as the Secretary of State may allow.

(3) Where an appeal is brought under this Section from a decision, certificate or direction of the Authority, the Secretary of State, subject to the following provisions of this section, may allow or dismiss the appeal, or may reverse or vary any part of the decision of the Authority, whether the appeal relates to that part thereof or not, or may cancel any certificate or vary any direction, and may deal with the application as if it has been made by him in the first instance.

(4) Before determining an appeal under this section, the Secretary of State shall, if either the appellant or the Authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(6) The decision of the Secretary of State on any appeal under this section shall be final.

37. Where an application for consent under the Order is made to the Authority, then unless within two months from the date of receipt of the application , or within such extended period as may at any time be agreed upon in writing between the applicant and the Authority, the Authority either:-

(a) give notice to the applicant of their decision on the application;

or

(b) give notice to him that the application has been referred to the Secretary of State in accordance with directions given under Section 35 above;

the provisions of the last preceding section shall apply in relation to the application as if the consent to which it relates had been refused by the Authority, and as if notification of their decision had been received by the applicant at the end of the said period of two months, or at the end of the said extended period, as the case may be.

45. (1) If it appears to the Authority that it is expedient to revoke or modify any consent under the Order granted on an application made under Article 3 of the Order, the Authority may by Order revoke or modify the consent to such extent as they consider expedient.

(2) (Subject to the provisions of Section 46 and 61 of the Act) an Order under this section shall not take effect unless it is confirmed by the Secretary of State; and the Secretary of State may confirm any such Order submitted to him either without modification or subject to such modifications as he considers expedient.

(3) Where an Authority submit an Order to the Secretary of State for his confirmation under this section, the Authority shall furnish

the Secretary of State with a statement of their reason for making the Order and shall serve notice together with a copy of the aforesaid statement on the owner and on the occupier of the land affected, and on any other person who in their opinion will be affected by the Order, and if within the period of twenty-eight days from the service thereof any person on whom the notice is served so requires, the Secretary of State, before confirming the Order, shall afford to that person, and to the Authority, an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(4) The power conferred by this section to revoke or modify a consent may be exercised at any time before the operations for which consent has been given have been completed;

Provided that the revocation or modification of consent shall not affect so much of those operations as has been previously carried out.

(5) Where a notice has been serviced in accordance with the provisions of sub-section (3) of this Section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Secretary of State under sub-section (2) of this section.

46. (1) The following provisions shall have effect where the local planning authority have made an Order (hereinafter called 'such Order') under Section 45 above revoking or modifying any consent granted on an application made under a tree preservation order but have not submitted such Order to the Secretary of State for confirmation by him, and owner and the occupier of the land and all persons who in the Authority's opinion will be affected by such Order have notified the Authority in writing that they do not object to such Order.

(2) The Authority shall advertise the fact that such Order has been made and the advertisement shall specify (a) the period (not less than twenty-eight days from the date on which the advertisement first appears) within which persons affected by such Order may give notice to the Secretary of State that they wish for an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose and (b) the period (not less than 14 days from the expiration of the period referred to in paragraph (a) above) at the expiration of which, if no notice is given to the Secretary of State, such Order may take effect by virtue of this section and without being confirmed by the Secretary of State.

(3) The Authority shall also serve notices to the same effect on the persons mentioned in sub-section (1) above.

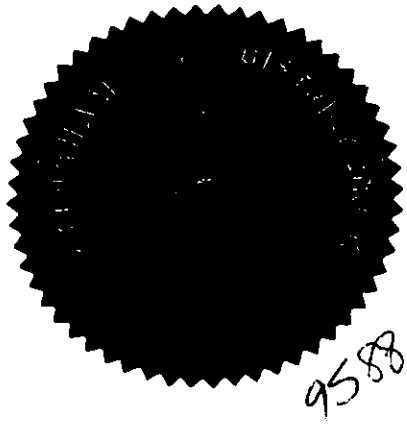
(4) The Authority shall send a copy of any advertisement published under sub-section (2) above to the Secretary of State, not more than three days after the publication.

(5) If within the period referred to in sub-section (2)(a) above no person claiming to be affected by such Order has given notice to the Secretary of State as aforesaid and the Secretary of State has not directed that such Order be submitted to him for confirmation, such Order shall at the expiration of the period referred to in

sub-section (2)(b) of this section take effect by virtue of this section and without being confirmed by the Secretary of State as required by Section 45(2) of the Town and Country Planning Act 1971.

(6) This section does not apply to such Order revoking or modifying a consent granted or deemed to have been granted by the Secretary of State under Parts III, IV or V of the Town and Country Planning Act 1971.

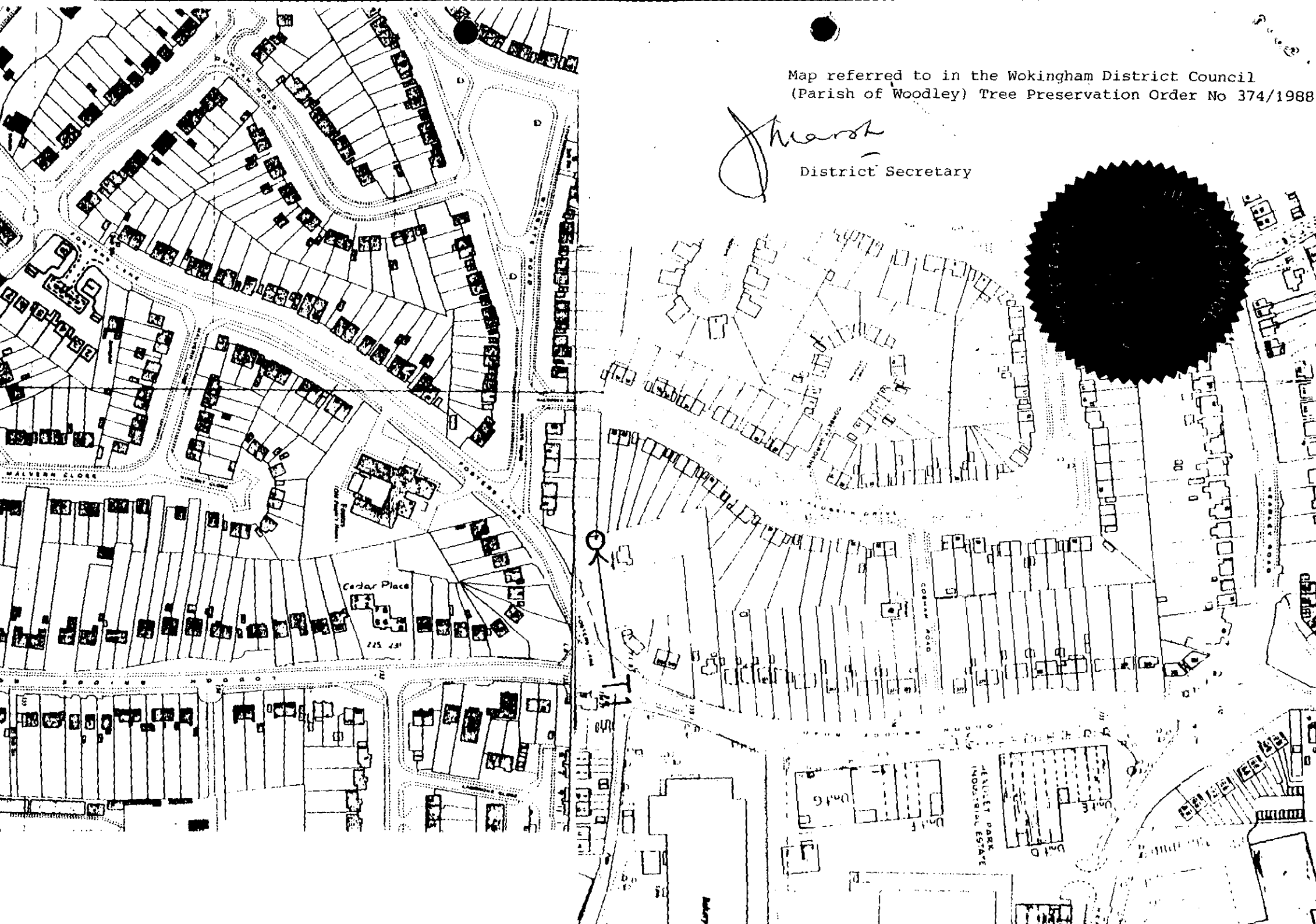
THE COMMON SEAL OF THE
WOKINGHAM DISTRICT COUNCIL
was hereunto affixed this 13th
day of May in the
year Nineteen hundred and eighty eight
in the presence of:-



District Secretary

Map referred to in the Wokingham District Council
(Parish of Woodley) Tree Preservation Order No 374/1988

District Secretary



1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

Rec'd 12 Dec 91 5588

1.	APPLICANT'S NAME	S SUMMERFIELD c/o AGENT
	ADDRESS	
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DAY TANNER PARTNERSHIP
	ADDRESS	BAGSHOT HOUSE, 37-39 HIGH STREET BAGSHOT, SURREY
	POST CODE	GU19 5AF PHONE 01276 451456
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	2 WINGATE ROAD WOODLEY
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF FLATS
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.083
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1409/3, 1409/4, 1409/5, 1409/6 +LOCATION PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the box(s)

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

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

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

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

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

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

RESIDENTIAL

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

TO MATCH EXISTING IN HOUSE AND TO BE AGREED FOR FLATS.

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

EXISTING HEDGES AND FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

SEE SITE PLAN

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

YES AT GROUND FLOOR FLATS

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	1 / 7 *	/ *
BUNGALOW	4 / 14 *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

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

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

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

£855.00

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

SIGNED L. Clarke ON BEHALF OF S SUMMERFIELD DATE 8 FEBRUARY 2002

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

ADDRESS 2 WINGATE ROAD PARISH WOODLEY

PLOT No. 174 ORD. SHEET No. SU 7672 (47)

BUILDER G. Wimpey & Co Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/8/59	G. Wimpey & Co Ltd	Outline	11.3.59	Wdn. Clk.
121/59	"	Layout of Rd & Sewers	8.9.59	App. Clk.
13/60	"	Semi/Det. House	8.3.60	App Clk.
TP/2001/5259	S. Summerfield	temp permission for placement of container on site (Retro)	28.12.01	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

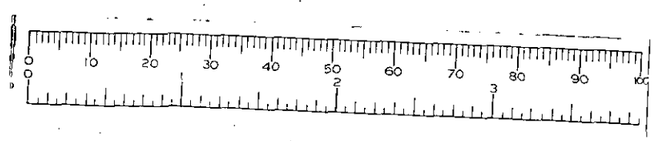
DRAINAGE



Rear Elevation 1:100

minor amendment approved
20/2/04

TPR 151



Site : Land adjacent 2 Wingate Road Woodley

Project : Revised Rear Elevations

Scale : 1:100

Client : Nice Homes

REVISED PLAN
5888

N

extg 1.7M hedge

Extg Oak HT 17M

7.4m

extg 1.8M ch fence

SHARED GARDENS

Flat 2

Temple Mews

New Flats

extg trees

2 Wingate Rd

4 CARS

3 CARS

2 CARS

new crossover

entrance blocked up

new crossover

Fosters Lane

Wingate Rd

REFUSED

REFU

A Apr.02 Non-flats & parking repositioned

DAY · TANNER PARTNERSHIP
ARCHITECTURE & PLANNING

CLIENT S. Summerfield.

JOB Proposed Development
Fosters Lane, Woodley.

DRG Site Plan

SCALE 1:200. | DRAWN | DATE FEB.02.

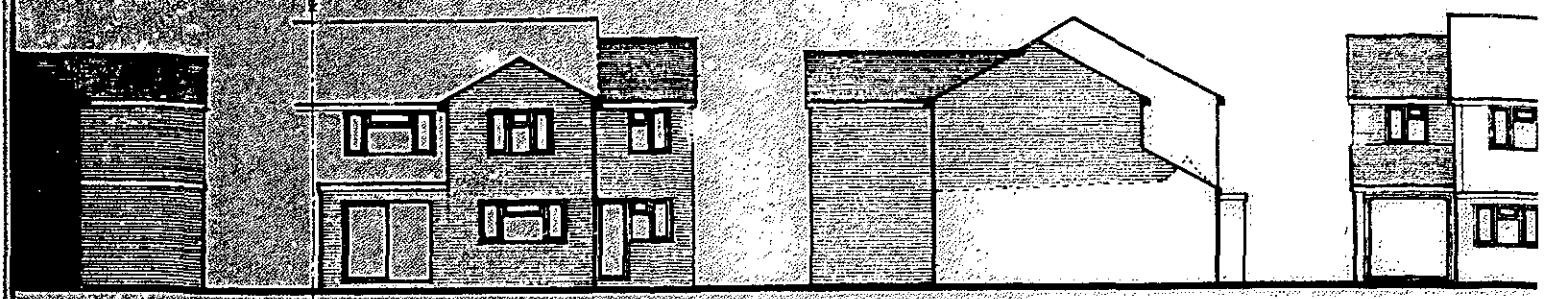
1409 / 06 A

11-13 DUKES RIDE
CROWTHORNE
BERKSHIRE
RG45 6LZ
01344 · 777143

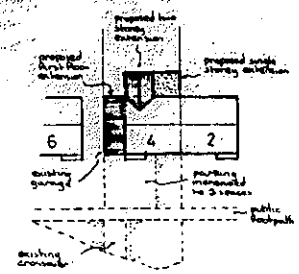
55 CHURCH ST
CAVERSHAM
READING
RG4 8AX
0118 · 946 1242

9/7/03

no 4 Wingate



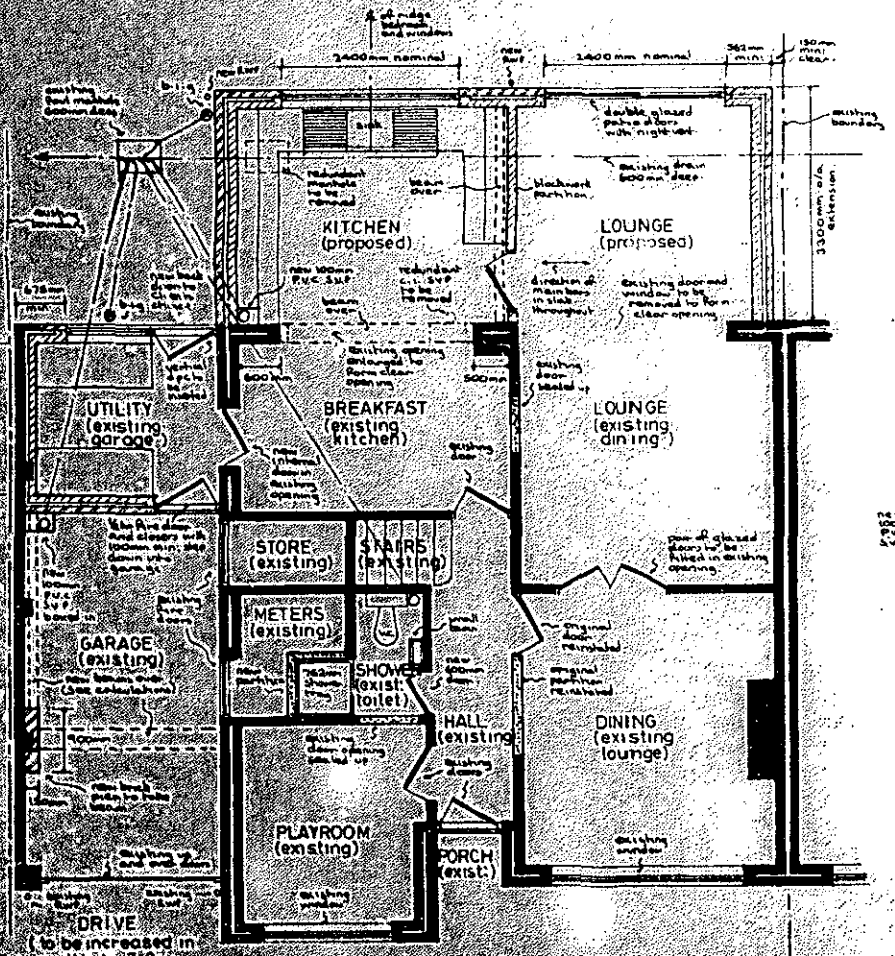
east | north elevation | west elevation | south eleva



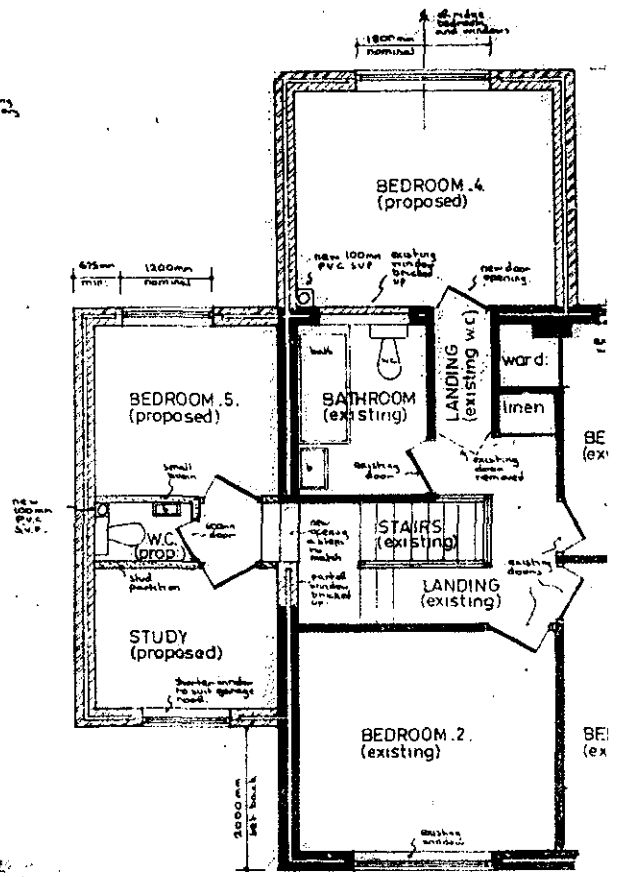
block plan 1:500



location plan 1:2500



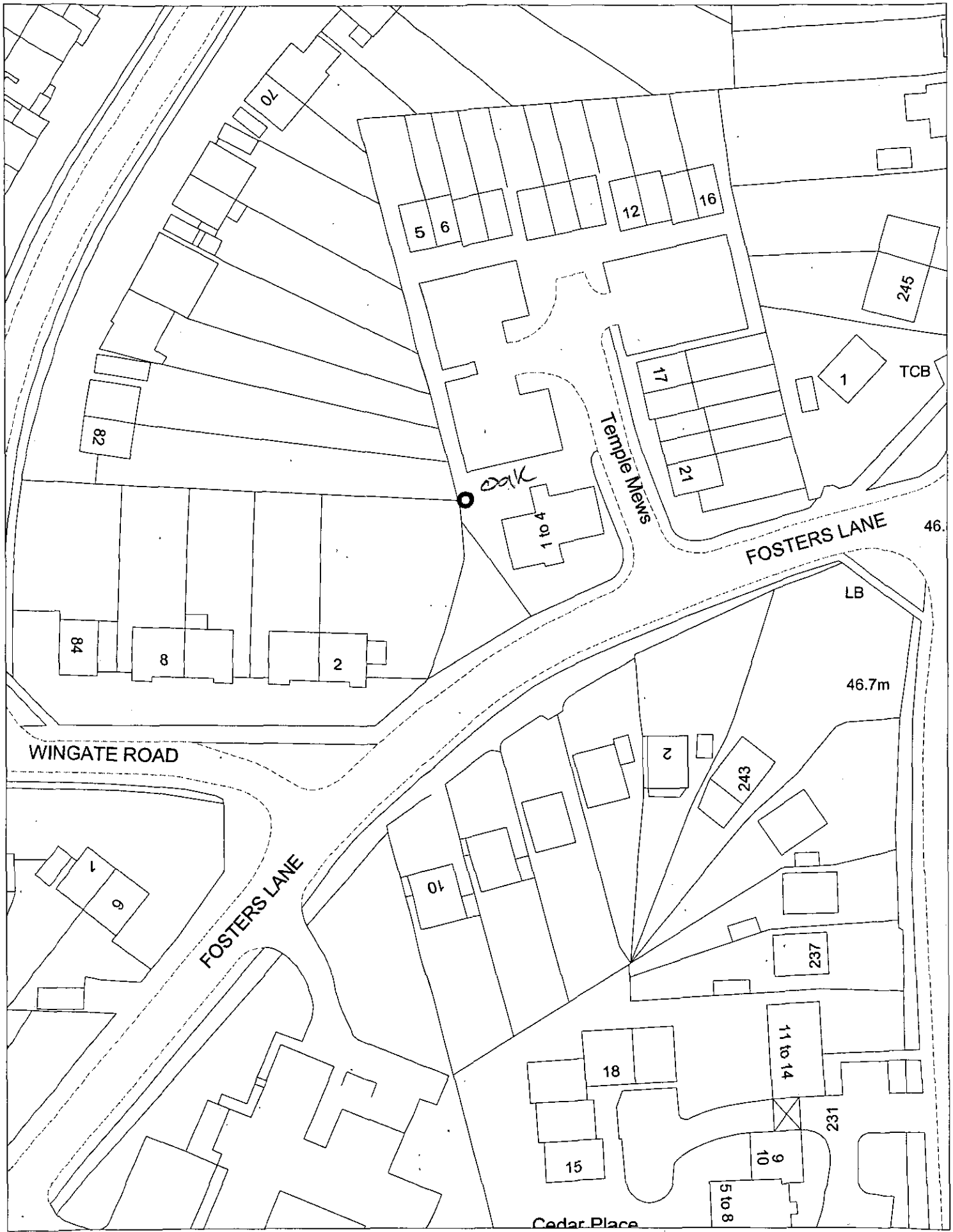
ground floor plan



rear extension = 32 m²
side extension = 13 m²

part first floor plan

PROPOSED EXTENSIONS and ALTERATIONS at 4 WINGATE ROAD, WOODLEY, BERKSHIRE for



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Landscape Section, Environmental Services, Wokingham District Council.
15 March 2002

Scale: 1 : 771

N
W E
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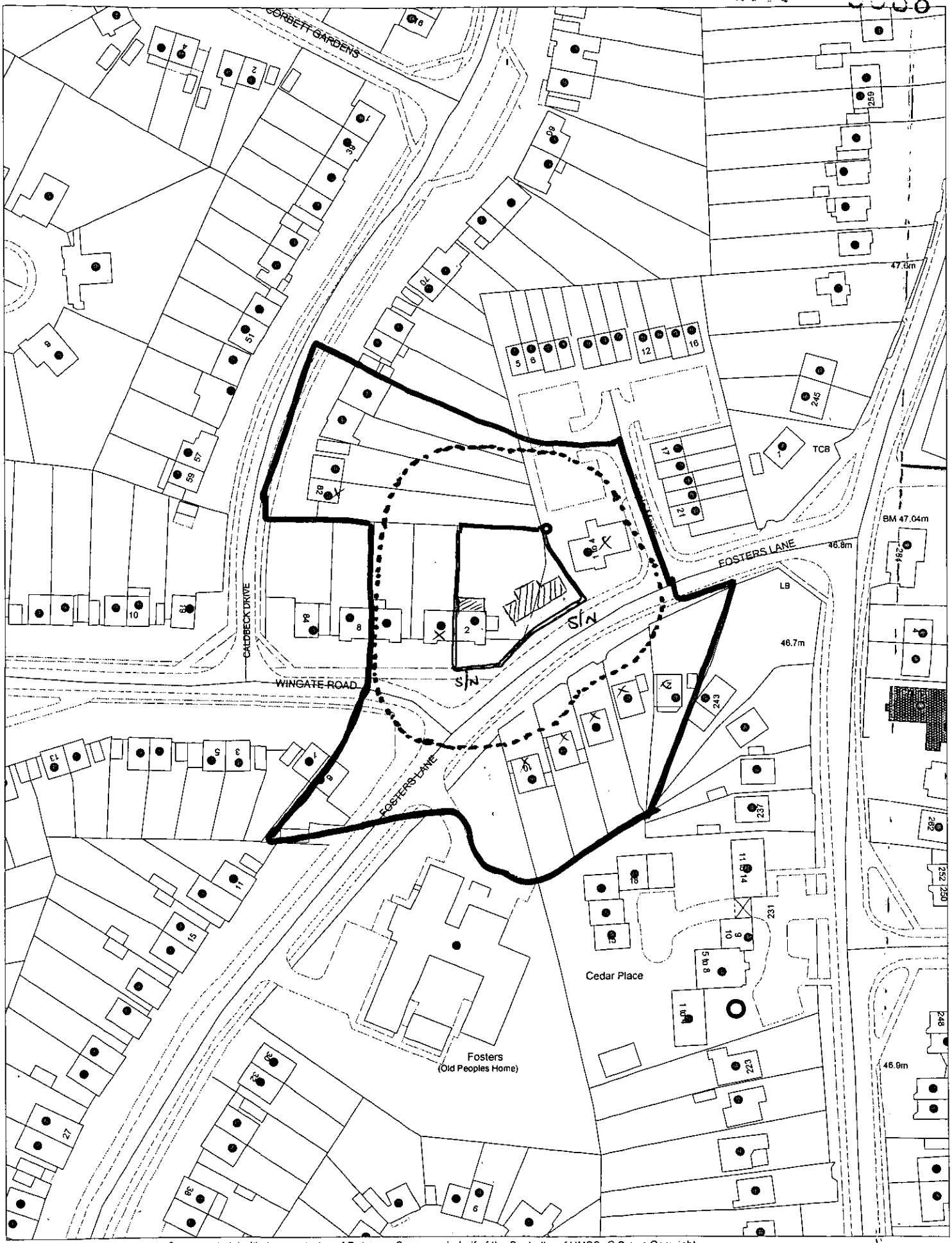
12 FEB 2002 5068



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Development Control Section, Environmental Services, Wokingham District Council.
15 February 2002 Scale: 1 : 1250

N
W E
S

GREG Farrell
Building & Design Consultant
Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU
Tel & Fax: 0118 941 6249
Mobile: 07967 009862
Email: greg@gregfarrell.co.uk
VAT Reg No. 767 2777 86

16 JUL 2003

20873

PLANNING SERVICES
POL
DC HL AO
APP
CS
09 JUL 2003
COPIES TO: ACK: FILE:

Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR
Planning Department

Application Number: F2002/5888

8th July 2003

Dear Sir

Re: 2 Wingate Road, Woodley, Reading.

I refer to the above site which was approved on appeal and I would like to deal with the conditions referred to as follows:

1. The proposed bricks will be a Warnham Nutcombe Multi a sample of which will be dropped off to your office in a few days.
2. The tiles will be Marley plain clay type (colour brown).
3. The slab levels have been assessed and it has been decided to adopt the level of the existing house at 2 Wingate Road.
4. It is proposed to erect a 2.0m high close boarded fence between the existing house at 2 Wingate Road and the new development. The existing fences bordering the remainder of the site will remain unchanged.
5. It is agreed that car parking for construction purposes etc will be provided within the site during the process of construction and please note as number 2 Wingate Road is in the same ownership the fence will not be erected until all works have been completed.
6. I am in discussion with a Landscape Contractor and we will provide this information as soon as available. It is envisaged that some Laurel, Perris and Azalea will be used or similar and I will welcome your thoughts from your Landscape Department on this matter.

SORRY — WE ARE UNABLE TO PROVIDE. ~~AGREED~~ POST. APP LANDSCAPE ADVICE. HT

The remainder of the conditions are acceptable and care will be taken to ensure that they are strictly complied with.

Finally I would be grateful if this letter could be **acknowledged by way of date stamp/receipt confirmation or similar.**

Yours faithfully

Greg Farrell

12.FEB.2002* 5888

N

extg 1.7M hedge (lowered)

Extg Oak HT 17M

7.5M min

7.5M min

extg 1.8M c.b fence

SHARED GARDENS

Flat 2

Temple Mews

extension

New Flats

2 Wingate Rd

need 3 parks

2 CARS (existing)

1

2

2 CARS

3

4

4 CARS

5

6

extg c.b fence 1.8M

extg trees

new crossover

new crossover

Fosters Lane

Wingate Rd

0 10 20 30 40 50 60 70 80 90 100

Superceded

DAY · TANNER PARTNERSHIP
ARCHITECTURE & PLANNING

CLIENT S. Summerfield

JOB Proposed Development
Fosters Lane, Woodley.

DRG Site Plan

SCALE 1:200. DRAWN DATE FEB:02.

1409 / 06

11-13 DUKES RIDE
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55 CHURCH ST
CAVERSHAM
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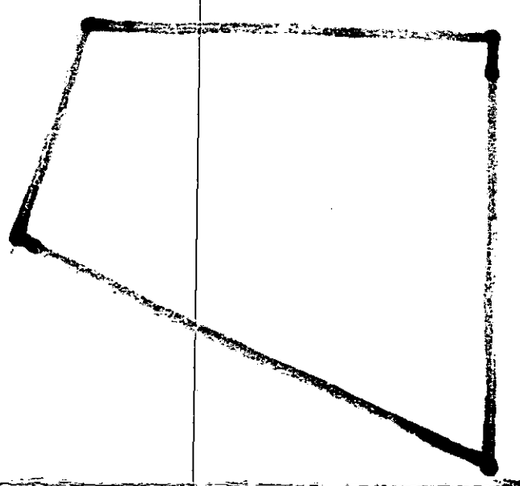
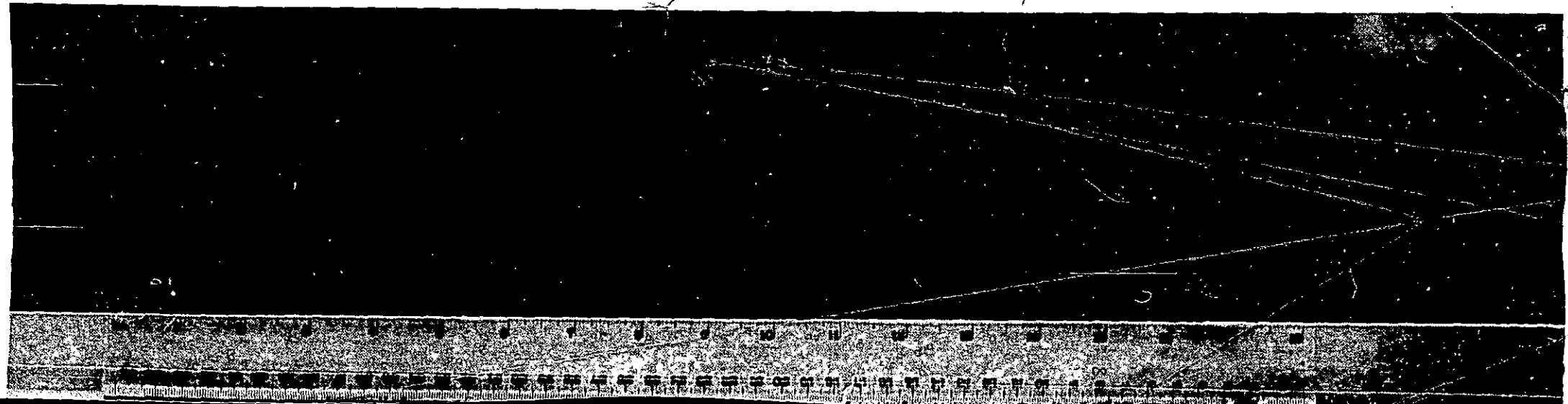
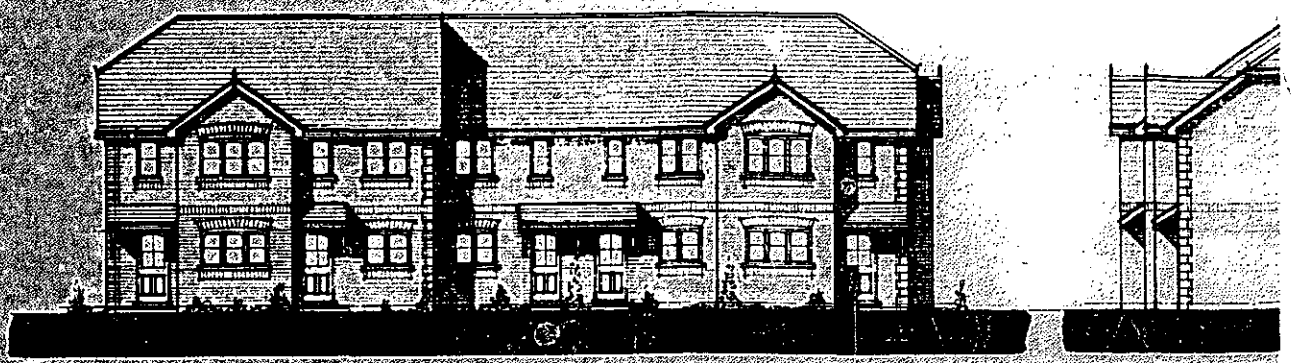
0118 · 946 1242







FRONT ELEVATION WEST

SIDE ELEVAT



REAR ELEVATION EAST

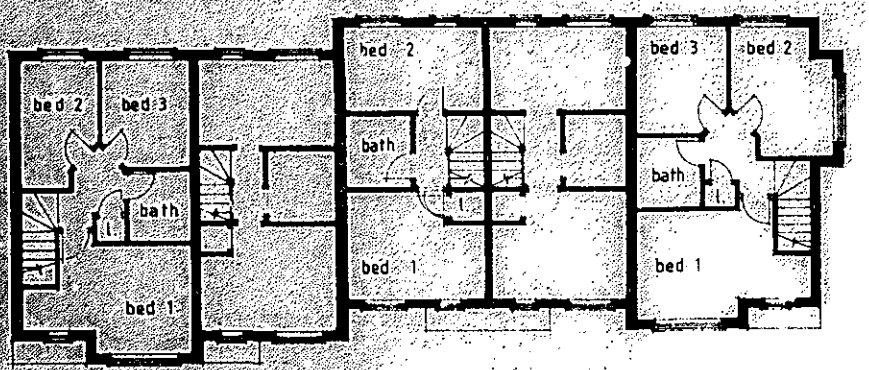
SIDE ELEVA

Materials

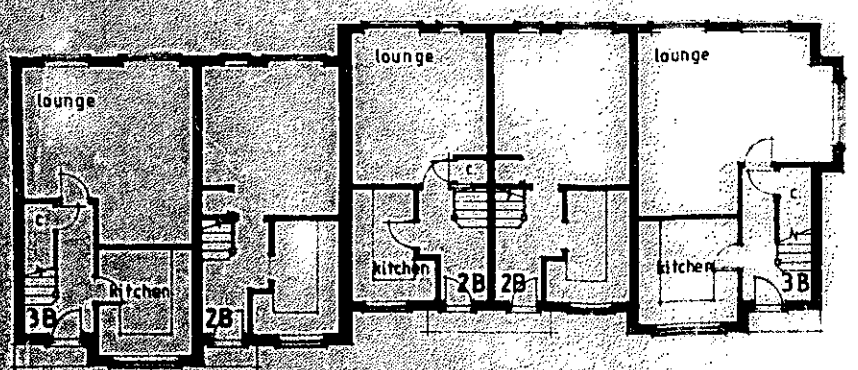
Roof : Grey Brown

Walls : Stone Multi Cream

Windows : Grey

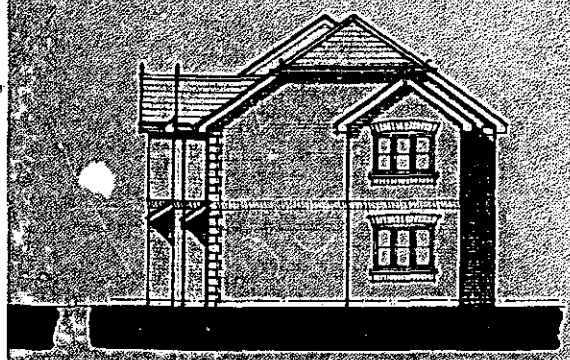


FIRST FLOOR

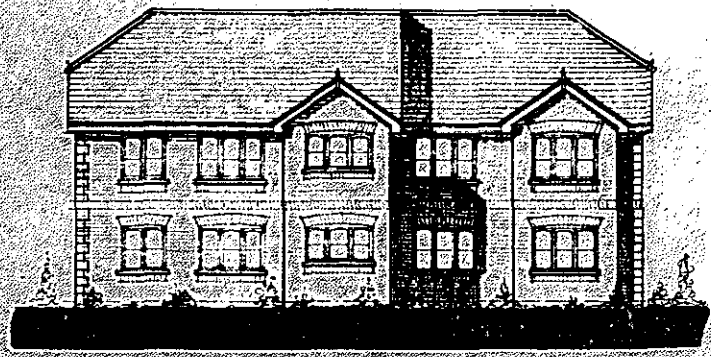


GROUND FLOOR

BLOCK D



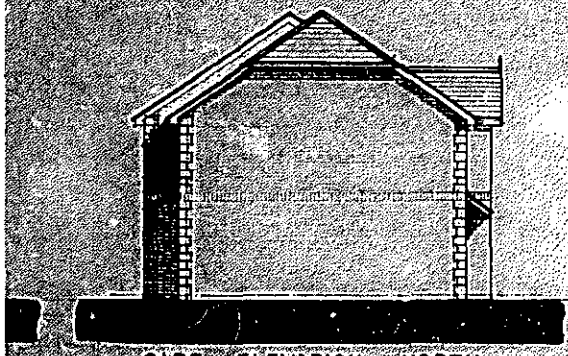
SIDE ELEVATION SOUTH



FRONT ELEVATION SOUTH



SIDE



SIDE ELEVATION NORTH



REAR ELEVATION NORTH



SIDE

Materials

Floor

Walls

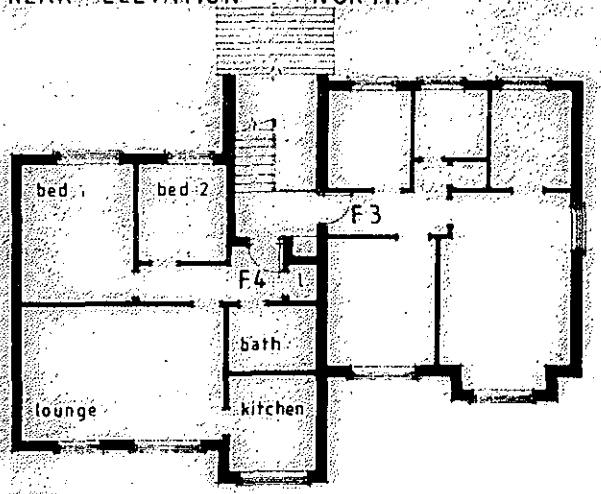
Windows

Materia

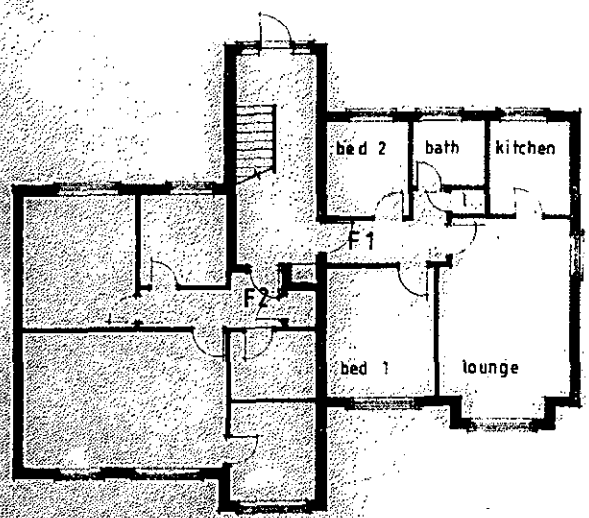
Floor

Walls

Windows



FIRST FLOOR



BLOCK D

GROUND FLOOR

BLOCK

ADR SYSTEMS

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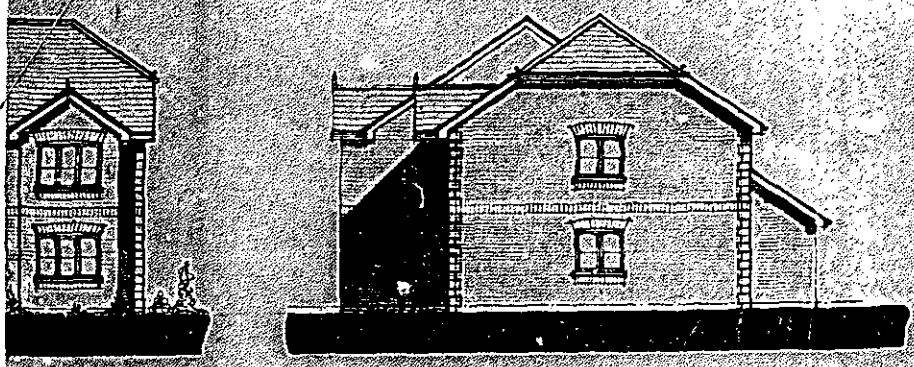
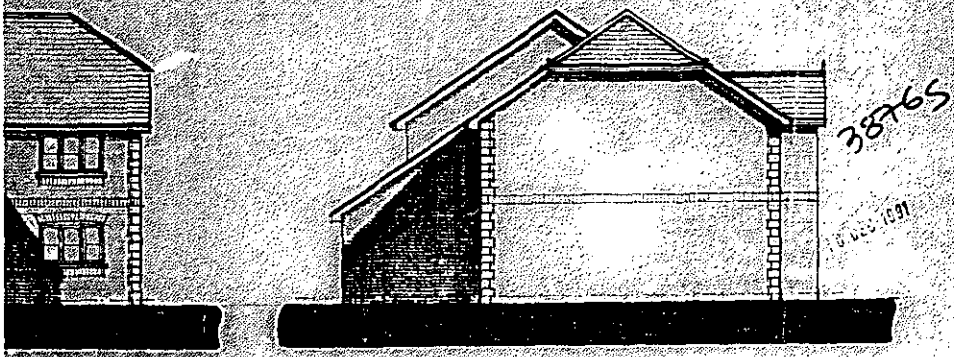


SIDE ELEVATION EAST

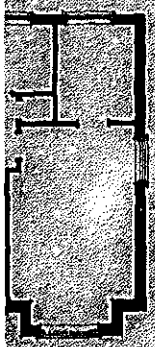


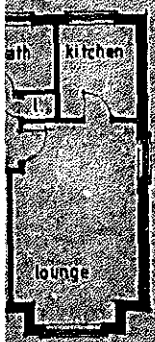
38765

SIDE ELEVATION WEST

Materials

Roof	Redland Cambrian interlocking tiles. Blackland Grey.
Walls	Sandhurst stock facing bricks with Mellow Dorking facing bricks to detail courses. Painted timber panels.
Windows	Softwood Boulton and Paul sash/casement style windows.





Project: Proposed housing development
7 Fosters Lane
WOODLEY
Berks

Client: Persimmon Homes T.V. Ltd

Drawing: PLANS ELEVATIONS Blocks D and E

Scale: 1:100 Date: November 1991

The Edwards Irish Partnership
Architects & Surveyors
Ground Floor Offices, 19 Milton Road, Wokingham, Berks. RG11 1DE
Tel: (0734) 893433. Fax: (0734) 893483

BLOCK E

Job 870 Dwg. 05

ADR SYSTEMS

Temple Mews, Woodley

12.FEB.2002* 5888



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Day Tanner Partnership - Caversham

Appeal Decision

Hearing held on 4 February 2003

by Michael Hetherington BSc (Hons) MA MRTPI

an Inspector appointed by the First Secretary of State

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

Date 07 MAR 2003

Appeal Ref: APP/X0360/A/02/1094468
2 Wingate Road, Woodley

- 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 S Summerfield against the decision of Wokingham District Council.
- The application (Ref. F/2002/5888), dated 8 February 2002, was refused by notice dated 17 June 2002.
- The development proposed is: erection of flats.

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

Preliminary Matters

1. At the Hearing, the Appellant's agent agreed that, notwithstanding the description on the application form, the proposed development is more accurately described as "the erection of flats and the erection of single storey and two storey extensions to the rear of the existing house". I have determined the appeal on that basis.

2. I have also had regard to the existence of a full planning permission for proposed two storey and single storey rear extensions at 2 Wingate Road (Ref. F/2002/6475) granted in 2002.

3. The Appellant's agent tabled two illustrative plans at the Hearing showing amendments to parking arrangements and possible open space allocations respectively. In my view these revisions represent a material change to the original application that would prejudice the cases of the Council and third parties. I note that neither plan was available for public comment during consideration of the planning application. I shall not therefore take account of these illustrative plans in determining this appeal. For the avoidance of doubt, my decision is based upon the following drawings that were considered by the Council: drawing nos. 1409/03A, 1409/04A, 1409/05A, 1409/06A and a site plan (no number).

Main Issues

4. At the Hearing, it was clarified that the Council does not object to the principle of housing development at the appeal site, which lies within the built up area. The Council's representative also stated that, as work carried out to a protected oak tree adjoining the site has now removed the potential for significant overshadowing, the Council no longer wishes to pursue its second reason for refusal. I have no reason to dispute these assessments. Accordingly, I consider that the main issues in this appeal are:

   (a) whether satisfactory living conditions would be provided for future occupiers of the proposed ground floor flats, with particular regard to noise, disturbance, fumes and loss of privacy;

   (b) the effect of the proposed development on the character and appearance of the area; and

   (c) whether adequate open space would be provided to meet the needs of future occupiers of the proposed development.

Planning Policy

5. The development plan includes the Berkshire Structure Plan 1991-2006, incorporating alterations adopted in 1997, and the Loddon Area Local Plan adopted in 1995. In the Structure Plan, policy EN1 aims to protect and enhance the character and quality of the environment of built-up areas, stating that development must be appropriate in scale, form, impact, character and siting to its location. Among other matters, the policy states that development should embody a high standard of design, layout and landscaping and help maintain, and where possible enhance, the character of its surroundings.

6. Local Plan policies LBE1 and LBE2 broadly accord with the objectives of Structure Plan policy EN1. In particular, policy LBE1 states that new development should contribute to the creation of a safe and attractive environment in which to live and work. Policy LH1 states that infilling development within identified settlements will generally be considered favourably subject to environmental constraints and other policies of the Plan. Among the criteria set out in this policy are requirements that developments have no significant adverse effect on the character of the area and that they provide adequate garden areas, space about dwellings and off-street car parking.

7. I have also had regard to the emerging Wokingham District Local Plan (Version Incorporating Proposed Modifications), in which draft policies WOS3 and WBE1 carry forward the broad thrust of the adopted policies already noted. Among the additional provisions of draft policy WBE1 are that new development will be expected to make efficient use of land and achieve where possible a reduction in car parking levels below maximum standards. Draft policy WH1A describes a number of sustainable development criteria that apply to housing development on unidentified sites within settlements, including the need to maximise densities and achieve a proper mix of housing. The draft car parking standards indicate a maximum provision of 1.5 car parking spaces for 2 bedroom units. Both main parties accept that the emerging Local Plan is at a relatively advanced stage of preparation and that these policies are unlikely to be subject to further significant amendment. Accordingly, in line with advice at paragraph 48 of Planning Policy Guidance Note 1: *General Policy and Principles* (PPG1), I afford them substantial weight.

8. In addition, I have had regard to the emerging Berkshire Structure Plan 2001-2016 in which draft policies H3 and H6 encourage residential developments to make the fullest use of previously developed land in urban areas. However, as this is only at an early stage in its preparation I can afford little weight to its provisions.

9. I have been referred to a number of other policies in the adopted and emerging Structure and Local Plans, including adopted Local Plan policies LBE5 and LBE8 that were referred to in the Council's second reason for refusal, but I consider that they do not bear directly on the main issues identified above.

Reasons

10. The appeal site comprises former garden land fronting Fosters Lane, from which it is separated by a wooden fence and shrubs. It includes 2 Wingate Road, a semi-detached house, together with associated land, and adjoins a small block of flats on the corner of Temple Mews and Fosters Lane. The site is largely vacant but contains a number of sheds and other temporary structures.

Living Conditions of Future Occupiers

11. The Council's concern in this respect relates to the proximity of the proposed car parking spaces to the ground floor flats. It is intended to locate four parking spaces in front of the proposed block of flats. I note that two of these spaces would be approximately one metre away from the front windows of the two ground floor units. However, in my experience, such an arrangement would not be unusual for a flatted development of this nature.

12. While it is not intended that parking spaces would be reserved for individual users, I consider that it is likely that the relevant spaces would generally be used by the occupiers of the properties concerned. In any event, I do not feel that this small parking area would give rise to a significant number of vehicle movements. As a result, I consider that any noise, disturbance or fumes arising from those movements would be unlikely to cause undue harm. Furthermore, I note that the bedrooms of the proposed ground floor flats would be located to the rear of the property and would not therefore face the parking area. To my mind, there would be only a limited loss of privacy to the occupiers of these flats.

13. In the circumstances, I conclude that the siting of this parking area would not result in serious harm to the living conditions of future occupiers of the proposed ground floor flats. This would accord, in this respect, with policy LBE1 of the Local Plan.

Character and Appearance

14. It was clarified at the Hearing that the Council's concern on this matter relates to the effect of the parking areas that are proposed in front of the development. These would be in two locations, one in front of the new block of flats and one in front and to the side of no. 2. I agree that this arrangement would result in a substantial part of the area in front of the development being used for car parking. However, I saw on my site inspection that the front gardens of a substantial number of properties in the residential streets near to the appeal site are either mainly or entirely surfaced for car parking. Furthermore, I consider that the strips of land between and in front of the parking areas would afford some potential for planting to separate these parking areas and thereby reduce their dominance in the street scene. This could be further mitigated by the selection of appropriate surfacing materials, which could be the subject of a planning condition along the lines of that discussed at the Hearing. To my mind, the proposed arrangement of the parking areas would not therefore cause the development to appear out of keeping with its surroundings.

15. Accordingly, I conclude that the proposed development would not unduly harm the character or appearance of the area. It would therefore accord with Structure Plan policy EN1, Local Plan policies LBE2, and, in this respect, LH1 and LBE1 and the relevant draft policies in the emerging Local Plan.

Open Space

16. The development would include some 280 square metres of open space, mostly located in a single area of roughly triangular shape to the rear of the proposed block of flats. The application site plan denotes all of this area as "shared gardens". However, at the Hearing the Appellant stated that there would be no objection to creating a defined rear garden area for 2 Wingate Road.

17. In my experience, the establishment of communal open space around blocks of flats is not an uncommon arrangement. Indeed, the adjoining block at Temple Mews has a shared garden area. However, I agree with the Council that, in view of the larger size of no. 2, and therefore its greater potential for occupation by a family, a separate garden area should be provided for that property.

18. I note that the Council has no particular standards for open space provision in developments of this nature. In my view, the proposed open space area would be of an adequate size and shape to meet the open space requirements of occupiers of the development, including the use of some of the site as a defined rear garden for no. 2. Indeed, the development would result in a somewhat more generous provision of open space than that associated with the adjoining flats. Furthermore, the open space would occupy a relatively quiet and private location away from the road.

19. I therefore conclude that adequate open space would be provided to meet the needs of future occupiers of the proposed development. This would accord, in this respect, with Local Plan policy LH1.

Other Matters

20. It has been suggested that no. 2 may, in future, be used for multiple occupation. However, any such proposal would have to be considered by the Local Planning Authority at the appropriate time. I have determined the appeal on the basis of the proposal before me. Third parties have also raised a number of matters connected with the handling of the application by the Council, including the availability of plans for inspection. These procedural matters are not for me to determine and do not affect my consideration of the merits of the case.

21. Concerns have also been raised by third parties in respect of highway safety and drainage. While I agree that Fosters Lane is a well used traffic route, I consider that the proposed accesses would achieve adequate visibility. The development would also result in the removal of an existing access sited on the corner of Fosters Lane and Wingate Road. Furthermore, the Highways Authority has raised no objection in principle to the proposal. To my mind, the relevant highways concerns could be addressed by appropriate conditions along the lines of those discussed at the Hearing. I note that some drainage problems have occurred in properties nearby. However, the Council's drainage officer has no objections to the proposed development. In the circumstances, I am satisfied that adequate drainage measures could be achieved.

Conditions

22. In addition to the standard time limit, the Council has suggested some 15 conditions. In view of the need to safeguard the character and appearance of the area, I agree that it is necessary for the Council to approve details of external materials. I consider that such a condition could also address the need, as mentioned above, to agree suitable surfacing materials for the car parking area. As discussed at the Hearing, such a condition would supersede the Council's suggested condition no. 8. I agree that further details of slab levels of the flats are needed in order to safeguard the development's effect upon the street scene. However, I do not feel that such a requirement would serve any purpose in relation to the extensions to the rear of no. 2.

23. Details of the proposed boundary treatments are sketchy and, as noted above, a separate garden area is required for no. 2. I consider that these matters can be addressed in a single condition. As the block of flats would have no permitted development rights regarding the installation of external lighting, and as such a condition has not been imposed on the planning permission for the two storey and single storey rear extensions at no. 2 already noted, I do not consider the Council's suggested condition no. 4 to be necessary. In view of the proximity of residential properties, I agree that a condition restricting construction hours is necessary to safeguard the living conditions of nearby occupiers.

24. For highway safety reasons, I agree that it is necessary to require the provision and maintenance of vehicle parking and turning spaces and accesses. However, as no. 2 is already in residential use, I consider that the requirement that no buildings be occupied prior to their provision can only properly relate to the proposed block of flats. I consider that one condition will be adequate for this purpose. In order to promote alternatives to the private car, provision should also be made for adequate cycle parking within the site. For highway safety reasons, it is necessary to make arrangements for the parking of construction vehicles within the site and also for the existing access to no. 2 to be blocked up and the verge and pavement reinstated. However, as part of the latter operations would take place outside the application site, I have reworded the Council's suggested condition along the lines discussed at the Hearing.

25. Details of proposed hard and soft landscaping are sketchy and I consider that further approval of these matters is therefore required. In order to protect existing trees, the landscaping scheme should include provision to retain the tree to the rear of no. 2 shown on drawing no. 1406/06A and should contain protective measures in relation to the protected oak tree adjoining the site to the north east.

26. At the Hearing, the Council's representative suggested two additional conditions. I agree that in order to safeguard the area's character and appearance, details of bin storage facilities should be provided to, and approved by, the Council. I note that a condition restricting the formation of additional windows in the first floor was attached to the previous grant of planning permission for the rear extensions at no.2. In my view, such a condition is also necessary in the present case to safeguard the living conditions of neighbouring occupiers.

27. I have reworded several of the suggested conditions to remove unnecessary duplication and to accord with the objectives of Circular 11/95. In particular, where a condition is required to take effect prior to the occupation of the development, I have clarified that this requirement relates to the flats only, given that no. 2 already exists as a dwelling.

Conclusion

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

Formal Decision

29. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the erection of flats and the erection of single storey and two storey extensions to the rear of the existing house at 2 Wingate Road, Woodley in accordance with the terms of the application (Ref. F/2002/5888), dated 8 February 2002, and the plans submitted therewith (as listed in paragraph 3 above), 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, together with the surfaces of the accesses and car parking areas shown on drawing no. 1409/06A, 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 block of flats 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) No development shall take place until details of all boundary treatments have been submitted to and approved in writing by the local planning authority. Notwithstanding the provisions of drawing no. 1409/06A, these details shall include a new fence to provide a garden area for the occupiers of 2 Wingate Road. The flats shall not be occupied until these boundary treatments have been carried out in accordance with the approved details. The boundary treatments shall thereafter be retained.

5) No development shall take place until the details of a temporary car park within the site to accommodate construction traffic and site operatives vehicles have been agreed in writing by the local planning authority; this shall be constructed in accordance with the approved details, retained during the construction period and thereafter removed.

6) 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 accordance with British Standard 5837: 1991. These shall include details of fencing to protect the existing tree shown to be retained to the rear of 2 Wingate Road and the protected oak adjoining the site to the north east. The landscaping scheme shall also include hard and soft landscape details as well as a detailed planting plan showing full names of proposed plant species, sizes at time of planting and plant densities, as well as plant numbers for each bed and in total. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the flats hereby approved and thereafter retained.

7) No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plans or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the local planning authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the tree to be retained and its root system shall be protected from any damage during site works, in accordance with the scheme referred to in condition no. 6.

8) All planting, seeding or turfing comprised in the approved details of the landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the flats or the completion of the development, whichever is the sooner; and any trees, hedgerows, shrubs or other 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.

9) The construction of the development hereby approved involving the operation of any heavy plant or machinery shall not be carried out on the site except between the hours of 08.00 and 19.00 on Monday to Friday and 08.00 and 13.30 on Saturday and at no time on Sundays, Bank or Public Holidays.

10) The flats shall not be occupied until the vehicular accesses, parking areas and turning areas have been constructed in accordance with the approved plans, so that vehicles may enter and leave the site in forward gear. These areas shall thereafter be maintained at all times for these purposes.

11) The flats shall not be occupied until the existing vehicular access to 2 Wingate Road is stopped up and pavement and verge crossings are made good to the satisfaction of the local planning authority.

12) The flats shall not be occupied until space for parking bicycles has been provided, in accordance with details which shall be submitted to and approved in writing by the local planning authority.

13) The flats shall not be occupied until bin storage facilities have been provided, in accordance with details which shall be submitted to and approved in writing by the local planning authority.

14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission shall be constructed in the first floor or above in both side elevations of the extensions to 2 Wingate Road hereby approved.

Information

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

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

32. 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.

33. Attention is drawn to the requirements of section 76 of the Town and Country Planning Act 1990 concerning provisions for the benefit of the disabled.

INSPECTOR

APPEARANCES

FOR THE APPELLANT

Mr Jim Bailey BA(Hons) MRTPI	Director Development Land & Planning Consultants Ltd Salisbury House, Milton Road, Wokingham, RG40 1DB
Mr Kenny Nice	Appellant's representative

FOR THE LOCAL AUTHORITY

Mrs Angela Odell BA MPhil	Planning Officer Wokingham District Council

INTERESTED PERSONS

Mr Mike Watts	4 Wingate Road, Woodley, Reading
Mr Derek Halpin	6 Wingate Road, Woodley, Reading

DOCUMENTS

Document 1	List of persons present at the Hearing.
Document 2	Letters of notification from the Council.
Document 3	7 letters received in response to notification.
Document 4	Appendices 1 to 5 of Council's statement.
Document 5	Appendices 1 to 12 of Mr Bailey's statement.
Document 6	Letter from Council to Mr Bailey dated 3 February 2003 enclosing extracts from the consolidated Wokingham District Local Plan Incorporating Proposed Modifications (January 2003) - tabled at Hearing by Mrs Odell.
Document 7	Letter from Council's Senior Arboriculturalist to Mr Grainger dated 27 November 2002 concerning tree work - tabled at Hearing by Mrs Odell.

PLANS

Plans A1 to A5	Application plans (5 in total).
Plan B1	Illustrative plan showing amendments to parking arrangements - tabled at Hearing by Mr Bailey.
Plan B2	Illustrative plan showing possible open space allocations - tabled at Hearing by Mr Bailey.
Plans C1 to C13	Plans A to M appended to Mr Bailey's statement.

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT :	**S Summerfield**
APPEAL SITE :	**2 Wingate Road, Woodley, Reading.**
REASON FOR APPEAL :	**Refusal of planning application for the proposed erection of four flats and a two-storey rear extension to an existing dwelling.**

LOCAL PLANNING AUTHORITY REFERENCE: HL/F/2002/5888

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE: APP/X0360/A/02/1094468

1.00 LOCATION AND SITE DESCRIP/TION

1.01 The site is located within the identified settlement of Woodley and is approximately 0.083 hectares in size. It is surrounded by flats to the north east and by semi-detached dwellings to the west. There is a protected oak tree located to the north of the site, outside the site boundary. The site is also located on a gentle bend on Fosters Road and there are detached dwellings opposite.

1.02 The site contains a semi-detached dwelling along the western boundary. The rest of the site is currently vacant and is fenced along the road front boundary.

2.00 RELEVANT PLANNING HISTORY.

2.01 A previous application for the development of the appeal site was refused planning permission by the Local Planning Authority 25 November 1999 (Application no. 99/70403/F). This application was for the proposed erection of three terraced dwellings. It was refused for four reasons:

- The total loss of hedging along the road front combined with the proposed level of hard-standing along the road-front, was considered to be detrimental to the visual amenity of the street scene.
- The proposed siting of the terraced dwellings breached a defined building line resulting in a visually obtrusive element detrimental to the visual amenity of the street scene.
- The siting of the building would result in undue pressure from crown reduction of the Tree Preservation Ordered Oak tree to the north of the site.
- The siting of the building would result in the overshadowing of habitable rooms to an unacceptable degree, resulting in a detrimental impact on the residential amenity of the adjoining property owners.

2.02 A subsequent application for four flats (F/2002/5888) was refused on 17 June 2002 and is the basis of this appeal.

3.00 RELEVANT PLANNING POLICY.

3.01 The appeal needs to be considered in the context of Policy EN1 – 'protection and Enhancement of the Environment of Built-up Area' of the Berkshire Structure Plan, which was adopted by the Berkshire County Council in November 1995.

3.02 Policies LBE1 – 'Design of New Development', LBE2 – 'Inappropriate Design', LBE5 – 'Sunlight and Daylight', LBE8 – 'Landscaping of new development' and LH1 – 'Housing development on unidentified sites', of the Loddon Area Local Plan, which was adopted on the 5 May 1995.

3.03 Material Consideration must also be given to the emerging Wokingham District Local Plan (Deposit Draft October 1997) and as amended in April 1999. However, this document has formed the basis of development control decisions since 21 October 1997. Policies WOS3 – 'Development control Principles', WBE1 – 'Development in its Context', WBE11 – 'Protection of Trees and Woodland' and WH1 – 'Housing Development – Unidentified Sites' should also be considered.

3.04 The Public Inquiry for the emerging Wokingham District Local Plan commenced on the 6 October 1998 and was closed on the 29 November 2000. The inspector's statement was published in November 2001, though the Council has not yet resolved whether or not to accept the Local Plan Inspector's Report either in full or in part.

4.00 THE APPEAL APPLICATION.

4.01 The appeal application was registered by the Council on the 12 July 2002.

4.02 The appeal is against the decision made by the Local Planning Authority on 17/06/02, for the refusal of the proposed erection of four flats and a part single storey, part two storey rear extension to an existing dwelling.

4.02 During the consultation period of the application 11 letters raising concerns were received from local residents.

5.00 THE CASE FOR THE LOCAL PLANNING AUTHORITY.

5.01 The proposed development is for the erection of a building containing four flats and the erection of a part single, part two storey extension to the existing semi-detached dwelling at no.2 Wingate Road.

5.02 No objections are raised in respect of the proposed extensions at no.2 Wingate Road to the existing semi-detached house. The proposed building development is also not considered to affect the amenity of the surrounding property owners. The Council's concerns are in respect of the proposed building containing four flats and the site layout.

5.03 There have been a number of objections from surrounding property owners to this development on highway grounds. The objections pertain mainly to:

- The increase of additional vehicles using Fosters Road which is already a busy, congested road; and
- Exacerbation of existing on-street parking problems.

Despite these objections, the Council's Highway Officers consider the proposed development to be within guidelines. The application shows one additional access point along Fosters Road as well as the existing access point to no.2 Wingate Rd being relocated further east along Fosters Road. Council's Highway Officers are satisfied the parking standards have been meet and are also happy with the proposed accessways onto Fosters Road. Providing the parking and turning spaces are permanently maintained there would be no implications to the highway safety of the site.

5.04 The proposed development shows the garden area in front of the flats to be converted to four car parking spaces. It is also proposed to place two car parking spaces in front of no.2 Wingate Road and three spaces between no.2 and the proposed block of flats. This would result in a large proportion on the street frontage converting to hard-standing.

Despite two areas of proposed screen hedging along the front road boundary, the level of hard-standing will still be visible due to its proximity to the highway and its expanse and this is considered to be detrimental to the visual amenity of the street scene. The front road boundary of most of the site currently contains a high close-boarded fence with a small grassed area in front of it. Before this it contained a hedge and shrubs, but these were removed following one of the reasons for refusal of the preceding application in 1999.

The appellant has stated that there are many examples of hard-standing in front of properties in the local area. The majority of properties in this street however, do not have large areas of hard-standing. The adjoining property containing flats has a wide grassed area along the road frontage. The properties on the opposite side of Fosters Lane from the application site have a grass verge and several have some type of hard-standing, although a lot of this is screened by existing vegetation. There are existing shrubs located along the road frontage of no.2 Wingate Road. These are the closest surrounding properties to the application site, and this demonstrates greenery is an important characteristic in the immediate street scene vicinity. Further down the street, most properties have vegetated front gardens. The 0.5m strip shown for hedging in the proposed development, is not considered adequate to screen the amount of hard-standing proposed and it would also take some time before the proposed vegetation became established.

5.05 The proposed block of flats has been positioned on such an angle that it will be 7.4m at the closest point to the protected oak tree just off the north-east property boundary. It is recommended under British Standard 5837:1991 – *Trees in relation to construction*, that construction should take place at least 6.0m away from trees that are to be successfully retained and protected. The proposed development is therefore considered to be acceptable under this standard. However the two flats on the eastern side of the building both have a bedroom window that face into the tree. The bedrooms will therefore suffer from limited daylighting due to overshadowing by the protected tree. This overshadowing may place additional pressure for the removal or

cutting back of the protected tree in the future. This is considered to be an adverse affect of the proposed development.

5.06 As well as the expanse of hard-standing to be located to the front of the proposed flats, four of the proposed car parking spaces are located 1.0m from the living room and kitchen windows of the ground floor flats. These windows are the only windows to the living room and kitchen. This is considered to have an adverse amenity affect on future occupants by making living conditions unpleasant.

5.07 The proposal shows five dwelling units to have a shared, communal garden to the rear. No.2 Wingate Road has three proposed bedrooms, and as such is considered to be a family unit. Family units should have a private, separate amenity area. The proposed two-bedroom flats may suit couples and therefore should also have some level of communal amenity area. The proposal as it currently stands does not provide any private amenity space for the three bedroomed house. If this was to be provided, the area of land available for a communal amenity area for the occupants of the flats is considered to be of a small size.

6.00 CONCLUSION.

6.01 The proposed development is considered to result in an adverse amenity affect on the future occupiers of the flats, due to proximity of the car park spaces to habitable living space. The siting of the proposed block of flats may also result in additional pressure on the Protected Oak Tree due to shading proposed habitable rooms. The expanse of hard-standing along the street frontage will be detrimental to the visual amenity and character of the surrounding area. The proposal does not provide enough private amenity space to serve basic amenities of future occupiers that are likely to include families.

6.02 It is therefore, respectfully requested that the present appeal be DISMISSED.

APPENDICES.

1. Location plan 1:1250.

2. Policy EN1 of the Berkshire Structure Plan.

3. Policies LBE1, LBE2, LBE5, LBE8 and LH1of the Loddon Area Local Plan.

4. Policies WOS3, WBE1, WBE11 and WH1 of the Wokingham District Local Plan.

5. Proposed conditions in the event of the appeal being allowed without prejudice to the council's case.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: **S Summerfield**
SITE: **2 Wingate Rd, Woodley**
APPLICATION NO.: **5888**
PROPOSAL: **Proposed erection of 4 flats & 2 storey rear extension to existing dwelling**

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Bulmershe

Mr N Bland

Mr S Rahmouni

Clerk(s) of Parish / Town Council of Woodley

Ms D Mander, The Pavilion, Woodford Park, Haddon Dve, Woodley, Reading RG5 4LY

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

Environmental Health, WDC
fao Tom Payne

Environmental Design, WDC

The Owner / Occupiers of the following addresses in Woodley

1-4, 6 & 8 Wingate Rd

1-4 Temple Mews

2-10(evens) & 9 Fosters Lane

74-84(evens) Caldbeck Drive

The Planning Inspectorate

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

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

PLANNING SERVICES REC'D 61050
POL PKS
DEV ENF
APP
DS
16 SEP 2002
ACKNOWLEDGE TO ACK:
FILE:

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

Your Ref: F/2002/5888

Our Ref: APP/X0360/A/02/1094468

Date: 13 September 2002

file in appeal file please

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY S SUMMERFIELD
SITE AT 2 WINGATE ROAD, WOODLEY, READING

I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

Yours faithfully

Mrs M Pocock

217L(BPR)

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
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WOKINGHAM BERKSHIRE RG40 2DX
Telephone: 0118 978 9595 Facsimile: 0118 978 6551
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Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

12 SEP 2002

JB/GB/BKS397

11 September 2002

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

Dear Mrs Pocock

RE: 2 WINGATE ROAD, WOODLEY, READING
APPEAL REFERENCE: APP/X0360/A/02/1094468

I am in receipt of your letter dated 27 August together with the LPA's statement and third party correspondence relating to the above appeal. Firstly, I would like to make some comments with regard to the LPA's statement, as follows:

5.02 It is acknowledged that the LPA has no objection with regard to the proposed extensions at 2 Wingate Road. This assertion is borne out by the fact that the council granted planning permission, F/2002/6475, on 1 July 2002, for extensions to 2 Wingate Road. Copies of the consent notice and approved plans are attached to my statement. It is also agreed that the proposed development will not affect the residential amenities of adjoining properties. It is agreed that the issues for debate concern the suitability of the proposed development of 4 flats.

5.03 It is acknowledged that a number of interested persons have objected to the development on highway grounds. The Highway Authority has considered the proposal and advised that, in parking and access terms, the proposal is acceptable and would not harm highway safety.

5.04 It is agreed that a "large proportion" of the frontage of the development will, of necessity, be converted to hardstanding for parking and turning. The 9 parking spaces for 5 dwellings are to be provided as required by the Highway Authority. However, as put forward in my statement, PPG3 states that the government would prefer a maximum of 1.5 parking spaces per dwelling. Strict compliance with this guidance would require only 7.5 or, in reality, 8 parking spaces. Providing 8 spaces would eliminate 1 of the spaces and release more land at the front of the development for landscaping, which would soften the appearance of the proposed development. The fact that the hardstanding will be visible from the road is not a sufficient reason to refuse

permission. Landscaping, although limited, will help to soften the appearance of the frontage and, in contrast with the existing close-boarded fence, the proposal will open out the road frontage in this location. It is true that there are many examples of hardstanding areas in front of residential properties in the local area. It is not true to say that none of these is "large". A number of properties locally have extremely large areas of hardstanding finished in a variety of different ways. In this context, the proposed hardstanding areas will not be out of keeping. If the inspector does not consider the 0.5-metre landscaping strip to be sufficient, a condition could be placed on the consent requiring the removal of 1 of the car parking spaces and it being replaced with additional landscaping and planting.

5.05 It is difficult to understand how the council can start this paragraph by stating that the relationship with the oak tree will be satisfactory, ie the minimum distance between buildings and trees of 6 metres will be exceeded by 1.4 metres and then to state that bedrooms at the rear of the new flats will be unacceptably harmed by the closeness of this relationship. Clearly, the bedroom windows will not be unduly close to the oak tree, as the British Standard referred to will be complied with. Furthermore, the bedroom windows will be north-facing, where light levels would not be expected to be high and, being bedroom windows, the level of lost amenity will be small, given that bedrooms are mostly used after dark. Prospective purchasers will have to decide if they are happy to purchase flats with north-facing bedroom windows with an outlook that includes a large oak tree.

5.06 Although the car parking spaces are located relatively close to the front windows of the block of flats, the level of vehicle movements will be very small, given that only 4 flats are proposed. Use of insulation and double-glazing in accordance with current Building Regulations will keep noise penetration within the buildings to a minimum. Furthermore, occupants of the flats will be aware of the location of the parking spaces before purchasing. If they are concerned about the possibility of manoeuvring vehicles in front of their properties causing disturbance then they need not purchase a property at the site. In my opinion, the council is exceeding its legitimate remit with regard to controlling aspects of development. With regard to this element of the proposal, I consider that it is a matter for the market to decide.

5.07 The council's objection to the shared communal rear garden is based upon speculation and assumption. There is no guarantee that a family will occupy the house and couples will occupy the flats. Indeed, 2-bedroom flats are often occupied by families and larger houses are often occupied by couples or even individuals. As stated above, this, in my opinion, is a matter for the market to decide. Prospective purchasers will not wish to move into the flats if they are concerned about the possible negative effects of the shared rear garden. In fact, a shared rear garden may well foster neighbourly interaction and should not necessarily be seen as a negative element of the proposal. Notwithstanding the above, if the inspector considers that it would be preferable for the semi-detached house to have a fenced-off garden, then a condition could be placed on the consent requiring submission of a revised plan showing an appropriate fence, which could be agreed with the LPA prior to commencement of development. The council's supposition that the fencing-off of part of the garden would lead to an inadequate amenity space area for the flats does not accord with central government advice in PPG3, which states that councils should be more flexible with regard to housing standards, in particular with regard to car parking and amenity space. Again, if prospective purchasers are not satisfied with the size of the available garden, they need not purchase one of the properties.

6.01 In my opinion, it is up to the future occupiers of the flats to decide if they are happy to live with the car parking spaces in the locations shown, the north-facing bedrooms with an outlook on to a protected oak tree and amenity space that is shared with other dwellings. These 3 objections, in my opinion, do not amount to demonstrable harm in any way. Furthermore, the objection to the amount of hardstanding along the street frontage is not substantiated in the context of a relatively hard suburban street scene, with most residential properties characterised by large hardstanding areas to the front.

6.02 Consequently, it is respectfully requested that this appeal should be allowed.

Secondly, I would like to comment on the 7 letters of objection received with regard to the appeal, as follows:

- **Inadequate Car Parking**

  The 9 car parking spaces provided within the site are in accordance with the Highway Authority's request. In my opinion, only 8 parking spaces are actually required in accordance with government guidance in PPG3, which states that a maximum of 1.5 parking spaces per dwelling should be permitted. In car parking terms, the proposal complies with Highway Authority requirements and providing more car parking would be contrary to central government guidance.

- **Precedent**

  This proposal, as with all development proposals, should be considered according to its individual merits. Allowing the development to go ahead will not in any way set an undesirable precedent.

- **Proposal will be Detrimental to the Visual Amenity and Character of the Street**

  The LPA considers the amount of hardstanding to be potentially detrimental to the street scene. The Highway Authority required this. Reducing the hardstanding to provide just 8 spaces would enable more landscaping to be planted and soften the appearance of the development in the street scene. It would also comply with government advice in PPG3. This improvement to the street scene could be controlled by a condition, which could be placed on the consent by the inspector.

- **Overshadowing of Bedrooms**

  In my opinion, the north-facing bedrooms will not be adversely affected by the proximity of the oak tree, as they will not receive direct sunlight anyway. Prospective purchasers will be aware of this and will not buy if they consider it to be a problem.

- **Highway Safety**

  The proposed development will generate relatively little additional traffic in the context of current traffic levels in Woodley. If the proposal is permitted, highway safety will not, therefore, be adversely affected. Indeed, the Highway Authority has not objected to the proposal on highway safety grounds.

- **Excessive Housing**

  It is well documented that there is a considerable housing provision shortfall in the South East, and Woodley, as a location, is no exception. Council's such as Wokingham District have been instructed by the government to permit more development within urban areas in order to safeguard green fields. Building at higher densities, ie over 30 dwellings per hectare, within urban areas such as this one, is encouraged. The proposal will help to meet housing need by providing small dwellings in an urban location where there are existing public transport links, local shops, employment and schools. The site is a sustainable one for development and the development proposed is appropriate in the context of government guidance.

- **Change of Use of 2 Wingate Road**

  As stated above, Wokingham District Council has already granted permission for the extensions to 2 Wingate Road, application F/2002/6475, which was given consent on 1 July 2002. Consequently, any change to the character of this property is irrelevant in the context of this appeal, which solely concerns the 4 flats.

In my opinion, none of the objections raised by the LPA or interested parties is sufficient to warrant refusal of permission. I submit that the appeal should be allowed.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

cc K Nice Esq

Appendices

Appendix 1



Site Plan, Scale: 1 to 1250

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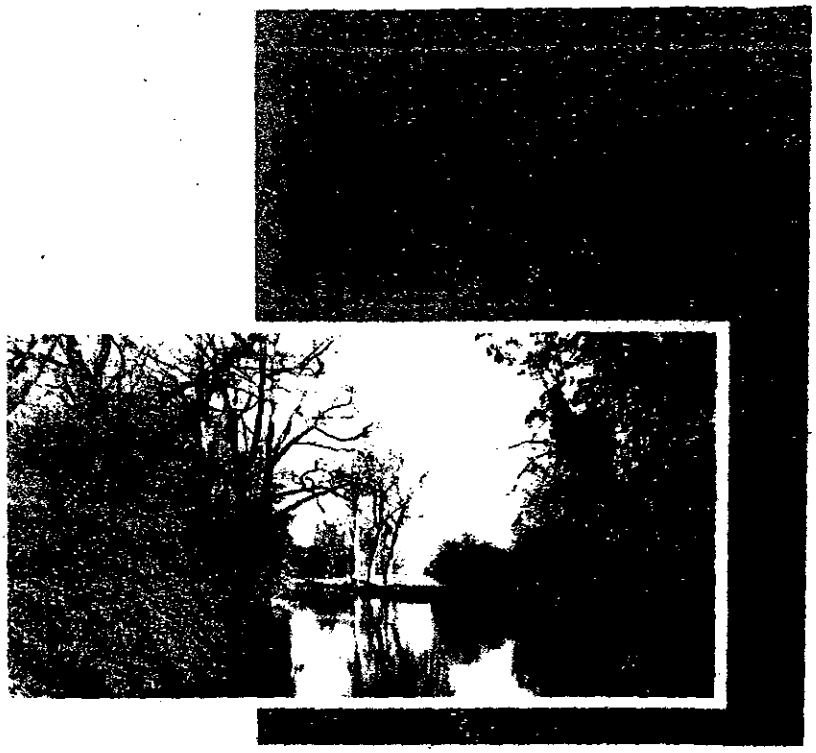
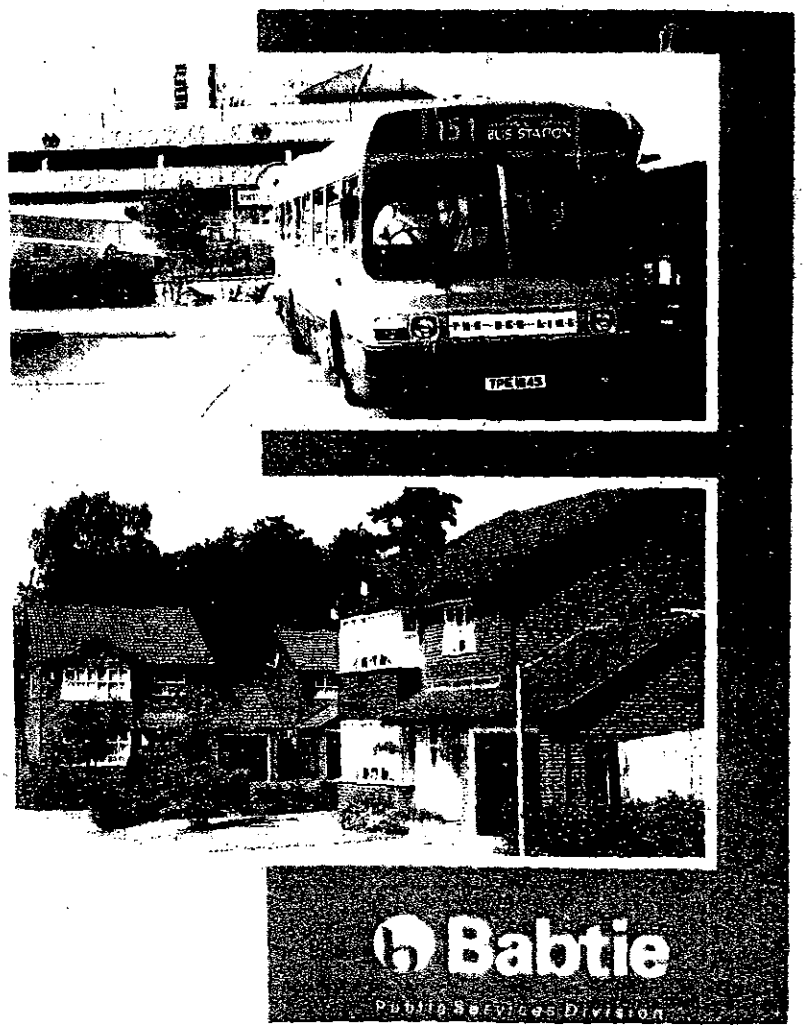
Date: 25 July 2002

Appendix 2



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997



6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

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

The Environment of the Built-up Areas

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

Protection and Enhancement of the Environment of Built-Up Areas

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

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

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

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

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

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

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

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

Environmental Nuisance

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

Protection from Environmental Nuisance

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

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

Flooding

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

Appendix 3

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

1.4.02 The District Council is particularly concerned to promote a high standard of design in new development, and to ensure that new buildings are responsive to their location. This means that new buildings need to be appropriate in terms of their function, siting, scale, form, massing, materials, colour and texture in their relationship with adjoining buildings and sites. Accordingly, new buildings will be expected to make an acceptable and positive contribution to the built environment. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers. In addition, developments that incorporate public access should accommodate sculptures or other works of art to provide visual interest, where this is considered appropriate by the local planning authority. For the particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

1.4.03 In the case of schemes proposing more than one building, regard will be paid to the impact of the development over a wider area, involving an assessment of criteria additional to those referred to in paragraph 1.4.02 above. Accordingly, schemes should relate to the 'grain' of the area, and take account of their effect on the skyline, pedestrian and vehicular movements in the area, vistas, safety and environmental constraints. Where large sites exist which would significantly affect the urban fabric urban design briefs/appraisals will be prepared or required to establish the wider context within which applications will be considered.

❖ LBE1 DESIGN OF NEW DEVELOPMENT

NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:

(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA;

B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK;

(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.

❖ LBE2 INAPPROPRIATE DESIGN

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY VIRTUE OF ITS ING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

1.4.04 Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but also to seek opportunities to enhance the quality of the built environment.

4.05 Often the more attractive and successful an environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

1.4.06 In some areas, district and local shopping centres in particular, where large scale redevelopment has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric surrounding the buildings may be sufficient to rejuvenate the area as a whole.

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

SEEK TO ENSURE GOOD DAYLIGHTING CONDITIONS AND ADEQUATE SUNLIGHT PENETRATION TO BOTH NEW AND EXISTING DEVELOPMENT.

1.4.08 The effects of noise nuisance is an important consideration. In the case of residential development the location and siting of new dwellings should normally be such as to ensure that the facade noise level to any dwelling does not exceed 65dB(A) on the L10 18 hour index from traffic noise and 60dB(A) (24 hour Leq) from railways. This may not always be achievable, particularly in central locations and, therefore, in the case of any new dwelling likely to be affected by higher noise ratings, it is essential that the building is designed so that the internal noise level with windows closed does not exceed 40dB(A) on the L10 18 hour index. In the case of new buildings whose occupiers might create noise adequate soundproofing measures will be required. Specific policies concerning noise pollution are contained in the Replacement Structure Plan for Berkshire (Policies EN15 & EN16). There are also relevant powers under the Building Regulations. For these reasons there is no additional policy in this plan.

1.4.09 .There is provision under the Noise Insulation Regulations 1975 for sound insulation to be provided by the Departments of Environment and Transport, in certain circumstances, to existing residential properties which are subjected to road traffic noise level increases. Where a new road or other development is to be constructed which will give rise to an increase in road traffic noise in excess of the levels in the Regulations, the costs of sound insulation to existing properties and the provision of noise absorbing barriers should be borne by the developer.

ACCESS FOR DISABLED PERSONS

1.4.10 The arrangement of the built environment is of crucial importance for those sections of the community who are physically disabled and who wish to conduct as independent a life as possible. Although our towns and citie have not been built with regard to the needs disabled people, about one person in twenty ha some form of permanent or temporary disabilit which makes mobility difficult and reduces the opportunities to use the built environment as full as possible.



1.4.11 Current legislation requires that all public buildings make provision for adequate means of access for the disabled. Developers' attention is drawn to two publications:

(i) the British Standards Institution 'Code of Practice for Access of the Disabled to Buildings' (BS5810:1979), and

(ii) Design Note 18 'Access for Disabled People to Educational Buildings' (1984).

These specify the requirements for providing means of access for disabled people to buildings which are open to the public. Together with the internal layout and immediate access to buildings, the layout of parking and pedestrian facilities and their surfaces should be considered as an integral part of the design required for enabling ease of access by the disabled.

❖ LBE6 ACCESS FOR DISABLED PERSONS IN NEW DEVELOPMENT

PLANNING APPLICATIONS WILL BE ASSESSED AGAINST THE REQUIREMENT TO PROVIDE ADEQUATE MEANS OF ACCESS FOR DISABLED PERSONS.

STREET FURNITURE

1.4.12 Many elements of the built form have an important effect upon the quality and appearance of the built environment. The design, quality and materials of items such as bus shelters, rubbish bins, and seating frequently invade the built environment to its detriment. It is essential that due consideration is given to items of street furniture to ensure that they do not adversely affect the character or appearance of the built up areas. In appropriate cases it may also be necessary to adopt a process of rationalisation of existing street furniture to reduce clutter.

❖ LBE7 STREET FURNITURE

THE DISTRICT COUNCIL WILL SEEK A HIGH STANDARD OF STREET FURNITURE COMPATIBLE WITH THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IN CONSERVATION AREAS PARTICULAR CARE WILL BE TAKEN TO ENSURE THAT STREET FURNITURE IS APPROPRIATE IN TERMS OF MATERIALS, COLOUR, DESIGN AND LOCATION.

TREES AND LANDSCAPING

1.4.13 The built environment can be considerably enhanced by the presence of trees and shrubs. They not only 'green' an area but soften and give scale to hard urban environments. In addition they are often features of beauty in themselves and therefore have an important design role to fulfil. In new developments this role is apparent in that trees immediately give some sense of 'establishment' to what are often raw new urban forms, and this helps to integrate the new with the old. Accordingly trees can help create a sense of place. Native species of trees and shrubs are particularly valuable since they help to maintain levels of wildlife in urban areas. They should be retained and introduced in landscaping schemes where possible and appropriate.

1.4.14 Trees which make a significant contribution to the visual scene can be safeguarded by the making of Tree Preservation Orders under Section 198 of the Town and Country Planning Act 1990. Failure to comply with the orders can lead to the imposition of fines as well as requiring replanting with appropriate species. The District Council will require full tree surveys in proposals for the development of sites which currently enjoy tree or hedgerow cover.

1.4.15 Landscaping does not apply only to trees and shrubs. These are the 'soft' components of landscaping which also possesses a 'hard' element e.g. paving schemes (floorscape), boundary features etc. Hard landscaping can be equally important in helping to establish the identity of a locality. Landscaping (hard or soft) should always be considered as an integral part of a development rather than as an afterthought. Thought should be given to landscape design at the outset of the total design process. If treated as an afterthought, landscaping can seem ill-considered and ineffective. Completeness through design is considered as the most appropriate approach. The timing of the provision of landscaping in relation to development will also be an important factor in achieving the integration of new development into its surroundings.

❖ LBE8 LANDSCAPING OF NEW DEVELOPMENT

THE DISTRICT COUNCIL WHEN CONSIDERING PLANNING APPLICATIONS WILL SEEK TO ENSURE THE ENHANCEMENT OF THE SITE BY APPROPRIATE LANDSCAPING AND WILL HAVE FULL REGARD TO THE NEED FOR CONSERVATION OF EXISTING LANDSCAPE FEATURES ESPECIALLY TREES AND HEDGEROWS. GENERALLY, APPLICATIONS FOR LARGE SCALE DEVELOPMENT MUST BE ACCOMPANIED BY A DETAILED LANDSCAPE SURVEY, TOGETHER WITH A PROPOSED LANDSCAPING SCHEME AND MANAGEMENT PLAN.

❖ LBE9 EXISTING TREES

WHERE INDIVIDUAL TREES, GROUPS OF TREES OR AREAS OF WOODLAND ARE UNDER THREAT AND ARE CONSIDERED TO BE OF PARTICULAR

1.2 HOUSING



INTRODUCTION

1.2.01 In 1991 there were 31,860 households in the plan area of which about 85% were in privately owned accommodation, a further 8% in local authority property and the remainder in privately rented accommodation. The number of households in the plan area is likely to increase given the take up of existing commitments, the development of sites proposed in this Plan and the trend towards smaller household sizes. In 1991 very few dwellings within the plan area lacked one or more of the basic amenities. There are few houses in the plan area which are unfit for human habitation or in serious disrepair.

1.2.02 The two major developments in the plan area at Lower Earley and Woodley Airfield are now nearing completion. In accordance with the requirements of the Central Berkshire Structure Plan land was allocated for housing development at Winnersh Farm, Winnersh (150 houses), south of Waltham Road, Twyford (200 houses) and west of Park Lane, Charvil (120 houses). These sites are now included within the built-up area. Other major housing commitments (at March 1992) in the Plan area are land at Reading Road, Winnersh, Broad Hinton, Twyford and Culver Lane, Earley.

1.2.03 Policy H1 of the Replacement Structure Plan for Berkshire states that provision will be made during the plan period (1984 to 1996) for 12,600 dwellings in Wokingham District. In order to ensure the existence of a five year land supply for residential development (in accordance with Planning Policy Guidance Note 3), sites have been identified for the period up to 1998.

1.2.04 Policy H2 of the Replacement Structure Plan states that a main new area for housing provision will be at Winnersh. Details of the housing provision to be made in this main new area are given in Chapter 2.4 of this plan.

1.2.05 In addition to the main new area for housing, Policy H3 of the Replacement Structure Plan states that part of the housing provision will be by continued development in appropriate locations, through infilling, rounding off, redevelopment and the development of unused or vacant land within settlements. Sites over 0.4 hectare in size for this type of development are identified in Policy LH2 of this plan.

1.2.06 In recent years a significant amount of housing development has taken place on small plots of land (generally of less than 0.4 hectare) which have not been specifically earmarked for house-building by the planning authority. Proposals for development, especially on smaller sites, are brought forward in response to a variety of local circumstances reflecting individual opportunities and needs, and they arise in most of the built-up areas at one time or another. It is clear that the demand for this form of development will continue and recognition of such a demand is essential in any provision which is to be made for future development. Such development allows for an increase in the diversity of housing in a particular settlement area.

1.2.07 Only a proportion of the housing provision is met by the allocation of specific areas of land for development. The remainder is provided for through the inclusion of policies which

allow some development to occur in the identified settlements on unidentified sites in response to needs and opportunities identified by landowners and developers. It is estimated that a further 781 dwellings will be provided in the District on such sites between 1992 and 1998. Details of the basis for this estimation are given in Local Plan Working Paper Four which is available separately from this plan.

❖ LH1 HOUSING DEVELOPMENT ON UNIDENTIFIED SITES

WITHIN THE IDENTIFIED SETTLEMENTS RESIDENTIAL DEVELOPMENT IN THE FORM OF INFILLING, ROUNDING OFF AND DEVELOPMENT GENERALLY WILL BE CONSIDERED FAVOURABLY SUBJECT TO LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS PLAN. IN VIEW OF THE SENSITIVITY OF SUCH PROPOSALS AND THEIR POTENTIAL IMPACT THE PREPARATION OF A DEVELOPMENT BRIEF WILL NORMALLY BE NECESSARY IN BRINGING FORWARD SCHEMES ON SITES OVER 0.4 HECTARE. ON SITES OVER 0.4 HECTARE, AN ELEMENT OF AFFORDABLE HOUSING WILL BE SOUGHT IN ACCORDANCE WITH POLICY LH8.

IN INTERPRETING THIS POLICY, THE DISTRICT COUNCIL WILL PARTICULARLY WISH TO ENSURE THAT THE FOLLOWING CRITERIA (WHICH ARE AMPLIFIED IN OTHER POLICIES WHERE INDICATED) ARE COMPLIED WITH:

(A) THE PROTECTION OF OPEN AND WOODED AREAS, GAPS AND GARDEN AREAS WHICH ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT CONCERNED (POLICY LTV6 AND VARIOUS SPECIFIC POLICIES);

(B) NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA (POLICIES LTV6, LBE1 & LBE2);

(C) NO SIGNIFICANT ADVERSE EFFECT ON SETTLEMENT BOUNDARIES AND THE SURROUNDING COUNTRYSIDE (POLICY LTV5);

(D) NO LOSS OF PUBLIC OPEN SPACE OR RECREATIONAL FACILITIES (POLICY LR4);

(E) THE PROVISION OF ADEQUATE GARDEN AREAS, SPACE ABOUT BUILDINGS AND OFF-STREET PARKING FOR ALL NEW DWELLINGS;

(F) THE PRESENCE OF ADEQUATE LOCAL HIGHWAY CAPACITY TO CATER FOR TRAFFIC GENERATED BY THE DEVELOPMENT.



1.2.08 The housing requirement for the five year period to 1998 is based on the provision required by the Approved Structure Plan until 1996, and thereafter on that required by the provision to be made in the Draft Deposit Structure Plan. This gives a total requirement 1992-98 of 3590 units for Wokingham District. Of the total provision (1984-98) some 9630 had been built by March 1992. Permission had also been granted for a further 1785 dwellings on that date and commitments had been entered into subject to legal agreements, for a further 257 dwellings. Together with the 781 houses to be provided on unidentified sites a total of 12229 dwellings have been provided for (taking into account non-implementation of unidentified sites and Lower Earley). Therefore, in the entire District, sites remain to be identified for 991 dwellings.

1.2.09 Sites for 336 dwellings are to be included in the South East Area Local Plan, and 726 additional dwellings have been identified in this Local Plan. This totals 1062 dwellings - more than the requirement to allow for non-implementation of any sites. The total for this Plan area is made up of 470 dwellings to be developed as the main area

Appendix 4



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- **Proposed Amendments April 1999**
- **Additional Proposed Amendments September 1999**
- **Proposed Transport Amendments February 2000**

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN W THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITH DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

A) PROTECTION OF NATURAL FEATURES

B) THE LAYOUT SHOULD BE APPROPRIATE IN SCALE, FORM, AND CONTINUITY WITH THE LOCAL CONTEXT

C) THE APPROPRIATE USE OF SPECIES OF, *PREDOMINANTLY NATIVE*, **(PA 4/5)** TREES AND SHRUBS TO CREATE CLEARLY IDENTIFIED 'THEMES'

D) THE PROTECTION, ENHANCEMENT AND CREATION OF WILDLIFE CORRIDORS IN ACCORDANCE WITH POLICY WNC6. **(PA 4/6)**

Implementation: Assess the quality of landscape schemes through the development control process, including use of section E of the Planning Guidelines.

Monitoring: Check quality of landscape works and planting on the ground.

4.20 The Council considers it important to protect trees and hedges in the plan area, as they make a fundamental contribution to its character and appearance, and may also have ecological value. Tree preservation orders have already been applied to many individual and groups of trees and areas of woodland, and this approach will be continued as appropriate.

POLICY WBE11: PROTECTION OF TREES AND WOODLAND

THE COUNCIL WILL PROTECT TREES AND AREAS OF WOODLAND BY:

A) RESISTING DEVELOPMENT PROPOSALS THAT WOULD CAUSE THE LOSS OF, OR DAMAGE TO, TREES OR GROUPS OF TREES RECOGNISED AS HAVING AMENITY OR CONSERVATION VALUE.

b) ~~APPLYING TREE PRESERVATION ORDERS AS APPROPRIATE, INCLUDING ON IMPORTANT AREAS OF STRUCTURAL TREE PLANTING ASSOCIATED WITH NEW DEVELOPMENT, AND ON IMPORTANT INDIVIDUAL TREES, PARTICULARLY ON SMALL SITES~~ **[A6]**

B) APPLYING TREE PRESERVATION ORDERS AS APPROPRIATE. **[A6]**

c) ~~REQUIRING TREES THAT ARE TO BE RETAINED ON DEVELOPMENT SITES ARE ADEQUATELY PROTECTED DURING ASSOCIATED WORKS~~ **[A6]**

C) *SEEKING MAINTENANCE OF AREAS OF STRUCTURAL TREE PLANTING AND IMPORTANT TREES.* **[A6]**

d) ~~REQUIRING REPLACEMENT PLANTING OF TREES AS RESULT OF ANY LOST DURING DEVELOPMENT WORKS.~~ **[A6]**

D) *REQUIRING TREES THAT ARE TO BE RETAINED ON DEVELOPMENT SITES ARE ADEQUATELY PROTECTED DURING ASSOCIATED WORKS. DETAILS WILL BE EXPECTED TO ACCOMPANY ANY PROPOSED DEVELOPMENT SUBMISSION THAT INVOLVES TREES AND WOODLANDS* **[A6]**

Implementation: Through the development control process, including use of section E of the Planning Guidelines.

Monitoring: Check quality of tree cover on the ground.

POLICIES

5.12 Only part of the District's housing requirement is met through the allocation of specific areas of land for development. Housing will continue to be built on unidentified sites. In accordance with Berkshire Structure Plan Policies (C1 and H5), these sites will be within the boundaries of identified settlements.

POLICY WH1: HOUSING DEVELOPMENT - *UNIDENTIFIED* SITES

WITHIN THE IDENTIFIED SETTLEMENTS, ON SITES THAT ARE NOT IDENTIFIED IN THE PLAN FOR RESIDENTIAL USE, DEVELOPMENT IN THE FORM OF INFILLING, REDEVELOPMENT AND CHANGE OF USE TO RESIDENTIAL USE WILL BE CONSIDERED FAVOURABLY, SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN, IN ORDER TO MAKE THE BEST USE OF LAND IN BUILT-UP AREAS.

IN PARTICULAR, THE COUNCIL WILL SEEK TO ENSURE THAT THE FOLLOWING CRITERIA ARE COMPLIED WITH:

a) OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT, ARE PROTECTED FROM *INAPPROPRIATE* (PA 5/3) DEVELOPMENT

b) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA

c) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING

d) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE SETTLEMENT BOUNDARY OR ON THE ADJOINING COUNTRYSIDE

e) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE

f) THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE

g) THERE IS ADEQUATE LOCAL HIGHWAY AND INFRASTRUCTURE CAPACITY TO CATER FOR TRAFFIC AND OTHER DEMANDS GENERATED BY THE DEVELOPMENT, WITH, WHERE SEEN AS NECESSARY, THE PROVISION OF ROAD SAFETY MEASURES. IT WILL BE NECESSARY TO CONSIDER THE CUMULATIVE EFFECT ON ROADS AND INFRASTRUCTURE OF PROPOSED DEVELOPMENTS IN THE SAME AREA, TO DETERMINE THEIR ACCEPTABILITY UNDER THIS CRITERION

Cont.

~~h) AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN SCHEMES OF 25 OR MORE DWELLINGS IN SETTLEMENTS OF UNDER 3,000, AND IN SCHEMES OF 40 OR MORE DWELLINGS ELSEWHERE. FOR THE AVOIDANCE OF DOUBT, THE SETTLEMENTS WHERE THE 40 DWELLINGS REQUIREMENT APPLIES COMPRISE EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM, CROWTHORNE (PINEWOOD) AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).~~

h) *AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN RESIDENTIAL SCHEMES OF 15 OR MORE DWELLINGS OR OF 0.5 HECTARE OR MORE IN SETTLEMENTS OF 3,000 OR FEWER, AND OF 25 OR MORE DWELLINGS OR OF 1 HECTARE OR MORE ELSEWHERE. THE SETTLEMENTS WHERE THE 25 DWELLINGS REQUIREMENT APPLIES COMPRISE CROWTHORNE (PINEWOOD), EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).*

(PA 5/4)

PROPOSALS FOR RESIDENTIAL DEVELOPMENT WILL BE JUDGED AGAINST THE COUNCIL'S PLANNING GUIDELINES FOR THEIR ACCEPTABILITY UNDER DESIGN AND PARKING CRITERIA.

Implementation: Planning permissions to private and public sector housebuilders, having regard to Planning Guidelines.

Monitoring: Planning applications.

~~***POLICY WHIA: HOUSING DEVELOPMENT - INFILLING GAPS WITHIN GROUPS AND MINOR EXTENSIONS TO GROUPS OUTSIDE SETTLEMENTS***~~

~~*SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN.*~~

~~*IN PARTICULAR, THE COUNCIL WILL REQUIRE COMPLIANCE WITH THE FOLLOWING CRITERIA:*~~

~~a) *OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE AREA, ARE PROTECTED FROM INAPPROPRIATE DEVELOPMENT*~~

~~b) *THERE IS NO ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA OR AREA OF SPECIAL CHARACTER*~~

~~c) *THERE IS NO ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING*~~

~~d) *THERE IS NO ADVERSE EFFECT ON THE ADJOINING COUNTRYSIDE*~~

~~e) *THERE IS NO ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE*~~

~~f) *THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE*~~

Appendix 5

Appendix 5: Proposed conditions in the event of the appeal being allowed without prejudice to the council's case.

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. The development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. This shall include the positioning of a new close-boarded fence to the rear of the site, to provide private amenity space for the existing three-bedroomed, semi-detached dwelling on the site. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

6. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

7. No part of any buildings hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

8. No building shall be occupied until the vehicle accesses have been surfaced with a bonded material across the entire width of the accesses for a distance of 6 metres measured from the carriageway edge.

9. The flats shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

10. No other development of the site shall take place until the accesses have been constructed in accordance with the approved plans.

11. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

12. The existing vehicular access to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be reinstated to the satisfaction of the Local Planning Authority within one month of completion of the new access.

13. 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 (in accordance with British Standard 5837:1991 – Trees in Relation to Construction). This includes details of protective fencing around the protected oak tree and the existing tree shown to be retained to the rear of no.2 Wingate Road. The landscape scheme shall also include both hard and soft landscape details as well as a detailed planting plan showing full names of proposed species, sizes at the time of planting, plant densities as well as plant numbers for each bed and in total. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

15. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of

five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

16. No building shall be occupied until space for parking bicycles has been provided, details of which, shall be submitted to and approved in writing by the Local Planning Authority.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To provide private amenity space for the occupants of the three-bedroomed dwelling.
4. In the interests of visual amenity.
5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
6. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
8. To avoid spillage of loose material onto the carriageway and in the interests of road safety.
9. In the interests of highway safety and convenience.
10. In the interests of highway safety and convenience.
11. To prevent queuing and parking off site, in the interests of highway safety and convenience.
12. In the interests of highway safety and convenience.
13. In the interests of visual amenity.
14. In the interests of visual amenity.
15. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
16. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

Informatives

1. This permission relates to the application as amended with revised plans numbered 1409/06 Rev A, 1409/03 Rev A, 1409/05 Rev A and 1409/04 Rev A submitted to the Local Planning Authority on 25th April 2002, showing repositioned parking, second floor removal from block of flats and reduced roof ridge height, and reduction of extension on existing house, and does not approve the proposals as originally submitted.

2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of access construction details before any work is carried out within the highway. This planning permission does not authorise the construction of such accesses.

Heidi Lynch

From: NELSONBLD@aol.com
Sent: 30 May 2002 18:55
To: heidi.lynch@wokingham.gov.uk
Subject: Planning application f/2002/5888

From

Cllr Nelson Bland
Bulmershe Ward

Objection to Planning Application F/2002/5888 2 Wingate Road

As councillor for the ward and after discussions with residents immediately around 2 Wingate Road and viewing the plans I wish to lodge an objection to this proposed planning application and the grounds for the objection are:

That there is no proposed upgrade to the main existing foul sewage mains, which has been know to overflow at various times and also that flooding problems have been encounted at the corner of Wingate and Fosters Lane.

Concerns about the new building blocking light to properties and also overlooking people's gardens.

The use of communal garden for the flats and the house and with a proposed 2-storey extension to the house the fear that the house will be used as a multi occupancy property.

That the number of cars and parking spaces proposed will cause problems with more on road parking or that properties in Temple Mews will find cars using their facilities to park.

That the increase in traffic generated in the locality by more cars in an already rat-run road which has a Home for elderly people in it and also that the two roads are used by residents of Cedar Place as their access to the shops could be a major source of potential problems.

The plans as they are show the placement of the parking bays facing onto Fosters Lane, this is not in keeping with the local environment.

The height of the proposed flats is also not in keeping with the local environment and would not enhance the area but would detract.

Yours

Nelson Bland

The Planning Inspectorate

For offical use only
Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/02/1094468 **GRID REF:**

APPEAL BY: S. Summerfield

SITE: 2 Wingate Rd, Woodley

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

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

1.	Do you agree to the written representations procedure?	~~YES~~ / NO
OR	Do you wish to be heard by an Inspector at: a. a local inquiry?	~~YES~~ / NO
	or b. a hearing?	YES / ~~NO~~
2.	If the written procedure is agreed, could the Inspector make an unaccompanied site visit?	YES / NO
	(It is our policy that Inspectors make an unaccompanied site visit whenever practicable e.g. the site can be seen clearly from a road or other public land. You must only indicate the need for an accompanied visit when it is necessary to enter the site e.g. to view or measure dimensions from within it.)	
3.	Does the appeal relate to an application for approval of reserved matters?	~~YES~~ / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	~~YES / NO~~ / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	~~YES~~ / NO

6. Is the appeal site within an approved Green Belt or AONB? Please specify which	~~YES~~ / NO
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	~~YES~~ / NO
8. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers.	~~YES~~ / NO
b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.	~~YES~~ / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	~~YES~~ / NO
10. Does the appeal relate to an application for conservation area consent?	YES / NO
11.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	~~YES~~ / NO Grade I / II* / II
b. Would the proposed development affect the setting of a listed building? If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	~~YES~~ / NO
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO
13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	~~YES~~ / NO
b. If YES, was English Heritage consulted? Please attach a copy of any comments.	YES / NO
14.a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	~~YES~~ / NO
b. Are any protected species likely to be affected by the proposals? If YES, please give details.	~~YES~~ / NO

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

a	Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~ / NO Sch1 Sch 2 col 1
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?	~~YES~~ / NO
c.	Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.	~~YES~~ / NO

		Number of Documents Enclosed	N/A
d.	Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	2	
e.	Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f.	A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g.	Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h.	Details of any other applications or matters you are currently considering relating to the same site;		✓
i.	**For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***	3	
j.	Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k.	Any other relevant information or correspondence you consider we should be aware of.		✓

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by?	22/08/02	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	18	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / ~~NO~~	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.	YES / NO	
b. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

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

Signature: _____ on behalf of Wokingham Unitary ~~Council~~

Date sent to us and the appellant 25/07/02 Our Ref: F/2002/55888

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

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HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 19 February 2002

Application Number: F/2002/5888

Proposal: Proposed erection of four flats and two storey rear extension to existing dwelling.

Parish: WOODLEY TOWN

Site Address:
2, Wingate Road, Woodley, Reading.

Applicant:
S Summerfield C/O Day Tanner P/Ship.

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).

1/ C049, R049.

2/ C122, R122.

3/ C140 (AMEND: accesses) (INSERT: 6 metres), R140.

4/ C137 (INSERT: flats), R137.

5/ C131 (AMEND: accesses), R131.

6/ C129, R129.

Signed: _____ **Print name:** Adam 21/02/02

Date: 22 May 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/5888

Location: 2, Wingate Road, Woodley, Reading.

Proposal: Proposed erection of four flats and two storey rear extension to existing dwelling.

Applicant: S Summerfield C/O Day Tanner P/Ship.

Case Officer: Heidi Lynch

The new plans show the following: Site plan, elevations, floor plans, plans & elevations. Drawing nos: 1409/06A, 1409/05A, 1409/04A, 1409/03A.

Comments are required by 01/06/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

1, C049, R049

2, C122, R122

3, C140 (AMEND: accesses) (INSERT: 6 metres), R140

4, C137 (INSERT: floods), R137

5, C131 (AMEND: accesses), R131

6, C129, R129

7 C135, R135

NO7

AC 30/05/02

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

1.4.02 The District Council is particularly concerned to promote a high standard of design in new development, and to ensure that new buildings are responsive to their location. This means that new buildings need to be appropriate in terms of their function, siting, scale, form, massing, materials, colour and texture in their relationship with adjoining buildings and sites. Accordingly, new buildings will be expected to make an acceptable and positive contribution to the built environment. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers. In addition, developments that incorporate public access should accommodate sculptures or other works of art to provide visual interest, where this is considered appropriate by the local planning authority. For the particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

1.4.03 In the case of schemes proposing more than one building, regard will be paid to the impact of the development over a wider area, involving an assessment of criteria additional to those referred to in paragraph 1.4.02 above. Accordingly, schemes should relate to the 'grain' of the area, and take account of their effect on the skyline, pedestrian and vehicular movements in the area, vistas, safety and environmental constraints. Where large sites exist which would significantly affect the urban fabric urban design briefs/appraisals will be prepared or required to establish the wider context within which applications will be considered.

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:

(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA;

B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK;

(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.

❖ LBE2 INAPPROPRIATE DESIGN

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY VIRTUE OF ITS ING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

1.4.04 Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but also to seek opportunities to enhance the quality of the built environment.

1.4.05 Often the more attractive and successful an environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

1.4.06 In some areas, district and local shopping centres in particular, where large scale redevelopment has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric surrounding the buildings may be sufficient to rejuvenate the area as a whole.

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

SEEK TO ENSURE GOOD DAYLIGHTING CONDITIONS AND ADEQUATE SUNLIGHT PENETRATION TO BOTH NEW AND EXISTING DEVELOPMENT.

1.4.08 The effects of noise nuisance is an important consideration. In the case of residential development the location and siting of new dwellings should normally be such as to ensure that the facade noise level to any dwelling does not exceed 65dB(A) on the L10 18 hour index from traffic noise and 60dB(A) (24 hour Leq) from railways. This may not always be achievable, particularly in central locations and, therefore, in the case of any new dwelling likely to be affected by higher noise ratings, it is essential that the building is designed so that the internal noise level with windows closed does not exceed 40dB(A) on the L10 18 hour index. In the case of new buildings whose occupiers might create noise adequate soundproofing measures will be required. Specific policies concerning noise pollution are contained in the Replacement Structure Plan for Berkshire (Policies EN15 & EN16).There are also relevant powers under the Building Regulations. For these reasons there is no additional policy in this plan.

1.4.09 .There is provision under the Noise Insulation Regulations 1975 for sound insulation to be provided by the Departments of Environment and Transport, in certain circumstances, to existing residential properties which are subjected to road traffic noise level increases. Where a new road or other development is to be constructed which will give rise to an increase in road traffic noise in excess of the levels in the Regulations, the costs of sound insulation to existing properties and the provision of noise absorbing barriers should be borne by the developer.

ACCESS FOR DISABLED PERSONS

1.4.10 The arrangement of the built environment is of crucial importance for those sections of the community who are physically disabled and who wish to conduct as independent a life as possible. Although our towns and cities have not been built with regard to the needs of disabled people, about one person in twenty has some form of permanent or temporary disability which makes mobility difficult and reduces their opportunities to use the built environment as fully as possible.



1.4.11 Current legislation requires that all public buildings make provision for adequate means of access for the disabled. Developers' attention is drawn to two publications:

(i) the British Standards Institution 'Code of Practice for Access of the Disabled to Buildings' (BS5810:1979), and

(ii) Design Note 18 'Access for Disabled People to Educational Buildings' (1984).

These specify the requirements for providing means of access for disabled people to buildings which are open to the public. Together with the internal layout and immediate access to buildings, the layout of parking and pedestrian facilities and their surfaces should be considered as an integral part of the design required for enabling ease of access by the disabled.

❖ *LBE6 ACCESS FOR DISABLED PERSONS IN NEW DEVELOPMENT*

PLANNING APPLICATIONS WILL BE ASSESSED AGAINST THE REQUIREMENT TO PROVIDE ADEQUATE MEANS OF ACCESS FOR DISABLED PERSONS.

STREET FURNITURE

1.4.12 Many elements of the built form have an important effect upon the quality and appearance of the built environment. The design, quality and materials of items such as bus shelters, rubbish bins, and seating frequently invade the built environment to its detriment. It is essential that due consideration is given to items of street furniture to ensure that they do not adversely affect the character or appearance of the built up areas. In appropriate cases it may also be necessary to adopt a process of rationalisation of existing street furniture to reduce clutter.

❖ LBE7 STREET FURNITURE

THE DISTRICT COUNCIL WILL SEEK A HIGH STANDARD OF STREET FURNITURE COMPATIBLE WITH THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IN CONSERVATION AREAS PARTICULAR CARE WILL BE TAKEN TO ENSURE THAT STREET FURNITURE IS APPROPRIATE IN TERMS OF MATERIALS, COLOUR, DESIGN AND LOCATION.

TREES AND LANDSCAPING

1.4.13 The built environment can be considerably enhanced by the presence of trees and shrubs. They not only 'green' an area but soften and give scale to hard urban environments. In addition they are often features of beauty in themselves and therefore have an important design role to fulfil. In new developments this role is apparent in that trees immediately give some sense of 'establishment' to what are often raw new urban forms, and this helps to integrate the new with the old. Accordingly trees can help create a sense of place. Native species of trees and shrubs are particularly valuable since they help to maintain levels of wildlife in urban areas. They should be retained and introduced in landscaping schemes where possible and appropriate.

1.4.14 Trees which make a significant contribution to the visual scene can be safeguarded by the making of Tree Preservation Orders under Section 198 of the Town and Country Planning Act 1990. Failure to comply with the orders can lead to the imposition of fines as well as requiring replanting with appropriate species. The District Council will require full tree surveys in proposals for the development of sites which currently enjoy tree or hedgerow cover.

1.4.15 Landscaping does not apply only to trees and shrubs. These are the 'soft' components of landscaping which also possesses a 'hard' element e.g. paving schemes (floorscape), boundary features etc. Hard landscaping can be equally important in helping to establish the identity of a locality. Landscaping (hard or soft) should always be considered as an integral part of a development rather than as an afterthought. Thought should be given to landscape design at the outset of the total design process. If treated as an afterthought, landscaping can seem ill-considered and ineffective. Completeness through design is considered as the most appropriate approach. The timing of the provision of landscaping in relation to development will also be an important factor in achieving the integration of new development into its surroundings.

❖ LBE8 LANDSCAPING OF NEW DEVELOPMENT

THE DISTRICT COUNCIL WHEN CONSIDERING PLANNING APPLICATIONS WILL SEEK TO ENSURE THE ENHANCEMENT OF THE SITE BY APPROPRIATE LANDSCAPING AND WILL HAVE FULL REGARD TO THE NEED FOR CONSERVATION OF EXISTING LANDSCAPE FEATURES ESPECIALLY TREES AND HEDGEROWS. GENERALLY, APPLICATIONS FOR LARGE SCALE DEVELOPMENT MUST BE ACCOMPANIED BY A DETAILED LANDSCAPE SURVEY, TOGETHER WITH A PROPOSED LANDSCAPING SCHEME AND MANAGEMENT PLAN.

❖ LBE9 EXISTING TREES

WHERE INDIVIDUAL TREES, GROUPS OF TREES OR AREAS OF WOODLAND ARE UNDER THREAT AND ARE CONSIDERED TO BE OF PARTICULAR

1.2 HOUSING



INTRODUCTION

1.2.01 In 1991 there were 31,860 households in the plan area of which about 85% were in privately owned accommodation, a further 8% in local authority property and the remainder in privately rented accommodation. The number of households in the plan area is likely to increase given the take up of existing commitments, the development of sites proposed in this Plan and the trend towards smaller household sizes. In 1991 very few dwellings within the plan area lacked one or more of the basic amenities. There are few houses in the plan area which are unfit for human habitation or in serious disrepair.

1.2.02 The two major developments in the plan area at Lower Earley and Woodley Airfield are now nearing completion. In accordance with the requirements of the Central Berkshire Structure Plan land was allocated for housing development at Winnersh Farm, Winnersh (150 houses), south of Waltham Road, Twyford (200 houses) and west of Park Lane, Charvil (120 houses). These sites are now included within the built-up area. Other major housing commitments (at March 1992) in the Plan area are land at Reading Road, Winnersh, Broad Hinton, Twyford and Culver Lane, Earley.

1.2.03 Policy H1 of the Replacement Structure Plan for Berkshire states that provision will be made during the plan period (1984 to 1996) for 12,600 dwellings in Wokingham District. In order to ensure the existence of a five year land supply for residential development (in accordance with Planning Policy Guidance Note 3), sites have been identified for the period up to 1998.

1.2.04 Policy H2 of the Replacement Structure Plan states that a main new area for housing provision will be at Winnersh. Details of the housing provision to be made in this main new area are given in Chapter 2.4 of this plan.

1.2.05 In addition to the main new area for housing, Policy H3 of the Replacement Structure Plan states that part of the housing provision will be by continued development in appropriate locations, through infilling, rounding off, redevelopment and the development of unused or vacant land within settlements. Sites over 0.4 hectare in size for this type of development are identified in Policy LH2 of this plan.

1.2.06 In recent years a significant amount of housing development has taken place on small plots of land (generally of less than 0.4 hectare) which have not been specifically earmarked for house-building by the planning authority. Proposals for development, especially on smaller sites, are brought forward in response to a variety of local circumstances reflecting individual opportunities and needs, and they arise in most of the built-up areas at one time or another. It is clear that the demand for this form of development will continue and recognition of such a demand is essential in any provision which is to be made for future development. Such development allows for an increase in the diversity of housing in a particular settlement area.

1.2.07 Only a proportion of the housing provision is met by the allocation of specific areas of land for development. The remainder is provided for through the inclusion of policies which

allow some development to occur in the identified settlements on unidentified sites in response to needs and opportunities identified by landowners and developers. It is estimated that a further 781 dwellings will be provided in the District on such sites between 1992 and 1998. Details of the basis for this estimation are given in Local Plan Working Paper Four which is available separately from this plan.

❖ LH1 HOUSING DEVELOPMENT ON UNIDENTIFIED SITES

WITHIN THE IDENTIFIED SETTLEMENTS RESIDENTIAL DEVELOPMENT IN THE FORM OF INFILLING, ROUNDING OFF AND DEVELOPMENT GENERALLY WILL BE CONSIDERED FAVOURABLY SUBJECT TO LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS PLAN. IN VIEW OF THE SENSITIVITY OF SUCH PROPOSALS AND THEIR POTENTIAL IMPACT THE PREPARATION OF A DEVELOPMENT BRIEF WILL NORMALLY BE NECESSARY IN BRINGING FORWARD SCHEMES ON SITES OVER 0.4 HECTARE. ON SITES OVER 0.4 HECTARE, AN ELEMENT OF AFFORDABLE HOUSING WILL BE SOUGHT IN ACCORDANCE WITH POLICY LH8.

IN INTERPRETING THIS POLICY, THE DISTRICT COUNCIL WILL PARTICULARLY WISH TO ENSURE THAT THE FOLLOWING CRITERIA (WHICH ARE AMPLIFIED IN OTHER POLICIES WHERE INDICATED) ARE COMPLIED WITH:

(A) THE PROTECTION OF OPEN AND WOODED AREAS, GAPS AND GARDEN AREAS WHICH ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT CONCERNED (POLICY LTV6 AND VARIOUS SPECIFIC POLICIES);

(B) NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA (POLICIES LTV6, LBE1 & LBE2);

(C) NO SIGNIFICANT ADVERSE EFFECT ON SETTLEMENT BOUNDARIES AND THE SURROUNDING COUNTRYSIDE (POLICY LTV5);

(D) NO LOSS OF PUBLIC OPEN SPACE OR RECREATIONAL FACILITIES (POLICY LR4);

(E) THE PROVISION OF ADEQUATE GARDEN AREAS, SPACE ABOUT BUILDINGS AND OFF-STREET PARKING FOR ALL NEW DWELLINGS;

(F) THE PRESENCE OF ADEQUATE LOCAL HIGHWAY CAPACITY TO CATER FOR TRAFFIC GENERATED BY THE DEVELOPMENT.



1.2.08 The housing requirement for the five year period to 1998 is based on the provision required by the Approved Structure Plan until 1996, and thereafter on that required by the provision to be made in the Draft Deposit Structure Plan. This gives a total requirement 1992-98 of 3590 units for Wokingham District. Of the total provision (1984-98) some 9630 had been built by March 1992. Permission had also been granted for a further 1785 dwellings on that date and commitments had been entered into subject to legal agreements, for a further 257 dwellings. Together with the 781 houses to be provided on unidentified sites a total of 12229 dwellings have been provided for (taking into account non-implementation of unidentified sites and Lower Earley). Therefore, in the entire District, sites remain to be identified for 991 dwellings.

1.2.09 Sites for 336 dwellings are to be included in the South East Area Local Plan, and 726 additional dwellings have been identified in this Local Plan. This totals 1062 dwellings - more than the requirement to allow for non-implementation of any sites. The total for this Plan area is made up of 470 dwellings to be developed as the main area

nure and size of dwellings are not normally nsidered to be land-use matters. Site aracteristics though can influence the type of velling that can be provided, e.g. dense housing an urban situation, large dwellings in extensive ounds in village fringe locations, sheltered ousing in communal grounds. Further the District ouncil, with its resources of information can dvise residential developers about the types of ousing required in the Plan area. This information as to be regularly updated as the housing situation hanges over time. The District Council is nonitoring housing need and is carrying out a ousing needs survey in the Spring of 1993.

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

a) existing commitments for residential development;

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

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

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

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

1.2.25 At present the main housing needs are for more:

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

b) dwellings to rent;

c) low-cost dwellings of various sizes.

❖ LH7 HOUSING NEEDS

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

1.2.26 Planning Policy Guidance Note 3 gives advice on the provision of low-cost housing. The District Council has given consideration to this matter. The guidance states that a community's need for affordable housing is a material planning consideration which may properly be taken into account in formulating development plan policies. The need for such housing in Wokingham District is clear from the evidence in the Council's Housing Strategy statement and is likely to be confirmed in the forthcoming needs survey (Spring 1993). Where there is a demonstrable lack of affordable housing, it can be provided and will be sought within housing developments on a substantial scale. In Wokingham District such sites are considered to be over 0.4 hectare in extent. Within the provisions of Policy LPS1 though, smaller sites will also make a contribution. Guidance is that in the absence of development sites on a sufficient scale special provision can be made under the rural 'exceptions' scheme. In view of the needs the Council has made limited provision for such exceptions in policy.

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

❖ LH8 VARIETY OF HOUSING

ON SITES OVER 0.4 HECTARE THE DEVELOPMENT SHOULD INCORPORATE A REASONABLE MIX AND BALANCE OF HOUSE TYPES AND SIZES TO CATER FOR A RANGE OF HOUSING NEEDS INCLUDING THAT FOR AFFORDABLE HOUSING. BEFORE GRANTING PLANNING PERMISSION, THE PLANNING AUTHORITY WILL SATISFY ITSELF THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING

WILL BE ENJOYED BY SUCCESSIVE AS WELL AS BY INITIAL OCCUPIERS OF THE PROPERTY. IN CONSIDERING PLANNING APPLICATIONS AND PREPARING DEVELOPMENT BRIEFS PARTICULAR CONSIDERATION WILL BE GIVEN TO THE NEED TO ACHIEVE A RANGE OF HOUSING DENSITIES AND DWELLING SIZES IN ORDER TO PROVIDE THE OPPORTUNITY FOR LOWER COST AND SMALLER [ONE AND TWO BEDROOMED] DWELLINGS.

❖ LH9 PROVISION OF AFFORDABLE DWELLINGS BY EXCEPTIONS

AS AN ADDITIONAL PROVISION TO THAT CONTAINED IN POLICY H1 OF THE REPLACEMENT STRUCTURE PLAN FOR BERKSHIRE PERMISSION WILL BE GRANTED ON LAND ON WHICH HOUSING WOULD NOT NORMALLY BE PERMITTED UNDER THE PROVISIONS OF POLICIES LH1 AND LH2 FOR AFFORDABLE DWELLINGS IN RESPONSE TO PROVEN LOCAL NEED SUBJECT TO:

i) THE DEVELOPMENT BEING WITHIN OR ON THE EDGE OF AN IDENTIFIED SETTLEMENT IN THE FORM OF INFILLING, ROUNDING OFF OR REDEVELOPMENT;

ii) LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS LOCAL PLAN BEING MET;

iii) THE DWELLINGS BEING OCCUPIED SOLELY BY THOSE WHO ARE RESIDENTS OF THE DISTRICT PRIOR TO OR ON THE DATE OF GRANTING PLANNING PERMISSION;

iv) THE OCCUPATION OF THE DWELLINGS BEING CONTROLLED IN THE LONG TERM TO ENSURE THAT SECOND AND SUBSEQUENT OCCUPIERS' NEEDS FALL WITHIN THE PROVISIONS OF THE POLICY;

v) THE DWELLINGS BEING 'AFFORDABLE'. SUCH DEVELOPMENT WILL BE PRIMARILY UNDERTAKEN BY HOUSING ASSOCIATIONS AND WILL NORMALLY BE SUPPORTED BY THE DISTRICT COUNCIL IN ITS ROLE AS AN ENABLER OF LOW COST LOCAL HOUSING NEEDS PROVISION.

DEVELOPMENT ON THE EDGE OF SETTLEMENTS WILL BE SMALL IN SCALE, NOT NORMALLY EXCEEDING TEN DWELLINGS OR 0.4 HECTARE IN SIZE. IT SHOULD BE IN LOCATIONS THAT DO NOT INTRUDE INTO OPEN COUNTRYSIDE, THAT ARE NOT ESSENTIAL TO THE SEPARATION OF SETTLEMENTS AND WHICH CAN BE DEVELOPED WITHOUT AN ADVERSE EFFECT ON THE CHARACTER OR SETTING OF THE SETTLEMENT. IN ALL CASES THE DISTRICT COUNCIL WILL ENSURE THAT DEVELOPMENT RESPECTS THE SCALE AND CHARACTER OF THE SITE AND ITS SURROUNDINGS, AND THAT THE GENERAL CRITERIA APPLYING TO NEW HOUSING SITES INCLUDED IN POLICY LH1 ARE COMPLIED WITH.

BEFORE GRANTING PLANNING PERMISSION, THE PLANNING AUTHORITY WILL SATISFY ITSELF THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING WILL BE ENJOYED BY SUCCESSIVE AS WELL AS BY INITIAL OCCUPIERS OF THE PROPERTY.

1.1 TOWNS, VILLAGES AND RURAL AREAS



BACKGROUND

1.1.01 The area's locational advantages, together with its previous designation as a major growth area have resulted in both an intensification of development within built up areas and considerable extensions to the limits of settlements with a consequent erosion of the countryside and excessive pressures being exerted on existing services and infrastructure.

1.1.02 The District Council supports the County Council's aim of achieving a decrease in housebuilding rates to prevent progressive urbanisation and a deterioration of the environment and to enable problems with service provision and infrastructure to be dealt with. The Secretary of State's acknowledgement that the central part of Berkshire should no longer be regarded as a major growth area is particularly welcomed. Such considerations form the basis for the general policies outlined in this chapter of the plan.

THE EVOLUTION OF SETTLEMENTS

1.1.03 The plan area contains a number of settlements of varying history, ranging from Sonning which is believed to have been in existence as far back as the seventh century to Lower Earley for which outline planning permission was granted in 1977 and which is now nearing completion. The role of many of the settlements within the Loddon area has changed over time, and with it, the rate of growth; for example, Twyford remained an agriculturally based settlement until the opening of the Great Western Railway in the 1840's. The inter and post war periods have seen a marked increase in the rate of growth of many of the settlements, some of that growth occurring in the unfortunate form of ribbon development along highways. The policies contained in this plan have been formulated to prevent such environmentally damaging development occurring in the future.

DEFINITION OF IDENTIFIED SETTLEMENTS

1.1.04 The definition of rural areas is dependent on the definition of settlements and vice versa. The Loddon area is characterised by settlements of varying size and nature. Some settlements involve very few properties and/or are dominated by areas of undeveloped rural land causing them to be characterised by a loose settlement pattern. Such villages often possess a number of basic services, such as a school or church although these are rarely confined to serving the population of the village. The open nature of these villages presents many opportunities for further development in the form of filling in the gaps. However, it is considered that if such development were to occur, the existing special character of these villages would be detrimentally affected. For the purposes of this

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

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

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

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

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

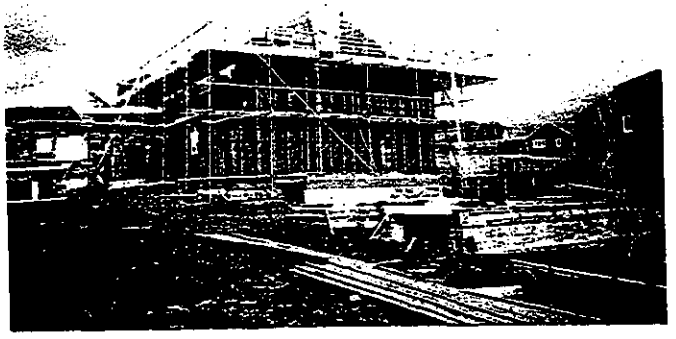
❖ LTV1 'IDENTIFIED SETTLEMENTS'

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

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

LIMITING THE SPREAD OF DEVELOPMENT

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



❖ LTV2 DEVELOPMENT IN RURAL AREAS

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

REQUIRED AS A RESULT OF NEW DEVELOPMENTS, SUBJECT TO THERE BEING NO SIGNIFICANT ADVERSE ENVIRONMENTAL EFFECT. ELSEWHERE IN THE PLAN AREA THE DISTRICT COUNCIL WILL SUPPORT ROAD AND JUNCTION IMPROVEMENTS WHERE CONSIDERED NECESSARY, AND WHERE LOCALISED OR RESULTANT ADVERSE ENVIRONMENTAL EFFECTS WILL NOT OCCUR.

THE FOLLOWING MAY BE SUBJECT TO IMPROVEMENT WORKS:

A329/FOREST ROAD: Junction improvement
BETCHWORTH ROAD/WILDERNESS ROAD, EARLEY: Junction improvement
LODDON BRIDGE ROAD/CROCKHAMWELL ROAD, WOODLEY: Junction improvement
LODDON BRIDGE ROAD/HEADLEY ROAD: Modification to roundabout
A329 WOKINGHAM ROAD/WILDERNESS ROAD: Junction improvement
SONNING LANE/A4 BATH ROAD: Junction improvement
WINNERSH CROSSROADS: Improvement
ARBORFIELD CROSS: Junction improvements with A327
BUTTS HILL ROAD BRIDGE OVER RAILWAY: Provision of footbridge
B3349 BARKHAM BRIDGE: New bridge with road realignment
ELM ROAD, EARLEY: Realignment
ELM ROAD/PEPPER LANE: Roundabout improvement
A327 GREENSWARD LANE: Improved alignment.

❖ LT5 ROAD SAFETY

THE DISTRICT COUNCIL WILL URGE THE HIGHWAY AUTHORITY TO TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING :

A) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS;

B) GIVING HIGH PRIORITY TO HIGHWAY IMPROVEMENTS THAT WILL REDUCE ACCIDENTS;

C) ENSURING THAT ALL HIGHWAY INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY;

D) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT.

CAR AND MOTORCYCLE PARKING

1.8.10 The increase in the number of cars in the area through growth and high car ownership rates has lead to an increase in demand for parking spaces in shopping centres in the area placing existing facilities under pressure. The District Council recognises the need for car parking in order to maintain the viability of some centres. However new public car parking has environmental implications and may not be acceptable in some more sensitive areas particularly if it is decked.



❖ LT6 PARKING PROVISION

THE DISTRICT COUNCIL WILL SEEK THE PROVISION OF APPROPRIATELY LOCATED PARKING FACILITIES AND CAR PARKING IN ACCORDANCE WITH THE DISTRICT COUNCIL'S ADOPTED STANDARDS, TO BE PROVIDED EITHER IN CONJUNCTION WITH NEW DEVELOPMENT OR BY OBTAINING AN APPROPRIATE LEVEL OF COMMUTED PAYMENT WHERE THERE IS AN INTENTION TO PROVIDE, OR AN IDENTIFIED NEED FOR, PUBLIC PROVISION.

Note 1: The sum required per parking space by way of a commuted payment will be regularly reviewed.

Note 2: The District Council's adopted parking standards are attached as Appendix 1.

1.8.11 Motorcycles are often informally parked on parts of the highway not used by pedestrians or vehicles. It is recognised that motorcycles are a convenient and efficient form of travel, and that motorcycle owners generally prefer highly visible locations for the parking of their vehicles. As more of the carriageway and traffic islands are reclaimed for the pedestrian it will be necessary to ensure that adequate parking for motorcycles is retained.

❖ LT7 MOTORCYCLE PARKING

THE DISTRICT COUNCIL WILL SEEK APPROPRIATELY LOCATED MOTORCYCLE PARKING FACILITIES.

PEDESTRIANS

1.8.12 In general more vehicular traffic makes journeys by foot less pleasant and in some cases more dangerous. In older villages and towns in the plan area pavements are often narrow, can be uneven and are sometimes non-existent. The total exclusion of traffic is rarely achievable or desirable and the District Council is constrained at all times by the existing layout of the built environment.

1.8.13 In some more recent housing developments the segregation of pedestrian and vehicular traffic has not been successfully implemented with the result that pedestrians have nominated to walk along busy distributor roads either within the road itself or on the verge. The principal footpaths that have been provided within estates are often indistinguishable from other lesser footpaths and poorly signposted. If a segregated system of footpaths and roads is to be successful then footpaths must be direct, convenient, well lit and safe and have a clear hierarchy and signposting so that principal footpaths and their destinations are clearly recognised.

❖ LT8 PEDESTRIAN ROUTES

THE DISTRICT COUNCIL WILL SEEK TO SECURE CLEAR, DIRECT, WELL SIGNPOSTED, SAFE AND CONVENIENT ROUTES FOR PEDESTRIANS WITHIN NEW AND EXISTING DEVELOPMENT AND IN ADVANCE OF THE OCCUPATION OF NEW DEVELOPMENT. THE DISTRICT COUNCIL WILL ALSO SEEK PROVISION FOR PEDESTRIANS IN NEW ROAD SCHEMES AND TRAFFIC MANAGEMENT MEASURES.

CYCLING

1.8.14 Cycling is an increasingly popular method of transport, providing an efficient and easy means of travel in congested areas. It is also an important source of recreation. Cycles are particularly valuable as a means of travel to work and school and for transport over shorter distances. Heavily trafficked and congested roads can deter their use particularly where no separate cycleway or road spaces is provided. Where major road improvements take place, where possible, specific provision will be made for cyclists, as at the Loddon Bridge Roundabout improvement.

1.8.15 Considerable attention has been given nationally in recent years to the need to promote cycling as a regular mode of transport and a cycle lane has been established along the A4, principally to take school children safely from Sonning to the Wargrave Piggott School. In addition the more recent major housing and commercial developments in the area have been provided with segregated routes and opportunities exist to link those areas together. Where possible new routes could be formed through the areas of public open space between Woodley and Winnersh Triangle, and Lower Earley and Winnersh Triangle.

1.8.16 The Replacement Structure Plan requires that account should be taken of the particular needs of cyclists when designing new roads and road improvements and this will apply to any major developments in the plan area. Such provision will not necessarily involve the creation of separate cycle routes, but may include dropped kerbs, signing and cycling priority measures. To encourage the use of cycles as a convenient and efficient form of travel within the plan area, it will

APPENDIX I - VEHICLE PARKING STANDARDS

VEHICLE PARKING STANDARDS

The following standards have been prepared and published by Berkshire County Council as a part of its Design Guide - Highway Aspects of Development Control and have been adopted for use in Wokingham District by the District Council. In interpreting and assessing proposals against the standards the District Council will normally consult the Highway Authority.

INTRODUCTION

1.1 These standards indicate the minimum amount of parking space which the Highway Authority considers necessary to accommodate vehicles parked at places of residence, business, or leisure, at peak times.

1.2 The lack of provision of parking space can result in parking on the highway, which adversely affects the flow of vehicles and the safety of all road users.

1.3 Where planning applications are made for new development, extensions to existing development, and changes of use, the proposed parking facilities will be considered on their merits, using these standards for guidance.

GENERAL INFORMATION

2.1 TOWN CENTRES Where a town centre parking policy has been approved by the District and County Councils, usually as part of a local plan, the policy will take precedence over these parking standards. Town centre parking requirements are at present being reviewed by the County and District Councils.

2.2 OPERATIONAL PARKING Where as part of parking policy, employees' parking can be accommodated within public car parks, provision for visitors' cars and service vehicles only will be required on site at a level determined in a local plan.

2.3 DISABLED PARKING Specific provision for disabled parking has been incorporated in the standards.

2.4 MULTIPLE USES Where a site has more than one existing and/or proposed use, the requirement for each use will be assessed separately. In cases where there is little likelihood of uses being carried out concurrently, shared use of parking areas will be permitted.

2.5 DEVELOPMENT NOT SPECIFICALLY INCLUDED IN LIST OF USES Where a type of development is proposed which is not included in these standards, the parking requirement will be assessed taking into account the information submitted with the application, site and locality characteristics and experience of similar developments.

2.6 MINIMUM SIZE OF PARKING SPACES

a) Car space 4.8m x 2.4m.
b) Garage space 5m x 2.5m (internal).
c) Where the space is a garage drive, the distance from the face of the garage to the highway boundary shall be a minimum 6m, or a minimum 7m from the face of the garage to the carriageway edge on accessways.
d) Lorry space 16m x 3.5m. This may be relaxed where the unit of development is unlikely to attract long vehicles.

2.7 LAYOUT OF PARKING SPACES

The layout of car parking spaces will comply with the Housing Development Note VII, Parking in New Housing Schemes parts 1 and 2 (published by the Department of the Environment HMSO 1977).

Manoeuvring space for lorries will be considered for each site, individually, account being taken of operational requirements and the class of development applied for. Design geometry should have regard to the advice contained in "Designing for Deliveries" (Freight Transport Association Ltd 1978).

2.8 REVIEW OF STANDARDS The assessment of space required for the parking of vehicles at home and places of business and leisure are continually reviewed in the light of the findings of parking studies, and to meet changing circumstances.

2.9 The information contained in this document supersedes the standards previously approved by the County Council.

TABLE I RESIDENTIAL

Type of Dwelling	Nature of Parking Facility	Standard - Minimum Number of Spaces
1 bedroom units and bedsits.	a) All spaces assigned to dwelling. b) One space assigned remainder communal. c) All spaces communal.	2.0 per unit 1.75 per unit 1.5 per unit
Other dwelling units (2 or more bedrooms).	a) All spaces assigned to dwelling. b) One space assigned remainder communal. c) All spaces communal.	2.0 per unit 2.0 per unit 1.75 per unit One additional parking space shall be provided per bedroom per dwelling for each bedroom in excess of three bedrooms.
Elderly persons (frail and dependant) and nursing homes.	All spaces communal.	0.25 per resident plus 1.0 for each permanent staff member plus 2.0 for warden accommodation/ each residential unit.
Sheltered and other accommodation specifically designed for and occupied by elderly persons.	All spaces communal.	0.75 per unit depending on nature of scheme proposed plus 2.0 for warden accommodation/ each residential unit. (This Authority's standard is 1-1.5 per unit).

Notes: (i) The pedestrian route between the nearest parking space and the dwelling entrance should normally be shorter and more convenient to use than would be the case if parking were on the carriageway or accessway.

Additional Notes: Table 1 does not include full provision for off-street visitor parking and when the road layout makes it undesirable for on-street parking to occur additional off-street parking will be required at a ratio of one parking space per four dwellings.

TABLE 2 COMMERCIAL/INDUSTRIAL DEVELOPMENT AND PLACES OF ENTERTAINMENT, WORSHIP AND MEDICAL

USE (Use Classes Order No)	ONE CAR SPACE Per (gfa = Gross Floor Area)	MINIMUM NO. OF CAR SPACES	LORRY PARKING SPACE
Business (Use Classes Order B1)	25m² gfa	2	C.O.M.
General and Special Industrial (Use Classes Order B2-B7) Up to 235m² Over 235m²	 25m² gfa 50m² gfa	 2 10	 1 minimum 1 per 500m² gfa
Storage and Distribution (Use Classes Order B8) a) First 235m² b) Additional floor space	 25m² gfa 200m² gfa	 2	 1 minimum 1 per 500m² gfa up to 2000m² then 1 per 1000m²
Shops, Financial and Professional Services (Use Classes Order A1-A2) Up to 1000m² 1000m²-2000m² Over 2000m²	 30m² gfa 20m² gfa 10m² gfa	 1	 C.O.M. 1 min. plus 1 per 500m² gfa 1 per 1000m² above 2000m²
(NB. These to be applied to the total floor area eg. a parade of shops)			
Retail Warehouse (Non Food over 1000m²)	20m² gfa		1 per 500m² gfa
Hotels, Guest Houses and Bed and Breakfast Establishments (Use Classes Order C1)	a) Hotels (C1) 1 car parking space per bedroom 1 car parking space per 5m² of nett floor area applied to restaurants, bars, lounges and conference rooms.		

Notes: (i) C.O.M. = considered on individual merit of proposal

TABLE 2 (CONTINUED)

USE (Use Classes Order No)	ONE CAR SPACE Per (gfa = Gross Floor Area)	MINIMUM NO. OF CAR SPACES	LORRY PARKING SPACE
	b) Guest Houses and Bed and Breakfast Establishments (C1). It is considered that the requirements should be calculated differently to hotels and the standard is as follows: 1 car parking space per guest bedroom 1 car parking space per full time equivalent member of staff		
Food and drink (Use Classes Order A3)	c) Restaurants and bars (A3) It is considered that it is more appropriate to apply standards to the nett floor area of the building and the standard is as follows: 1 car parking space per $3m^2$ nett floor area available for customers' use.		
Places of Worship (Use Classes Order D1)	$10m^2$ gfa		
Places of Entertainment and sports facilities (Use Classes Order D2)	$5m^2$ gfa Parking for sports facilities to be determined on their merits		
Hospitals/Clinics	3 beds plus 1 space per 2 members of staff		
Surgeries	1 member of staff (all categories) plus 3 spaces per 1 consulting room		

TABLE 3 EDUCATIONAL			
TYPE OF SCHOOL	**REQUIREMENTS (F.T.E. = FULL TIME EQUIVALENT)**	**NO. OF CAR PARKING SPACES**	**MINIMUM NO. OF CAR SPACES**
Primary School	Per 1 member of staff (F.T.E.) Plus per school	1 3	3 3
Secondary School	Per 1 member of staff (F.T.E.) Plus per school	1 8	8
ther Education	Per 1 member of teaching staff (F.T.E.) Per 3 members of non-teaching staff Per 3 students	1 2 1	
Hall of Residence	Per 2 staff Plus per 6 students	1 1	
Libraries	Per 30m² gfa	1	3
...se / School ...y Group, Crèche	Per 1 member of staff (F.T.E.)		

Notes: (i) For each facility provision should be made for the dropping off, waiting for and picking up of pupils by car (primary schools) and by car and coach (secondary schools). This shall include a facility for vehicles to turn without reversing.

(ii) Hard play areas should be sited and constructed with a view to their use as overflow car parks outside normal school hours.

(iii) In a situation where the principle of access is acceptable but on-street parking is not, additional on-site parking spaces will be required as follows:-

A) Nursery with small period of attendance for all children - 1 per 3 children.
B) Nursery with varying hours of attendance to suit parents - 1 per 6 children.
C) Primary and Secondary Schools - considered on merit.

TABLE 4 VEHICLE SALES AND SERVICE STATIONS			
USE	**NO. OF CAR PARKING SPACES**	**MINIMUM NO. OF SPACES**	**LORRY PARKING SPACE**
Employees	0.5		
Forecourt Car Sales per 10 cars displayed	1	2	
Showroom	C.O.M.		
Workshops per service bay	3		
Shop in excess of 20m² For every 20m²	1		

Notes: (i) The space required for ancillary vehicles and other uses such as driving schools and car hire will be considered on merit.

(ii) Where there is to be provision for the servicing of vehicles other than cars, each case will be considered on merit taking into account the type of vehicle to be serviced and nature of servicing.

(iii) The operational area of the forecourt shall be kept free of any form of parking.

(iv) Parking provision will be in addition to display areas for car sales and service bays.

(v) C.O.M. = considered on the individual merit of a proposal.

DISABLED PARKING PROVISION

Any development likely to give rise to a demand for access by disabled persons will be required to provide adequate disabled parking facilities to the standard detailed below. Such provision should be located close to an entrance accessible to disabled persons and the connection between such entrance and disabled parking spaces shall allow for uninterrupted access by wheelchair users. Dimensions and layout requirements for disabled parking bays are as shown below.

1. Employment - Generating Developments with no normal Public Access

1 (disabled space) per 25 car spaces up to 100 car spaces
1 for every additional 100 car spaces thereafter (or part thereof)

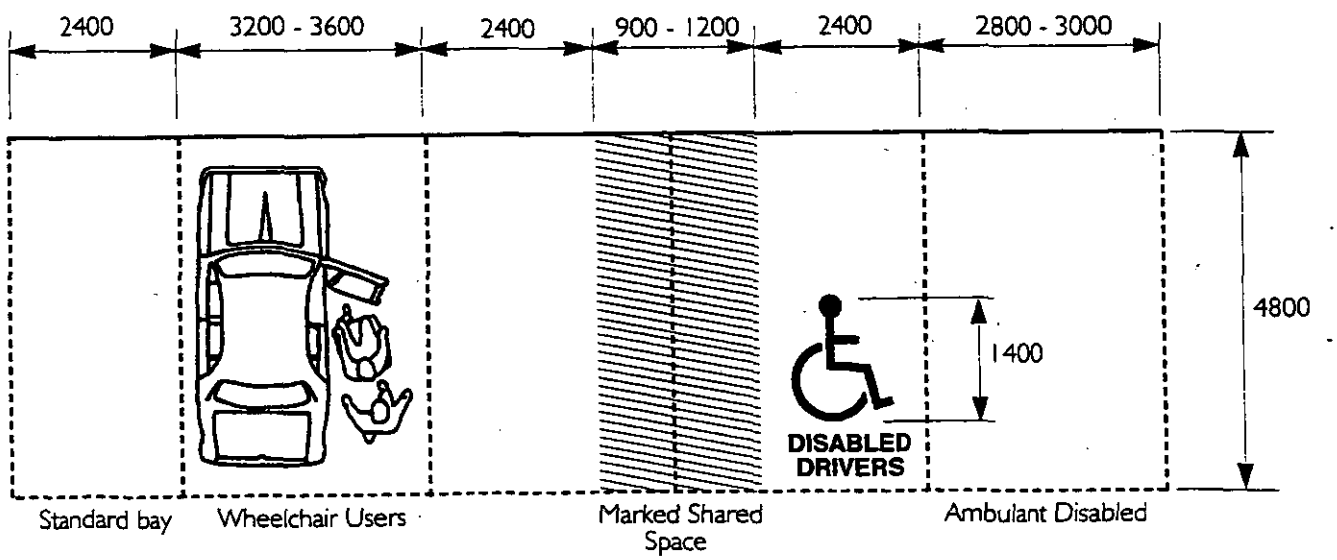
(NB. For developments requiring less than 25 car spaces provision shall be considered on the merits of a particular proposal, but consideration should be given to always providing at least one space wide enough for a disabled user).

2. Developments intended for normal Public Access

1 per 25 car spaces (minimum provision of 1)
3 per 50 car spaces
5 per 100 car spaces
1 for every additional 50 spaces (or part thereof)

(NB. Developments specifically catering for the needs of the disabled - nursing homes,clinics, etc.- should be considered on the merits of each particular case).

Car Parking (measurements in mm)



Car parking spaces for the disabled must be so marked and, in the case of public car parking facilities, signposted at the entrance.

Spaces should be provided for assisted wheelchair users as well as ambulant disabled.

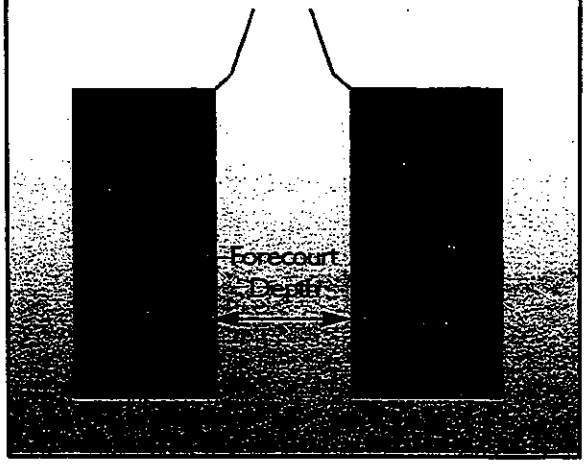
EXAMPLES OF GARAGE COURTS

Double-sided access

With a forecourt depth of 7.8m between garage doors cars may, in one turn, enter and exit from garages of 2.5m internal width.

When space for the forecourt is critical the depth may be reduced to 6.5m by widening the garage to 3m.

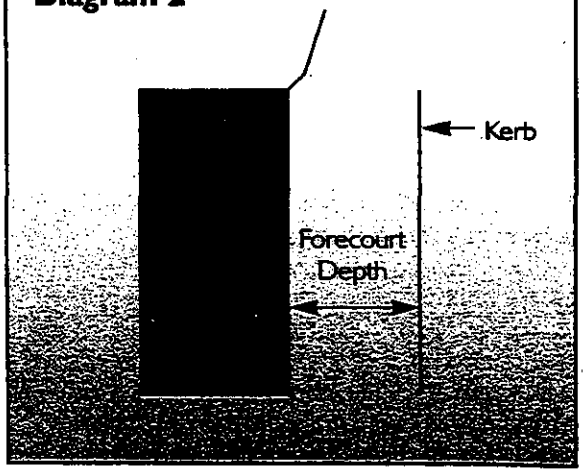
Diagram 1



Single-sided access

Where a low kerb forms one side of the forecourt, the forecourt depth may be reduced by 0.5m by allowing car to overhang the kerb.

Diagram 2



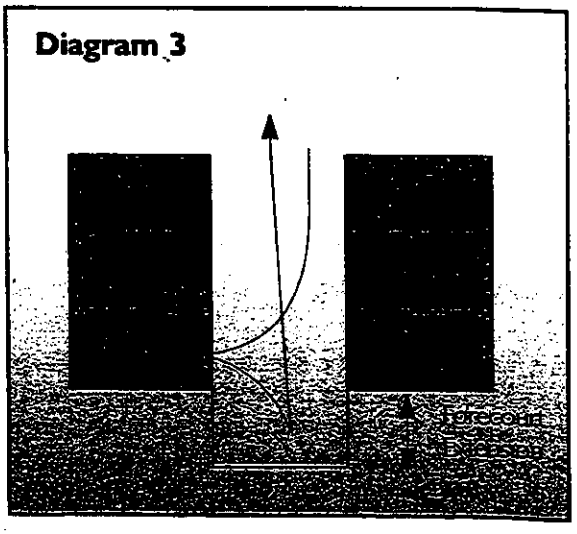
End conditions

An additional length of 3m should be provided beyond the last garage to allow cars to enter and exit.

NOTE

Where for any reason, cars may need to reverse direction within the forecourt without entering a garage, a depth of 8m should be provided to allow a three point turn. This may be reduced to 7.5m where one side is formed by a kerb rather than a wall or garage.

Diagram 3



EXAMPLES OF HARDSTANDING COURTS

Where parking spaces consist only of hardstandings, cars may use the margins of adjoining bays whilst manoeuvring in and out. This allows some reduction to be made in the depth of forecourts compared with that required for garages.

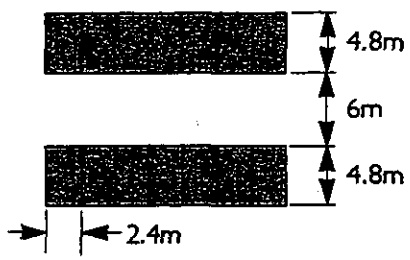
Where parking angles are less than 90 degrees, further reductions can be made to the forecourt's depth at the expense of increasing its length but it should be appreciated that unless one-way traffic systems are provided, a turning space will be required at the end of the court.

Alternative arrangements are shown in Diagrams 4 to 7.

90 degrees parking

With parking at right angles, a forecourt depth of 6m is required for 2.4m wide parking spaces. This may be reduced to 5m either by widening the parking spaces to 3m or accepting that cars must reverse in.

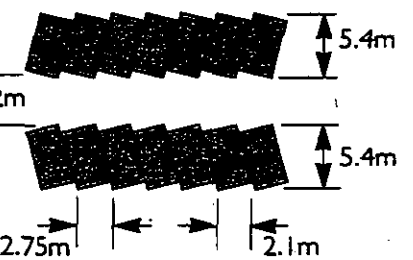
Diagram 4



60 degrees parking

For 60 degrees parking, a clear forecourt depth of 4.2m is required. This still allows room to two-way traffic.

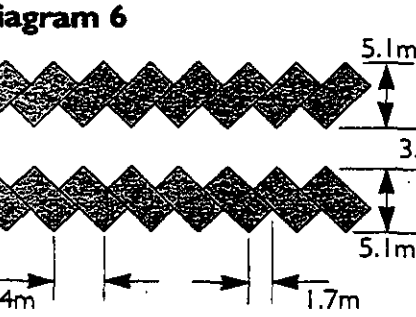
Diagram 5



45 degrees parking

For 45 degrees parking the forecourt depth may be reduced to 3.6m but should normally be restricted to one-way traffic only.

Diagram 6



0 degree parking

For 0 degree parking a forecourt depth of 3m is required for one-way traffic and 5.4m for two-way. A bay width of 2.4m should be provided where walls are adjacent but this width can be reduced to 2m where the vehicle is bounded by a pavement with a low kerb, or where a 0.4m clear strip is provided between parking bays. Where walking space is required between bays, a 800mm strip should be provided.

Diagram 7

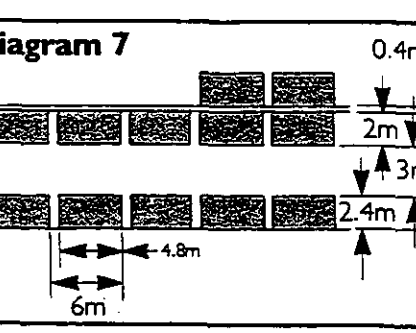
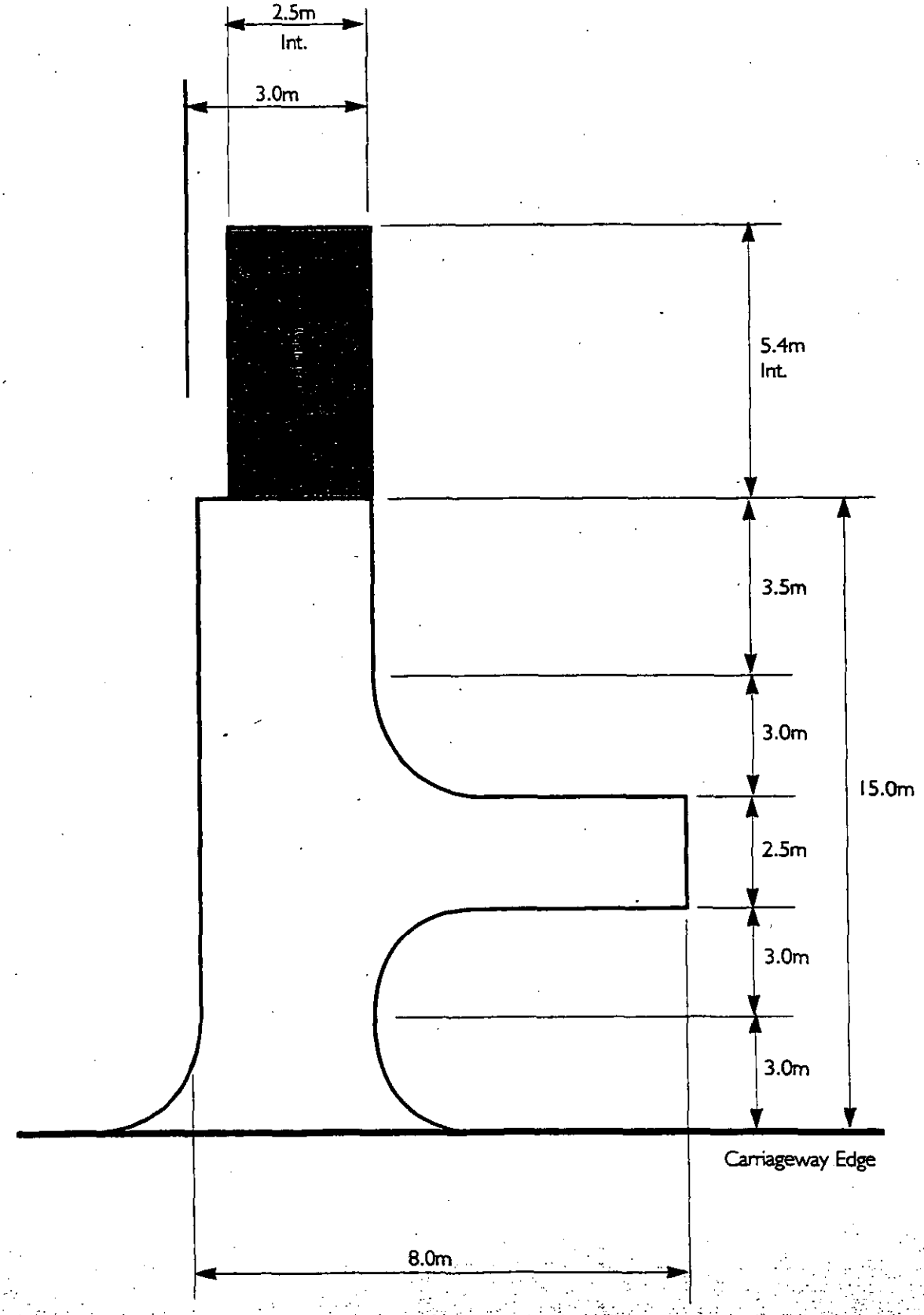


Diagram 8: Minimum Dimensions for Car Turning Area



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HC

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

Your Ref: DC E/2002/5888

Our Ref: APP/X0360/A/02/1094468

Date: 31 July 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY S SUMMERFIELD
SITE AT 2 WINGATE ROAD, WOODLEY, READING

I am writing to tell you that we propose to hold a hearing into this appeal at 10:00 on Tuesday 4 February 2003 at a venue to be arranged.

It is now our policy to allow only one refusal of a hearing date, before we fix a date, time and place for a hearing. If you refuse the date offered you should give a good reason for doing so.

If you cannot accept the date offered you may agree a reasonable alternative with the other party. The availability of the Inspector is a crucial factor in this process. We will let you know whether we can supply an Inspector for any date you agree between yourselves, but it must meet with our general aim of deciding appeals quickly.

You can reply to me by telephone or letter. If I do not hear from you by Friday 9 August 2002, I will assume that the proposed hearing date is acceptable, and that you are not intending to negotiate an alternative hearing date with the other party.

You should not assume that the hearing date offered here is the one that will eventually go ahead. We will write to you again to confirm final arrangements.

Yours faithfully

Miss Kate Hallett

NB: Only correspondence concerning the hearing date (and venue) should be addressed to the above room. All other correspondence should be addressed to the case officer mentioned in the initial letter.

PLANNING SERVICES	HPT
POL	TLS
DC HL	ENF
APP	
CS	
05 MAR 2002	
COPIES TO	ACK: ✓
	FILE:

4 Wingate Road
Woodley
Berks.
RG5 4JU
0118 9628388

02/03/2002

Case Officer
Wokingham District Council
Heidi Lynch
P.O.Box 157
Shute End
Wokingham
Berks.
RG40 1WR

Dear Sir/Madam,

Re: Planning Application F/2002/5888 for 2 Wingate Road

I wish to object to the planning application that has been made by Name in respect of building works that are intended to be carried out at Address of property

My objections to the application are as follows:
The rear extension to the existing property is full width and will block the light of my upstairs bedroom adjoining the property. When I extended my house I was not allowed to do a full width extension to the house for this very reason.
The plans state that no upgrade to the existing foul sewage system will be made. This is unacceptable. Since the building of Temple Mews any time there has been heavy rain the drains have overflowed to the extent that I have had sewage flooding into my back garden. I believe some serious consideration should be made to upgrading the foul sewage system before any further applications are made or accepted.
The corner of Wingate Road/Fosters Lane is a busy junction and increasing the potential number of cars in the area will cause congestion.
I cannot see the need for building 4 additional flats on the plot; this application has only been made so that someone can see some return on a very poor investment. Extra accommodation is not required in this area.
The plans are incorrect as they show two existing side by side car parking spaces at 2 Wingate Road, these do not exist.
I want you to take these objections into consideration when considering the application.

I look forward to hearing from you in due course.

Yours Sincerely

D.M.H. Watts

PLANNING SERVICES | RPT
POL | TLS
DC HL | LBC
AP?
CS
29 MAY 2002
COPIES TO | ACK: ✓
FILE:

4 Wingate Road
Woodley
Berks.
RG5 4JU
0118 9628388

26 May 2002

Case Officer
Wokingham District Council
Heidi Lynch
P.O.Box 157
Shute End
Wokingham
Berks.
RG40 1WR

Dear Sir/Madam,

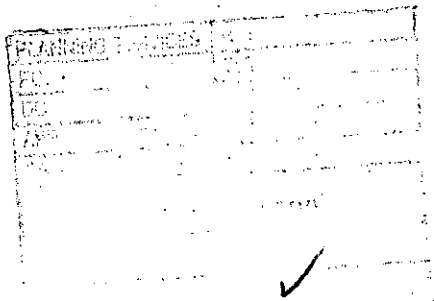
Re: Planning Application F/2002/5888 for 2 Wingate Road

My objections to the application are as follows:
The plans state that no upgrade to the existing foul sewage system will be made. This is unacceptable. Since the building of Temple Mews any time there has been heavy rain the drains have overflowed to the extent that I have had sewage flooding into my back garden. I believe some serious consideration should be made to upgrading the foul sewage system before any further applications are made or accepted; this does not appear to have been taken into consideration since the last planning application for this address.
The corner of Wingate Road/Fosters Lane is a busy junction and increasing the potential number of cars by nine in the area will cause congestion.
I cannot see the need for building 4 additional flats on the plot; this application has only been made so that someone can see some return on a very poor investment. Extra accommodation is not required in this area which is in danger of becoming over-developed.
A communal garden shared between all flats runs the risk of causing disturbance to all neighbours.
I want you to take these objections into consideration when considering the application.

I look forward to hearing from you in due course.

Yours Sincerely

D.M.H. Watts



6 Wingate Road
Woodley
Berks
RG5 4JU
0118 9695005

Heidi Lynch
Case Officer
Wokingham Disrict Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

31.05.02

Dear Heidi

With reference to the planning application F/2002/5888 for 2 Wingate Road, Woodley. I feel that the plans put forward will be over developing the area of which there is already a shortage of space for parking for the existing residents. The plans show no alteration being made to the foul pipes and sewage drainage system, this again will cause a back-up and blockages of the old pipe-work which at the moment can only just cope.

Our neighbours at no. 4 Wingate Road already experience flooding in their garden due to the old pipe-work not being able to handle the flow of sewage.

I also understand that the four flats will have a communal garden which again will cause a disturbance for residents in both Wingate Road and Fosters Lane.

I trust as long term residents of Wingate Road, our comments will be taken into consideration, with regards to this matter.

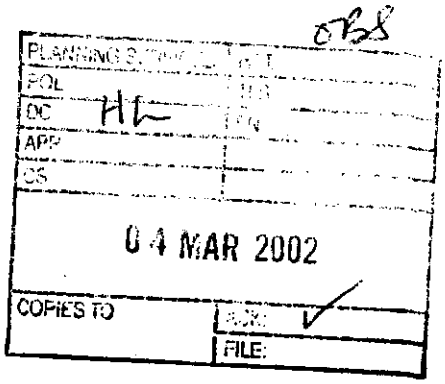
I look forward to hearing from you in due course.

Yours faithfully

mHalpin P.P.

Derek Halpin

MR AND MRS ZALINSKI
8 WINGATE ROAD
WOODLEY
READING
BERKS
RG5 4JU



WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL SERVICES DEPT.
PLANNING SERVICES
P.O. BOX 157
SHUTE END
WOKINGHAM
BERKS

28th February 2002

Re. Plan No. F/2002/5888

Dear Heidi

I am very concerned with the proposed plans for 2 Wingate Road.

My family and myself live at 8 Wingate Road and have done so since 1987. During this time. There have been a lot of changes to the surrounding area. Most of which have benefited the area. However, I am very worried about the proposed erection of Four Flats to the existing dwelling of 2 Wingate Road.

When my husband and myself purchased our property back in 1987. The spacious gardens and large uncluttered skyline drew us. The layout of the road was that of a typical 1960's estate. This is what appealed to us to bring up our family here.

I am now very unhappy to hear that 2 Wingate Road is to be developed into a mass dwelling, killing the character of our road and blighting our skyline to the rear of the property. This construction will also add to the problem of cars using our already busy road.

Please could you consider these points and not grant any Planning Permission without serious thought to us the residents and the local area.

Yours sincerely

Mr and Mrs Zalinski

088

PLANNING SEC
DC HL
AP
GR
31 MAY 2002
COPIES TO
BOX
FILE:

MR AND MRS ZALINSKI
8 WINGATE ROAD
WOODLEY
READING
BERKS
RG5 4JU

CASE OFFICER
WOKINGHAM DISTRICT COUNCIL
HEIDI LYNCH
P.O.BOX 157
SHUTE END
WOKINGHAM
BERKS

29th MAY 2002

Re: PLANNING APPLICATION F/2002/5888 2 WINGATE ROAD

We would like to comment very strongly with regards to the above plans for the 2 Wingate site.

An Application has been applied to build 4 Flats in the grounds of 2 Wingate Road, with an extension to the existing property.

Wingate Road and Fosters Lane are well established Roads with residents that have lived here for a number of years. These Roads accommodate mostly the mature age group looking forward to taking life easier or who are already enjoying retirement. The sort of people (in our opinion) who will be interested in buying these Flats will be predominately young with an active social life. This will mean that the already busy Fosters Lane and Wingate Road will have more traffic adding to its access problems.

With the prices of houses now days, we are sure these Flats will not be affordable to the single person. Without dought each Flat (in our opinion) will be owned by TWO people, who will again (in our opinion) own a car each. We are very worried as to where all these cars are going to be parked. A lot of disabled people use Fosters Lane and Wingate Road from neighbouring Temple Mews and Addington Special School (Located on Loddon Bridge Road). The plans as they are show parking for only Four cars. This just is not acceptable. The plans also place the parking bays facing onto Fosters Lane. Do the residents of Fosters Lane really deserve to look out of their windows on to a car park everyday!

The plans also show the Flats will be Three stories high! This will be so out of character with the area and a bit of an eye sore!

We have also noticed on the plans for a communal garden to be shared between the proposed flats and 2 Wingate road property. Once again this is very worrying. We are a private estate with private gardens. We would be worried about how the garden would be used and noise levels with so many people having access to one place.

New building plans should brighten and enhance an area, giving it saleability, attractiveness and safety. None of these points apply to this development in my opinion.

Not enough care and consideration has been given to us the existing residents or the area its self. Please could you consider these points very hard before any Planning Permission is granted.

Yours sincerely

J Zalinski

MR AND MRS J ZALINSKI

1

6 Fosters Lane
Woodley
Reading
Berks
RG5 4HP
24.2.02

Plan No.
F/2002/5888

Dear Madam,

We strongly object to this building taking place.
We retired here thirteen years ago hoping for a peaceful life. This end of Fosters lane is already very busy with cars using it as a short cut to Loddon Bridge Rd.
Very often there are meetings in Fosters Home, and their cars are parked nearly to the end of the road. The postman parks his van right on the corner. There is building work going

on with lorries unloading, cars are parked both sides of the road with parents doing the school runs morning and afternoon.
There is already 2 roads opening out on to about 125 yds of road, and now you want to put in 2 more making a total of 4 in 125yds of road.
The house in question No 2 Wingate Rd on the plans state 2 cars. (existing) this is not true, very often there is as many as six cars parked on the grass verge and corner, another storey on this house, will probably mean 3 more cars, and this house will probably be let out. This is the reason there are and will be

so many cars on this corner.

Four more flats will only make the situation much more dangerous. The new flats will probably make about 12 more cars by the time they all have friends visiting. I at the moment have difficulty getting out of my drive. I have already witnessed 2 accidents on the corner. A lady knocked off of her bicyle, and another with a car that couldn't get through. I believe will certainly be an accident if you allow this building to go ahead. 4 openings onto 125 yds of road.

I hope you will look at this with safety in mind especially as the children

I am * Addington School
I use this road most days.
You said you listened
to us last time so
we do hope that you
will this time especially
that nothing has changed.
I did most of all am
loathed to look out on
to a car park from
my front window.

Beryl Helmore (MRS)
B W Helmore.

App No. F/2002/5888.

obf

6 Fosters Lane
Woodley
Reading
Berks
RG5 4HP.

PLANNING SERVICES	HPT
POL	TLS
DC HL	ENF
APP	
CS	

29 MAY 2002

Dear Sir.

We strongly oppose these plans. This is going to cause mayhem with traffic. Fosters Lane is a very busy road especially for the schools. We cannot get out of Fosters Lane when the coaches are picking up school children, Loddon Bridge Rd is packed with cars and coaches, so much so that cars are parked in Fosters

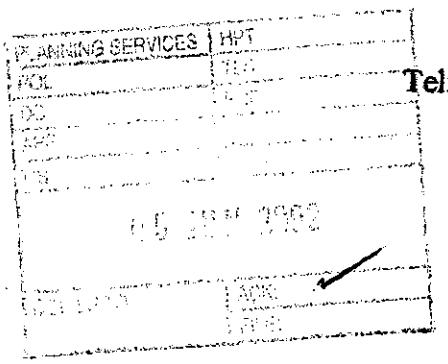
ce for pdc up from
hools - right where these
flats are proposed, and if
the flats also go ahead
on the adjacent piece of
land (now being considered)
there will be an accident.
Far too many cars for a
small stretch of road.
Four flats in one house
right on the corner of
Wingate Rd makes me
wonder how many cars
will be parked there.
Fosters lane is a cut
through for most people into
Bridge Rd.
Fosters and
Manor Road accumul-
cars especially when
there is something going
on in there. We have

...is falling up for a disabled man - and lots of other things happening to numerous to mention I hope someone will give this an enormous amount of thought for the sake of every one at the bottom end of fathers lane - and their sanity.

Yours Faithfully
MRS B. Helmore

4 Fosters Lane
Woodley
Reading
RG5 4HP

Tel: 0118 969 4904



30 May 2002

Heidi Lynch
Wokingham Unitary Authority
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Heidi

Application Number: F/2002/5888
Site Address: 2 Wingate Road, Woodley, Reading
Proposal: Proposed erection of four flats and two storey rear extension to existing dwelling (extension also referenced as F/2002/6475)

We have a few concerns with the above submission:

1. The revised access to the flats is potentially dangerous on the corner of Wingate Road and Fosters Lane

2. There is not adequate enough parking for the number of people likely to occupy 2 Wingate Road and the flats. Temple Mews (adjacent to proposed development) comprises approx. 20 properties and there are 36 parking spaces. Even this is not enough, cars still park on the road which enters Temple Mews. Although parking will be provided, there will inevitably be an overflow of cars parked either in Fosters Lane or Wingate Road.

   In Fosters Lane, this will hinder visibility for cars coming out of Wingate Road and Temple Mews. It is also likely to cause a bottleneck of traffic at the busy Loddon Bridge Road junction.

In Wingate Road, cars parked will hinder visibility for cars coming out of Caldebeck Road and Fosters Lane.

It will also cause more cars to park further down Fosters Lane or Wingate Road during rush hour for the local primary school, which could have the knock-on effect of hindering people that want to pick up or drop off elderly patients at the care home further up the road.

I believe long-term that this could affect the saleability of the properties opposite the development, as could points 3 & 5.

3. There could potentially be a problem with soakaways rather than proper drainage as the area considered is in a dip and after torrential rain is liable to flooding. The extra tarmac for car-parking may cause too much surface water and localised flooding. This could particularly affect our property and 2 Fosters Lane, as we experienced very heavy flooding a couple of years ago, (well over 1ft deep in places)

4. The submission states that trees will need to be felled for the development, but it is not clear on the plans which will need to be felled. This may cause concerns about lack of privacy for neighbouring properties.

5. Communal gardens will require a maintenance contract in order to keep them aesthetically pleasing, as will the shrubbery/hedging planned at the front of the development. I like the idea of shrubbery, but if it is uncared for it will have the opposite effect of its purpose and will downgrade the appearance of Fosters Lane. Neighbouring Temple Mews has areas which are designed to provide greenery etc., but they are uncared for and full of weeds.

I should also bring it to your attention, that on the form accompanying the plans, it states that the plans are for bungalows. I expect common-sense will show that this is not the case, but just in case this information is computerised, I would like to bring it to your attention.

Yours sincerely

Stuart & Kim Gray

cc. Francis Leo

DB
PLANNING SERVICES | HPT
POL | TLS
DC | PH | FHF
APP
CS
31 MAY 2002
COPIES TO | ACK: ✓
FILE:

84 Caldbeck Drive
WOODLEY
READING
Berkshire
RG5 4JX
29th March 2002

Phone Home 0118 969 5362
Work 0118 977 2631
Mob 07748 024600 (CJF)- try land lines first.
Mob 07900 678722 (KMF)- try land lines first.

FAO Heidi Lynch, Development Control Officer

Dear Sirs,

Application: No. F/2002/5888
Site Address: 2 Wingate Road, Woodley, Reading
Proposal: Proposed erection of four flats and two storey rear extension to existing dwelling.

I refer your letter dated 22 May 2002 which again seems to have taken rather a long time to reach us!

You state that the plans will be available at the Woodley Library. When my Wife went to the Woodley Library yesterday Tuesday 28th May 2002 THE PLANS WERE NOT AVAILABLE. and she was redirected to the council offices in Woodford Park.

We must again object to some aspects of this development :-

1. The inadequate parking for cars.
2. The likelihood that the alterations and extensions to No. 2 Wingate Road would change the character of the house. In our opinion the alterations would result sooner or later in a change from a family home to a house in multiple occupancy. This would change the character of the road.

With regard to the parking of cars. We anticipate that the flats will attract at least two cars per flat. If the house were to be extended and used as bed sits a further four or more cars would be likely.

Number 2 Wingate Road was until recently, for some months, in multiple occupancy. Insufficient off road parking was available for the occupants cars. This resulted in a car or cars being left on the grass verge and / or half on the pavement and half on the road right on the corner of Wingate Road / Fosters Lane. The car on the road reduced the visibility at the junction and necessitated swinging out further when joining Fosters Lane from Wingate Road and heading toward Loddon Bridge Road.

The proposed flats would still have insufficient parking under the present plans. The Flats have two bedrooms. In view of the accommodation, and potential price, likely occupiers will be couples, friends or possibly families. I estimate there will be at least two cars per flat plus the cars of visiting guests / friends.

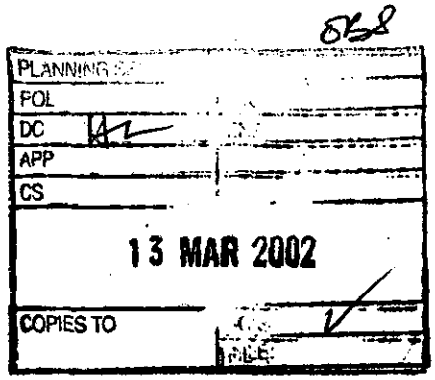
With regard to the proposed extensions to No. 2 Wingate Road. If No 2 Wingate is extended to make a fourth bedroom we feel it is unlikely this will become a family home. The fourth bedroom would become a further bedroom for shared occupancy. If this is the case the parking would be totally inadequate and the character of the road would be changed for the worse.
Our reasoning is as follows It is unlikely that anyone able to afford a four bedroom house as a family home, would wish to share a garden with the flats as this would reduce the privacy of their home. Any children from the house, playing in the garden, would potentially be in contact with any or all of the flat dwellers and their guests.

Yours faithfully

Mr. C. J. Fearn

Mrs. K. M. Fearn

Wokingham Unitary
Environmental Services Department
Planning services
PO Box 157
Shute End
WOKINGHAM
Berkshire, RG40 1WR



84 Caldbeck Drive
WOODLEY
READING
Berkshire
RG5 4JX
11th March 2002

Phone Home 0118 969 5362
Work 0118 977 2631
Mob 07748 024600 (CJF)- try land lines first.
Mob 07900 678722 (KMF)- try land lines first.

FAO Heidi Lynch, Development Control Officer

Dear Sirs,

Application: No. F/2002/5888
Site Address: 2 Wingate Road, Woodley, Reading
Proposal: Proposed erection of four flats and two storey rear extension to existing dwelling.

I refer your letter dated 19th February 2002 which the franking on the envelope shows was not posted until the 21st February 2002.

My Wife and I have been to the Woodley Library to view the plans and feel we must object to some aspects of this development. In particular the inadequate parking. Car parking is to be provided as four spaces outside the four flats, two spaces outside No. 2 Wingate and two extra spaces in no-mans land.

1. Number 2 Wingate Road is at present in multiple occupancy and has insufficient off road parking for the occupants cars. This results in a car or cars being left on the grass verge and / or half on the pavement and half on the road right where Wingate Road joins Fosters Lane. The car on the road reduces the visibility at the junction and necessitates swinging out further when joining Fosters Lane and heading toward Loddon Bridge Road.

2. If No 2 Wingate is extended to make a forth bedroom we feel it is unlikely this will become a family home but rather further bedroom for shared occupancy. If this is the case the parking would be totally inadequate. ***Our reasoning is as follows*** It is unlikely that anyone able to afford a four bedroom house as a family home, would wish to share a garden with the flats as this would reduce the privacy of their home, Any children from the house, playing in the garden, would potentially be in contact with any or all of the flat dwellers and their guests.

3. **The proposed flats will have insufficient parking under the present plans.** The downstairs Flats have two bedrooms. The upstairs Flats have two bedrooms and an optional room which could be a third bedroom. In view of the accommodation, and potential price, likely occupiers will be couples, friends or families. I estimate there will be at least two cars per flat plus the cars of visiting guests / friends.

Yours faithfully

Mr. C. J. Fearn

Mrs. K. M. Fearn

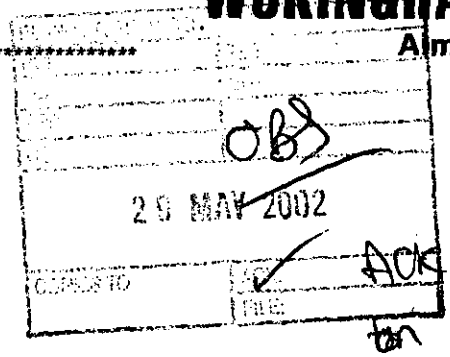
Wokingham Unitary
Environmental Services Department
Planning services
PO Box 157
Shute End
WOKINGHAM
Berkshire, RG40 1WR

Ian Jordan

HL

From: WebComments@wokingham.gov.uk
Sent: 28 May 2002 14:49
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

WOKINGHAM UNITARY
Aiming for Excellence



Sent (Emailed) on 29/5/02 CT

****

NatureofEmail: Object
ApplicationNumber: F/2002/5888
Correspondent_FullName: Mrs Lesley Norris
Correspondent_StreetAddress: 74 Caldbeck Drive
Correspondent_Address2: Woodley
Correspondent_Town: READING
Correspondent_County: Berks
Correspondent_PostCode: RG5 4JX
Correspondent_Telephone: 0118 9696439
Correspondent_Email: dave.norris@virgin.net

Comments:

The revised plans have reduced the number of crossovers into Fosters Lane from 3 to 2 but I still believe this is 2 too many on an already busy road. Within 100 metres there is the Temple Mews road, the 2 new crossways and Wingate Road all joining into Fosters Lane that could potentially cause problems. I believe that during the morning around 8.30am and again at 3pm that Fosters Lane is busy especially around this area as parents park to take/collect their children from Rivermead plus the traffic increases as other parents drive to the different schools in the Woodley area. The 2 bedroom flats have potential for at least 2 cars per flat and only 7 parking spaces are provided. When friends or family visit and park in the road this could cause traffic problems. There is the possibility of a lot of cars in a small area. The front appearance of 2 Wingate Road will now change to make place for 3 additional parking spaces and will look like a car park and not a house frontage. The overall view of the new building with the extended existing house is too busy, too close, too many cars and people in the space.

POSITIVE ABOUT DISABLED PEOPLE

Heidi Lynch

PLANN.
POL
APP
CS
05 JUN 2002

WOODLEY TOWN CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5888 (Revised)

PROPOSAL: Proposed erection of four flats and two storey rear extension to existing dwelling

SITE ADDRESS: 2 Wingate Road

APPLICANT: S. Summerfield

Members reiterated their previous concerns, particularly in relation to traffic and the continual parking problems in the area of Fosters Lane.

It was considered that the shared garden would be inappropriate and would result in a reduction of amenity space.

SIGNED: [signature] DATE: 29.5.02.

For Woodley Town Council

See Part one Plans

To:
Drainage
Fao Roger Johnson

From: Heidi Lynch

Date: 19 February 2002

Application Number: F/2002/5888

Proposal: Proposed erection of four flats and two storey rear extension to existing dwelling..

Site Address:
2, Wingate Road, Woodley, Reading.

Applicant:
S Summerfield C/O Day Tanner P/Ship.

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

No Comments RJ 21/2/02

HO/DR

FILE REF Dr. Wood	REFER TO PARKMAN Y/N
CUSTOMER FIRST REF 20018003	H.E.S.
	T.L.W.S.
DATE REC'D 21 FEB 2002	T.L.H.O
	T.L.H.D.
ACK	T.L.G.M.
ANS'D RJ 21/2/2.	T.L.A.S.
	T.L.T.S.
FILED	E.P.O.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Heidi Lynch
Development Control

Your Ref: F/2002/5888

From: Tom Payne
Environmental Health

My Ref: 000239

Date: 22 February 2002

PROPOSED ERECTION OF FOUR FLATS AND TWO STROEY REAR EXTENSION TO EXISTING DWELLING.

2 WINGATE ROAD, WOODLEY, READING

I have no environmental health objections to this proposal with the imposition of the following conditions:-

1. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

To:
Landscape and Trees

From: Heidi Lynch

Date: 19 February 2002 20 FEB 2002

Application Number: F/2002/5888

Proposal: Proposed erection of four flats and two storey rear extension to existing dwelling..

Site Address:
2, Wingate Road, Woodley, Reading.

2

Applicant:
S Summerfield C/O Day Tanner P/Ship.

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

TPO oak 374/1988 (T1) on adjacent property

remove branch

covered oak.

[illegible] wall

remove shrub in garden

FROM: Heidi Lynch

DATE: 19 February 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5888

Proposal: Proposed erection of four flats and two storey rear extension to existing dwelling..

Site Address: 2, Wingate Road, Woodley, Reading.

Applicant: S Summerfield C/O Day Tanner P/Ship.

PLANNING SERVICES | DPT
POL | TLS
12 MAR 2002
COPIES TO

Your observations are required in respect of this application **by 15/03/2002** .

Three letters of objection had been received and 6 residents, plus the applicant, were present at the meeting.

Residents concerns related to:

- additional traffic and exacerbation of existing parking problems, e.g. Parents park in Fosters Lane when dropping off children at nearby Rivermead and Addington Schools, parking on the corner to use telephone box, post box, etc.
- Fosters Lane is a fast cut-through between Loddon Bridge Road and Crockhamwell Road
- The bend in the road is 'tighter' than indicated on the drawing
- Close proximity to Fosters care home for the elderly
- Incorrect information on the application form which refers to 3 bungalows
- Existing infrastructure problems, e.g. sewage

The committee fully supported the residents' concerns and recommended that the application be refused, particularly in relation to height, massing and highway problems, and based on the following objections:

- an additional access onto Fosters Lane would be unacceptable
- existing on-street parking problems
- potential loss of light to neighbouring properties
- the height of the proposed new building gives the perception of being 2.5 storeys
- the previous refusal of a two storey extension for No. 4 Wingate Road – No. 2 is the same design

SIGNED: _____ DATE: 7.3.02

Clerk To Woodley Parish/Town Council.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Heidi Lynch DATE: 2nd April 2002

Location:	2, Wingate Road, Woodley, Reading
Proposal:	Proposed erection of four flats and two storey rear extension to existing dwelling
Application Number:	F/2002/5888

In response to your consultation dated 19th February 2002 for the above application, the tree and landscape comments are as follows:

The above application seeks to build four flats within the rear garden of 2 Wingate Road as well as extending the existing property northwards. The existing garden contains a number of trees and shrubs which vary in condition a quality. Views to the rear garden are currently screened by an existing fence. The most significant tree is a mature oak tree growing outside the site boundary to the north. This is protected by a Tree Preservation Order. (TPO 374/1988).

British Standard 5837:1991 - Trees in Relation to Construction recommends that no development should take place closer than 6.0m to the tree if it is to be successfully retained. In this case the new flats would be constructed no closer than 7.5m to the oak tree and provided that protective fencing is erected in accordance to the BS then this tree can be successfully retained.

The applicant should therefore be required to submit for approval protective fencing details in accordance with the BS. The same protection should be extended to the tree shown to be retained within the "shared gardens" to ensure the successful retention of both trees.

There is scope to create a new appropriate and robust landscape treatment along the southern boundary of the proposed development and the creation of attractive communal gardens shown on the applicants drawing 1409/06. The applicant should be required to submit for approval on a separate drawing, a proposed landscape design. This should include both hard and soft landscaping details as well as a detailed planting plan showing: full names of proposed species, sizes at time of planting, plant densities as well as plant numbers for each bed and in total.



ROBERT PETROW
Consultant Landscape Architect

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: July 24, 2002
My ref: **F/2002/5888**

The Owner / Occupier
1
WINGATE ROAD
WOODLEY
READING
RG5 4JU

WOKINGHAM UNITARY
Aiming for Excellence

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

NOTICE OF INFORMAL HEARING

Dear Sir/Madam

APPLICATION No: F/2002/5888
APPEAL BY: S Summerfield
SITE: 2 Wingate Road Woodley Reading
PROPOSAL: Proposed erection of four flats and two storey rear extension to existing dwelling.

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham on a date to be advised.

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

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting reference **APP/X0360/A/02/1094468**. Comments received after **22/08/2002** will not normally be seen by the Inspector & will be returned.

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

A free booklet, "Guide to taking part in planning appeals" is available from this office.

If you would like a copy of the decision on this Appeal, you should write to Mrs Pocock & ask for one.

Yours faithfully

Denise Gumbrell

Appeals Assistant



Site Plan, Scale: 1 to 1250

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Date: 25 July 2002

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DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: 0118 978 9595 Facsimile: 0118 978 6551
E-mail: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

JB/GB/BKS397

05 July 2002

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

Dear Sirs

RE: 2 WINGATE ROAD, WOODLEY

I am writing to advise you that I have today submitted an appeal against your refusal of application F/2002/5888. As required by the appeal regulations, I enclose for your attention copies of the following:

- Letter to The Planning Inspectorate
- *Completed planning appeal form*

I have requested that this appeal be dealt with by way of an informal hearing. I look forward to receiving your questionnaire and enclosed documents in the near future.

In the meantime, if you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully

Jim Bailey BA (Hons) MRTPI
Director

encs

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: 0118 978 9595 Facsimile: 0118 978 6551
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Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

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08 JUL 2002
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JB/GB/BKS397

05 July 2002

The Planning Inspectorate
Customer Support Section
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Sirs

RE: 2 WINGATE ROAD, WOODLEY, BERKSHIRE

I enclose for your attention an appeal with regard to the above site, on behalf of Mr S Summerfield, in respect of Wokingham District Council's refusal of application F/2002/5888. I have requested that the appeal be dealt with by way of an informal hearing. I enclose for your attention the following documents:

- Completed planning appeal form
- Planning application form
- Section 66 Certificate B
- Location plan
- Drawing 1409/03A
- Drawing 1409/04A
- Drawing 1409/05A
- Drawing 1409/06A
- Refusal notice dated 17 June 2002

I have sent a copy of this letter and the completed planning appeal form to Wokingham District Council. I look forward to receiving confirmation from you that the appeal has been accepted. If you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully

Jim Bailey BA (Hons) MRTPI
Director

encs

The Planning Inspectorate

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

Direct Line 0117-3728778
Switchboard 0117-3728000
Fax No 0117-
GTN 1371-8778

PLANNING SERVICE
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PP
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23 DEC 2002
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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2002/5888

Our Ref: APP/X0360/A/02/1094468

Date: 19 December 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY S SUMMERFIELD
SITE AT 2 WINGATE ROAD, WOODLEY, READING

NOTIFICATION OF INSPECTOR

I am writing to inform you that the Inspector appointed to hold the hearing into the above appeal will now be:

Mr Michael Hetherington BSc(Hons) MA MRTPI.

You have already been given notice of the arrangements for this hearing.

Yours faithfully

Mr Richard Paul

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

206C

The Planning Inspectorate

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

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

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TLS
ENF
28 AUG 2002
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FILE:

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

Your Ref: F/2002/5888

Our Ref: APP/X0360/A/02/1094468

Date: 27 August 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY S SUMMERFIELD
SITE AT 2 WINGATE ROAD, WOODLEY, READING

I enclose a copy of the appellant's statement and third party correspondence relating to the above appeal.

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.

12/09/02

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)

RECEIVED
21 AUG 2002
PINS AA

MRS. M.V. MAVING
16 TEMPLE MEWS.
WOODLEY
READING
BERKS
RG5 4ST.

TEL. NO. 0118 9540277.

20th AUG 2002.

Just writing to voice my objection for flats APP. NO F/2002/5888. on the site Wingate Road Woodley
REF. APP/X0360/A/02/1044468.

M.V.

The Planning Inspectorate

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

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624

GTN 1371-6079

D M H Watts
4 Wingate Rd
Woodley
Reading
Berkshire
RG5 4JU

Your Ref:

Our Ref: APP/X0360/A/02/1094468

Date: 19 August 2002

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY S SUMMERFIELD
SITE AT 2 WINGATE ROAD, WOODLEY, READING

Thank you for your letter concerning the above appeal.

We will be holding a hearing into this appeal at 10:00 on Tuesday 4 February 2003 at Council Offices, Shute End, Wokingham. Interested parties and local residents are welcome to attend and, at the Inspector's discretion, make speak about the proposals.

The local planning authority hold a mirror copy of the documentation of our file which is a public document. May I suggest you contact the local planning authority with a view to making an appointment to look at their file.

Please remember that all representations that you wish to submit, or refer to at the hearing must be sent to us by the date given in the local planning authority's letter notifying you about the appeal.

A copy of your letter and this reply will be sent to the agent for the appellant and the local planning authority.

Yours faithfully

Mrs M Pocock

H9(BPR)

4 Wingate Road
Woodley
Berks.
RG5 4JU
0118 9628388

RECEIVED
12 AUG
PINS AA REP

06 August 2002

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

RECEIVED
12 AUG
PINS AA REP

Dear Madam,

Re: Planning Application F/2002/5888 for 2 Wingate Road, Woodley, Reading

I am in receipt of your notice of an Informal Hearing into the above planning Application. My purpose in writing is to request that you provide the residents affected by this proposal with adequate notice of the date of the meeting. As I am sure you will appreciate August tends to be a month when holidays are taken. I am no exception to this general rule; I am on holiday for the last two weeks of the month. I know my neighbours are also away for much of the month.

It would not be equitable if those who are affected most by the application are denied the chance to air their views in a public meeting because inadequate notice is given of the date of that meeting. I would suggest four weeks notice is adequate time for people to make other arrangements. Four weeks from the date of this letter takes us into September.

I would also like to point out that it has not been made easy for us to view the application, decision notice and the appellant's grounds of appeal as they are only available during working hours of weekdays at the Civic Offices in Wokingham. I, for one, am unable to see these as I work in London, leaving home at 06:30 and returning after 19:00 each working day of the week. Why are these not also available at weekends? I believe the planning and appeal process should work for both parties, but these arrangements do not help those affected by the application.

Yours Sincerely

D.M.H. Watts

84 Caldbeck Drive
WOODLEY
READING
Berkshire
RG5 4JX
30th July 2002

Phone Home 0118 969 5362
Work 0118 977 2631
Mob 07748 024600 (CJF)- try land lines first.
Mob 07900 678722 (KMF)- try land lines first.

FAO **Mrs M Pocock**
Your Ref. **APP/X0360/A/02/1094468**

Dear Sirs,

Application: No. F/2002/5888, Wokingham Unitary
Appeal by S Summerfield
Site Address: 2 Wingate Road, Woodley, Reading
Proposal: Proposed erection of four flats and two storey rear extension to existing dwelling.

We have received from Wokingham Unitary "NOTICE OF INFORMAL HEARING" with regard to the above Planning Application.

We must again object to some aspects of this proposed development :-

1. **The Inadequate Car Parking.**

2. **Change Of Use Of 2 Wingate Road** The likelihood that the alteration and extensions to No. 2 Wingate Road would change the character of the house. In our opinion the alterations would result in a change from a family home to a house in multiple occupancy. With attendant problems of nuisance.

3. **Change The Character Of The Dwellings In The Area.**

Inadequate Provision Car Parking.
The car parking to be provided for the four flats, and No. 2 Wingate Road is not adequate.

We anticipate that due to the cost of property in this area the flats will attract at least two cars per flat. If the house were to be extended and used as bed sits a further four or more cars would be likely.

1. Number 2 Wingate Road was until recently in multiple occupancy for a few months. Insufficient off road parking was available for the occupants cars. This resulted in a car or cars being left on the grass verge and / or half on the pavement and half on the road right on the corner of Wingate Road / Fosters Lane. The car on the road

reduced the visibility at the junction and when turning left necessitated swinging out further when joining Fosters Lane from Wingate Road and heading toward the main Loddon Bridge Road.

2. Works have been carried out at the property over the last few weeks, part of the fence was been removed to give access to the garden for a digging machine. The nature of the works is unknown. The fence has been replaced but now looks more like a gateway. The house is again in multiple occupancy with two cars parked on the property and one on the grass verge.

3. If No 2 Wingate is extended to make a forth bedroom we feel it is unlikely this will become a family home but rather further a bedroom for shared occupancy. If this is the case the parking would be totally inadequate. ***Our reasoning is as follows*** It is unlikely that anyone able to afford a four bedroom house as a family home, would wish to share a garden with the flats as this would reduce the privacy of their home. Any children from the house, playing in the garden, would potentially be in contact with any or all of the flat dwellers and their guests.

4. **The proposed flats would still have insufficient parking under the present plans.** The Flats have two bedrooms. In view of the accommodation, and potential price, (a one bedroom flat is over £100,000 round here and these will be two bedroom flats) likely occupiers will be couples, friends or possibly families. We estimate there will be at least two cars per flat plus the cars of visiting guests / friends.

We consider that the proposal will result in a requirement for 4 x 2 = 8 car spaces for the flats and a further 4 spaces for the house plus parking for visiting friends. A total requirement of 12 car parking spaces for the occupiers, plus space for visiting friends, significantly more than has been provided for in the plans of the proposal.

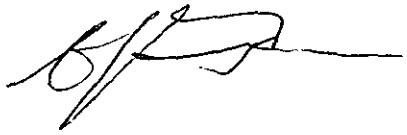
Change Of Use Of 2 Wingate Road

As reasoned in 3 above, and in particular in view of the shared garden, we feel that the proposal will lead to a change in use of 2 Wingate Road from a family home to a house in multiple occupancy, possibly even a student house, with the attendant problems of extra traffic and extra noise.

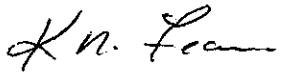
Change The Character Of The Dwellings In The Area.

With the exception of the small block of four flats on the corner of Fosters lane / Temple Mews and the Fosters Old Peoples Home, the properties in Wingate Road, Caldbeck Drive and this end of Fosters Lane are private family accommodation. Properties are a mixture of detached, semi-detached and upmarket terraced houses and also semi-detached and detached bungalows. Many of these properties have been extended at great expense to the owners. This is a peaceful area encompassing neighbours originally from many parts of both this country and the rest of the world. We wish to resist No 2 Wingate Road becoming a student house or the beginning of "bed-sit land". This would change the character of the area in an adverse way.

Yours faithfully



Mr. C. J. Fearn



Mrs. K. M. Fearn

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

8 Fosters Lane
Woodley
Reading
Berks
RG5 4HP
26th July 2002

Dear Mrs Pocock,

Your Ref: APP/XO360/A/02/1094468

With reference to Ms Gumbrell's letter dated 24th July 2002.

We can only reiterate our concern about the safety of mothers & children, disabled and handicapped who use the corner of Wingate Road opposite No 8 & 10 Fosters Lane as a crossing.

With excessive housing and inadequate parking on this corner it will cause an accident blackspot.

When we had the meeting arranged by Woodley Town Council the gentleman concerned implied that permission would be obtained whatever our objections were. In fact the site is already being prepared in advance and as a foretaste of the problems we are highlighting, whilst the machinery was being delivered and used, half the road was closed causing the traffic from Wingate Road, due to impaired vision, to swing dangerously out into oncoming vehicles.
This only confirms our concerns regarding the safety aspect.

Please take all our comments into consideration when making your decisions. We feel that the lives of vulnerable people are at risk here.

Many thanks

Yours sincerely,

Mr & Mrs L Tricker

10 Fosters Lane
Woodley
Reading
RG5 4HP

4th August 02

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

Dear Mrs Pocock

Ref: APP/X0360/A/02/1094468

We are writing to express our concerns about the safety of the public who use Wingate Road (opposite nos. 8 and 10 Fosters Lane) as a crossing.

The road is used mostly by mothers and children; the disabled and handicapped and there has already been problems caused by the machinery whilst the site was being prepared. Whilst the machinery was being delivered and used, half the road was coned off and an accident was narrowly avoided. We feel this could be a common occurrence if the proposed building work goes ahead - with the increase in traffic and already inadequate parking, lives could be put at risk.

We would ask that you please take these matters into consideration before the decision to approve the work is made.

Yours sincerely

Mrs & Mrs Butler

RECEIVED
19 AUG 2002
PINS AA F

7 Wingate Road
Woodley
READING RG5 4JU

Your ref: APP/X0360/A/02/1094468

14 August 2002

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

Dear Madam

PROPOSED ERECTION OF 4 FLATS AND 2-STOREY REAR EXTENSION TO 2 WINGATE ROAD, WOODLEY
Application No.F/2002/5888

With reference to the above application, we ask you to accept this letter as our objection to the proposal.

We object most strongly as in our view a block of flats, even a small one, would be extremely detrimental to the modality of the estate. It doesn't just end there - extra parking spaces would be required and since most couples seem to own at least 2 cars these days more than one space would be needed for each dwelling.

Also, once something like this goes ahead it sets a precedent for similar proposals and the current popularity of the Wimpey estate would gradually deteriorate and lose its attractiveness and appeal.

We sincerely hope that this proposal will be refused by the Council and No.2 Wingate Road remains as a semi-detached house without a block of flats in its garden!

Yours faithfully

John E Long

Hazel F E Long

MR. G. Pullen
18 Wingate Road
Woodley. Reading
RG5 4JU.

15 August 2002

To: Mrs M. Peacock
The Planning Inspectorate
Room 3/03, Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Dear Mrs Peacock, Ref APP/X0360/A/02/1094468.

I object to the Planning Application F/2002/5888, Proposed erection of 4 flats and 2 storey rear extension on the grounds that it will be detrimental to the visual amenity and character of the street.

Also the siting of bedrooms would result in overshadowing of habitable rooms to an unacceptable degree.

In other words, they are trying to squeeze too much into too little space.

Yours faithfully.

G. Pullen.



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- **Proposed Amendments April 1999**
- **Additional Proposed Amendments September 1999**
- **Proposed Transport Amendments February 2000**

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

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

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

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

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

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

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

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHI THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOU DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

A) PROTECTION OF NATURAL FEATURES

B) THE LAYOUT SHOULD BE APPROPRIATE IN SCALE, FORM, AND CONTINUITY WITH THE LOCAL CONTEXT

C) THE APPROPRIATE USE OF SPECIES OF, *PREDOMINANTLY NATIVE*, **(PA 4/5)** TREES AND SHRUBS TO CREATE CLEARLY IDENTIFIED 'THEMES'

D) THE PROTECTION, ENHANCEMENT AND CREATION OF WILDLIFE CORRIDORS IN ACCORDANCE WITH POLICY WNC6. **(PA 4/6)**

Implementation: Assess the quality of landscape schemes through the development control process, including use of section E of the Planning Guidelines.

Monitoring: Check quality of landscape works and planting on the ground.

4.20 The Council considers it important to protect trees and hedges in the plan area, as they make a fundamental contribution to its character and appearance, and may also have ecological value. Tree preservation orders have already been applied to many individual and groups of trees and areas of woodland, and this approach will be continued as appropriate.

POLICY WBE11: PROTECTION OF TREES AND WOODLAND

THE COUNCIL WILL PROTECT TREES AND AREAS OF WOODLAND BY:

A) RESISTING DEVELOPMENT PROPOSALS THAT WOULD CAUSE THE LOSS OF, OR DAMAGE TO, TREES OR GROUPS OF TREES RECOGNISED AS HAVING AMENITY OR CONSERVATION VALUE.

b) ~~APPLYING TREE PRESERVATION ORDERS AS APPROPRIATE, INCLUDING ON IMPORTANT AREAS OF STRUCTURAL TREE PLANTING ASSOCIATED WITH NEW DEVELOPMENT, AND ON IMPORTANT INDIVIDUAL TREES, PARTICULARLY ON SMALL SITES~~ **[A6]**

B) APPLYING TREE PRESERVATION ORDERS AS APPROPRIATE. **[A6]**

c) ~~REQUIRING TREES THAT ARE TO BE RETAINED ON DEVELOPMENT SITES ARE ADEQUATELY PROTECTED DURING ASSOCIATED WORKS~~ **[A6]**

C) *SEEKING MAINTENANCE OF AREAS OF STRUCTURAL TREE PLANTING AND IMPORTANT TREES.* **[A6]**

d) ~~REQUIRING REPLACEMENT PLANTING OF TREES AS RESULT OF ANY LOST DURING DEVELOPMENT WORKS.~~ **[A6]**

D) *REQUIRING TREES THAT ARE TO BE RETAINED ON DEVELOPMENT SITES ARE ADEQUATELY PROTECTED DURING ASSOCIATED WORKS. DETAILS WILL BE EXPECTED TO ACCOMPANY ANY PROPOSED DEVELOPMENT SUBMISSION THAT INVOLVES TREES AND WOODLANDS* **[A6]**

Implementation: Through the development control process, including use of section E of the Planning Guidelines.

Monitoring: Check quality of tree cover on the ground.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

POLICIES

5.12 Only part of the District's housing requirement is met through the allocation of specific areas of land for development. *Housing will* continue to be built on unidentified sites. In accordance with Berkshire Structure Plan Policies (C1 and H5), these sites will be within the boundaries of identified settlements.

POLICY WH1: HOUSING DEVELOPMENT - UNIDENTIFIED SITES

WITHIN THE IDENTIFIED SETTLEMENTS, ON SITES THAT ARE NOT IDENTIFIED IN THE PLAN FOR RESIDENTIAL USE, DEVELOPMENT IN THE FORM OF INFILLING, REDEVELOPMENT AND CHANGE OF USE TO RESIDENTIAL USE WILL BE CONSIDERED FAVOURABLY, SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN, IN ORDER TO MAKE THE BEST USE OF LAND IN BUILT-UP AREAS.

IN PARTICULAR, THE COUNCIL WILL SEEK TO ENSURE THAT THE FOLLOWING CRITERIA ARE COMPLIED WITH:

a) OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT, ARE PROTECTED FROM *INAPPROPRIATE* **(PA 5/3)** DEVELOPMENT

b) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA

c) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING

d) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE SETTLEMENT BOUNDARY OR ON THE ADJOINING COUNTRYSIDE

e) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE

f) THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE

g) THERE IS ADEQUATE LOCAL HIGHWAY AND INFRASTRUCTURE CAPACITY TO CATER FOR TRAFFIC AND OTHER DEMANDS GENERATED BY THE DEVELOPMENT, WITH, WHERE SEEN AS NECESSARY, THE PROVISION OF ROAD SAFETY MEASURES. IT WILL BE NECESSARY TO CONSIDER THE CUMULATIVE EFFECT ON ROADS AND INFRASTRUCTURE OF PROPOSED DEVELOPMENTS IN THE SAME AREA, TO DETERMINE THEIR ACCEPTABILITY UNDER THIS CRITERION

Cont.

~~h) AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN SCHEMES OF 25 OR MORE DWELLINGS IN SETTLEMENTS OF UNDER 3,000, AND IN SCHEMES OF 40 OR MORE DWELLINGS ELSEWHERE. FOR THE AVOIDANCE OF DOUBT, THE SETTLEMENTS WHERE THE 40 DWELLINGS REQUIREMENT APPLIES COMPRISE EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM, CROWTHORNE (PINEWOOD) AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).~~

h) *AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN RESIDENTIAL SCHEMES OF 15 OR MORE DWELLINGS OR OF 0.5 HECTARE OR MORE IN SETTLEMENTS OF 3,000 OR FEWER, AND OF 25 OR MORE DWELLINGS OR OF 1 HECTARE OR MORE ELSEWHERE. THE SETTLEMENTS WHERE THE 25 DWELLINGS REQUIREMENT APPLIES COMPRISE CROWTHORNE (PINEWOOD), EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).*

(PA 5/4)

PROPOSALS FOR RESIDENTIAL DEVELOPMENT WILL BE JUDGED AGAINST THE COUNCIL'S PLANNING GUIDELINES FOR THEIR ACCEPTABILITY UNDER DESIGN AND PARKING CRITERIA.

Implementation: Planning permissions to private and public sector housebuilders, having regard to Planning Guidelines.

Monitoring: Planning applications.

~~***POLICY WHIA: HOUSING DEVELOPMENT - INFILLING GAPS WITHIN GROUPS AND MINOR EXTENSIONS TO GROUPS OUTSIDE SETTLEMENTS***~~

~~*SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN.*~~

~~*IN PARTICULAR, THE COUNCIL WILL REQUIRE COMPLIANCE WITH THE FOLLOWING CRITERIA:*~~

~~a) *OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE AREA, ARE PROTECTED FROM INAPPROPRIATE DEVELOPMENT*~~

~~b) *THERE IS NO ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA OR AREA OF SPECIAL CHARACTER*~~

~~c) *THERE IS NO ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING*~~

~~d) *THERE IS NO ADVERSE EFFECT ON THE ADJOINING COUNTRYSIDE*~~

~~e) *THERE IS NO ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE*~~

~~f) *THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE*~~

POLICY AS IN THE SAME CIRCUMSTANCES GIVEN UNDER POLICY WH3. FOR ANY SUCH EXCEPTION TO THE POLICY TO BE ACCEPTABLE, THE PROPOSED DEVELOPMENT SHOULD HAVE NO ADVERSE IMPACT UPON THE CHARACTER OF THE ENVIRONMENT OR ON LOCAL AMENITY, AND COMPLY WITH ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN.

Implementation: Planning permissions, and encouragement to owners of property to reinstate use.

Monitoring: Planning applications, and monitoring of numbers of new flats over shops and losses of residential accommodation.

5.17 The provision of a variety of types and sizes of accommodation is desirable so that the housing needs of as many households as possible can be met. The District Local Plan seeks to secure the mix of accommodation that will provide appropriate housing in line with the identified needs. *THE HOUSING NEEDS SURVEY 1997, CARRIED OUT BY CONSULTANTS ON BEHALF OF THE COUNCIL, IS ESPECIALLY USEFUL IN IDENTIFYING THE TYPES OF DWELLING THAT THE AREA REQUIRES. THE SURVEY, BASED ON A SAMPLE OF THE TOTAL POPULATION OF THE DISTRICT, IDENTIFIED PROPORTIONATE DEMAND BY DWELLING SIZE AS BEING: ONE/TWO BEDROOMED UNITS - 45%; THREE BEDROOMED UNITS - 25%; FOUR + BEDROOMED UNITS - 30%.* **(PA 5/10)**

5.18 The Council will also encourage a mix of dwellings as appropriate on individual sites, including for those with particular needs. This approach helps in the achievement of balanced communities, and has the added benefit of assisting in the development of greater townscape variety. (More detailed information on housing mix and densities can be found in the Council's Housing Design Guidelines.)

5.19 The plan also aims to ensure that existing residential accommodation is not lost to other uses, to maintain as wide a variety of dwellings as possible.

POLICY WH6: VARIETY OF HOUSING

ON SITES WHERE RESIDENTIAL DEVELOPMENT IS CONSIDERED ACCEPTABLE BY THE COUNCIL, PROPOSALS WILL BE EXPECTED TO INCORPORATE A MIX AND BALANCE OF DENSITIES, DWELLING TYPES AND SIZES. THE COUNCIL WILL ASSIST DEVELOPERS BY PROVIDING THEM WITH INFORMATION ON THE HOUSING NEEDS OF THE PLAN AREA, INCLUDING THOSE OF PARTICULAR GROUPS IN THE COMMUNITY, SO THAT THEY ARE AWARE OF THE REQUIREMENTS WHEN FORMULATING PROPOSALS. PARTICULAR EMPHASIS WILL BE GIVEN TO THE NEED FOR SMALL (ONE, TWO AND SMALLER THREE BEDROOMED) DWELLINGS.

Implementation: Planning permissions. Supply of information to public and private sector housebuilders.

Monitoring: Planning applications and permissions.

5.20 In terms of this policy, the term 'affordable housing' is taken to mean accommodation that is accessible to people whose incomes or resources are insufficient to enable them to buy or rent housing on the open market. Contributions to meeting housing need can be made by the provision of:

~~a) 'affordable' housing for first time buyers~~
~~b) accommodation at below market price~~
~~c) housing in partnership with a registered housing association~~
~~d) dwellings at affordable rents~~
e) ~~shared ownership schemes.~~ **(PA 5/11)**

POLICY WT5: ACCESS TO TOWN CENTRES

THE CURRENT LEVELS OF OVERALL ACCESSIBILITY TO TOWN CENTRES, PARTICULARLY BY ENVIRONMENTALLY FRIENDLY MODES OF TRANSPORT, WILL BE ENHANCED IN ORDER TO SUPPORT THE LOCAL ECONOMY AND TO MAINTAIN THE VIABILITY AND VITALITY OF THE CENTRES.

THE COUNCIL WILL SEEK TO ENSURE THAT THERE IS GOOD ACCESS TO TOWN CENTRES BY ALL MODES OF TRANSPORT.

PEDESTRIAN ACCESS PLANS WILL BE DEVELOPED FOR THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD.

Implementation: Through the annual capital programme ~~of transport investment~~. *AND THE FIVE YEAR LOCAL TRANSPORT PLAN PROGRAMME* {T/10}

Monitoring: Through ~~Travel in Berkshire~~, *THE ROAD TRAFFIC REDUCTION ACT AND THE LOCAL TRANSPORT PLAN*, {T/10} other transport statistics and surveys.

Parking

10.32 In applying the parking standards, set out at Appendix 7, the District Council will have regard to whether a public transport alternative is available, and if so, its quality in terms of frequency and range of destinations served. In some cases, rather than to make provision on site, e.g. where it would lead to a multiplicity of crossings over heavily used footways or where it could only be used for a single purpose such as staff parking in connection with offices, it would be better to make communal provision. Thus in the centres of Wokingham, Woodley, Earley and Twyford, as defined on the inset maps, parking will be provided in communal areas and on-site parking will be restricted to that required for operational purposes only.

10.33 The provision of parking is seen as an important way to control the growth in the use of the private car. Therefore parking standards will treated as maxima and provision in excess of the standard will not be permitted.

10.34 There is already concern about on-street parking, particularly as an impediment to the movement of emergency vehicles. Control of on-street parking is needed in congested areas and in particular in residential areas close to town centres. Also, the space used for on-street parking could be used to increase the width of pavements and other pedestrian areas. However, the policies do not restrict the availability of on-street parking where this is appropriate, for example, for casual visitors to residential properties or for short term parking in shopping areas.

10.35 In making suitable provision for parking, the needs of disabled people require special consideration.

10.36 The quality of car parking is as much a matter of concern as the quantity. If car parking is to be used and thus meet the purpose of the standard, the spaces must be appropriately located. Studies have shown that there is a lack of communal parking close to dwellings for visitors even when quantitative standards have been met. There is also an under use of garages and hardstandings due to poor layout and dwelling design. Within residential areas proper provision will be sought for visitors. Thus some of the parking to meet the standard can be provided by means of communal spaces rather than exclusively within the curtilage. This will be by means of designated spaces rather than simple on-street provision.

10.37 As well as cars, it is essential that proper provision is made for cycles, motorcycles and lorries. Cycle parking facilities should be well related to cycle tracks. The provision of such facilities will prevent obstruction of footways and assist security. Such facilities should be provided in connection with all retail, business, leisure and educational development.

POLICY WT6: PARKING PROVISION

IN THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD ON-SITE PARKING WILL BE LIMITED TO THAT REQUIRED FOR OPERATIONAL NEEDS. ELSEWHERE THE COUNCIL WILL SEEK THE PROVISION IN APPROPRIATE LOCATIONS WITHIN THE DEVELOPMENT FOR CAR, CYCLE, MOTORCYCLE AND LORRY PARKING IN ACCORDANCE WITH THE COUNCIL'S ADOPTED STANDARDS.

~~WITHIN CAR PARKS AND OTHER SUITABLE PUBLIC AREAS PROVISION WILL BE MADE FOR COVERED, WELL LIT AND SECURE CYCLE PARKING.~~

THE COUNCIL WILL SEEK THE PROVISION OF COVERED, WELL LIT AND SECURE CYCLE PARKING WITHIN CAR PARKS AND IN OTHER LOCATIONS WHERE IT IS LIKELY TO BE NEEDED SUCH AS SHOPPING CENTRES, RAILWAY STATIONS, SCHOOLS, LIBRARIE DOCTORS' SURGERIES, COUNTRY PARKS AND LEISURE FACILITIES. CYCLE STANDS FOR INDIVIDUAL OR PAIRS OF CYCLES WILL BE SITED WHERE LARGER CYCLE PARKS ARE NOT APPROPRIATE. **(PA 10/4)**

THE COUNCIL WILL REVIEW THE NUMBER AND LOCATION OF DISABLED PARKING SPACES AND SEEK TO MEET ANY SHORTFALL IN AVAILABILITY OR LOCATIONAL CONSIDERATIONS, AND INCREASE PROVISION WHERE APPROPRIATE.

WHERE APPROPRIATE, IN ORDER TO PROMOTE ROAD SAFETY, ON-STREET PARKING WILL BE RESTRICTED.

Implementation: Through development control and the annual capital programme of transport investment and environmental improvement *AND THE LOCAL TRANSPORT PLAN PROGRAMME.*

Monitoring: ~~Through surveys of need including problems caused by vehicles parked on-street, restricting access particularly by the emergency services, and problems of cycle parking on the pavement and obstruction.~~ *THROUGH THE LOCAL TRANSPORT PLAN PROCESS.* **{T/11}**

Safety

10.38 The Council considers it important to meet the government's targets in relation to safety and the reduction in accidents. Measures to improve safety will have a high priority, particularly in the vicinity of schools. In recent years many improvements for road safety reasons have been implemented.

10.39 For safety and for environmental reasons a number of traffic calming schemes have been implemented in the District. Traffic calming measures aimed at reducing the speed and penetration of traffic, particularly in residential areas, combined with environmental improvements can improve road safety and make the streets a more pleasant place in which to be. There is, however, concern about the detail of some of the traffic calming schemes that have been implemented. Speed humps have been opposed by the emergency services who consider that they increase response times; they are a problem for patients in ambulances. The bus operators have also opposed speed humps for reasons of passenger comfort and safety. Concern has been expressed about the effect of traffic calming measures on roads that are used as an alternative to avoid such measures, particularly road humps, and the lack of alternative approaches to traffic calming. Offset parking areas, for example can reduce the speed of traffic. Other approaches include footway widening, width restrictions and variation in surface treatments. Traffic calming schemes, however modest, do incur a cost. In view of this, and the fact that schemes can arouse opposition, they will only be undertaken where clearly justified.

10.40 Although there has been opposition to traffic calming, the issue of excessive speed is a matter of gre public concern, although generally resolution of the problem is outside the scope of land-use plannin Speed is a major influence on the severity of accidents.

POLICY WT7: ROAD SAFETY

THE COUNCIL WILL TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FO ALL ROAD USERS INCLUDING:

a) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS

b) GIVING HIGH PRIORITY TO IMPROVEMENTS THAT WILL REDUCE ACCIDENT INCLUDING THOSE INVOLVING PEDESTRIANS AND CYCLISTS

c) ENSURING THAT ALL RELEVANT INVESTMENT CONFORMS TO BEST PRACTICE I RESPECT OF ROAD SAFETY

d) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FO DEVELOPMENT, AND

e) THE IMPLEMENTATION OF TRAFFIC CALMING SCHEMES WHERE JUSTIFIED.

Implementation: Through the annual capital programme of transport investment and environmental improvement *AND THE LOCAL TRANSPORT PLAN PROGRAMME..*

Monitoring: Through road safety and accident monitoring and the Road Safety Plan *AS PART OF THE LOCAL TRANSPORT PLAN PROCESS.* {T/12}

Street Lighting

10.41 The provision of street lighting is an important aid to safety at night and promotes security and a feeling of well being. It is, however, an extremely sensitive issue in rural areas. There can be strong opposition to the introduction of street lighting into presently unlit rural areas. In considering whether to introduce street lighting it is important to consult the local community and its representatives.

10.42 Any lighting scheme must be well designed taking into account the character of the location. This is particularly necessary in areas of environmental quality and conservation areas. In a number of places street lighting is not continuous leading to problems for motorists arising from the alternation of lit and unlit areas.

POLICY WT8: STREET LIGHTING

THE PROVISION OF STREET LIGHTING IN PRESENTLY UNLIT AREAS WILL BE SOUGHT WHERE JUSTIFIED FOR SAFETY AND SECURITY REASONS HAVING REGARD TO:

a) THE VOLUME OF PEDESTRIAN AND VEHICULAR FLOWS

b) THE EFFECT ON THE CHARACTER OF THE LOCATION, PARTICULARLY IN RURAL AREAS

Cont.



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie

Public Services Division

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

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

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

(i) housing proposals for 100 or more dwellings;

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

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

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

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

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

ENVIRONMENTAL IMPACT

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

Environmental Impact of Development

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

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

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

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

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

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

Environmental Impact of Transport Schemes

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

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

6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

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

The Environment of the Built-up Areas

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

Protection and Enhancement of the Environment of Built-Up Areas

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

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

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

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

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

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

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

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

Environmental Nuisance

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

Protection from Environmental Nuisance

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

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

Flooding

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

Angela Odell

To: Jim Bailey
Subject: RE: 2 Wingate Road, Woodley.

Regarding reason for refusal No. 2 - tree at rear - I think this is a matter that is now unlikely to be an objection, but I think that the Inspector should view the matter for himself on site. Regarding reason No. 3. we will still be pursuing this reason. Although the removal of one parking space should improve the street scene, my view is that the improvement will only be marginal, and does not overcome the objection.

Regards

Angela
[Angela Odell]

-----Original Message-----
From: Jim Bailey [SMTP:jim.bailey@dlpconsultants.co.uk]
Sent: 03 February 2003 17:07
To: Angela Odell
Subject: 2 Wingate Road, Woodley.

Angela

I've got your letter, which arrived by fax.

Can you confirm that you will not now be pursuing Reason for Refusal 2, regarding the tree at the rear, or Reason for Refusal 3, regarding hardstanding at the front.

Regards
Jim Bailey
DLP Consultants

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 3 February, 2003
My ref. AO/F/2002/5888
Your ref. JB/GB/BKS397

WOKINGHAM UNITARY
Aiming for Excellence

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

Development Land & Planning
Salisbury House
Milton Road
WOKINGHAM
RG40 1DP

Dear Mr Bailey

APPEAL AT 2 WINGATE ROAD, WOODLEY AGAINST REFUSAL OF APPLICATION F/2002/5888

Further to my chance meeting this afternoon with you, I advise you that I intend to refer to the Wokingham District Local Plan Policy (as agreed to be modified) as agreed by the Council's executive on 4 December 2002. As you are aware, this document is now out to public consultation between 29 January and 12 March 2003. I intend to refer to the following policies in this document that have already been referred to in the Council's statement: WOS3, WBE1 WBE11. I also intend to refer to new policies WH1A and WH6A, which in my view now replace Policy WH1 in reference to this appeal.

Parking
I am also intending to refer to the Council's new maximum parking standards in Appendix 7 of the plan (linked to Policy WT6). As I explained to you, these would now require 7 spaces for the proposed flats (1.5 spaces per flat plus one space for visitors) and 2 spaces for the house. Providing the integral garage in the house is retained for parking use (by condition) I am of the view that one of the proposed spaces in front of the house could be deleted. I suggest the space next to Wingate Road in order to improve the street scene appearance. We discussed, as an alternative to this, dropping the space shown next to the house. However, I am of the view that if residents of the flats (or their visitors) park directly in front of the house, this could result in loss of privacy and amenity to the occupiers of the house.

Reason for refusal No. 2
You drew my attention to the letter from the Council's tree officer Neil Etherington dated 27 November 2002, which grants consent for removal of major deadwood, crown lifting and reduction of crown radius to the oak tree adjoining the site that is subject to a Tree Preservation Order. I have discussed this with Neil Etherington. He explained that the works were required for the health of the tree and to give more light to the existing properties to the north-east. He expressed the view that the above works would significantly reduce any overshadowing of the bedrooms in the proposed flats and any pressure on this oak tree.

I trust the above is clear, but meanwhile if you wish to discuss the above further please contact me before 10 a.m. tomorrow.

Yours sincerely

Angela Odell.

MRS A ODELL
Planning Officer

Tel. (0118) 974 6469 (Direct Line)
Fax. (0118) 974 6490
Email. Neil.Etherington@wokingham.gov.uk
Date 27 November 2002
My ref. NE/TPO/374/1988

(63649) /ab

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

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

Dear Mr Grainger

TREE PRESERVATION ORDER NO. 374/1988
TEMPLE MEWS, FOSTERS LANE, WOODLEY

With reference to your application dated 12 November 2002 the District Council consents to the following work being carried out to trees included in the above-mentioned Order:

T1 Oak

i) Remove all major deadwood.
ii) Crown lift to 4 metres.
iii) Reduce crown radius to 6 metres and reshape to form a balanced crown.

Reason for work: Safety and to provide clearance to building.

The consent is granted subject to the following conditions:

1. The work must be carried out in accordance with British Standard 3998 - 1989 'Recommendations for Tree Work'.

2. The above works must be completed before 30 November 2003 and in the event of the works not being completed by that date, further consent will be required.

Reasons for conditions 1 and 2:

1. To maintain the health and visual amenity of the tree.

2. To allow a further inspection of the tree to be carried out to assess what work may be most appropriate at that time.

3. To ensure that our records remain accurate.

Mr Grainger

27 November 2002

If you are aggrieved by this decision or by the conditions imposed, you may appeal to the Secretary of State for Transport, Local Government & The Regions, Government Office for the South East, Bridge House, 1 Walnut Tree Close, Guildford, Surrey, GU1 4GA, by notice in writing within one month of receipt of this decision or any such longer period as the Secretary of State may allow.

You are advised that this letter is in respect of the Tree Preservation Order only and it does not imply that consent would be forthcoming from the owner of the tree or any such other persons from whom consent would be required.

If I can be of any further assistance, please contact me on the above telephone number.

Yours sincerely

Neil Etherington

NEIL ETHERINGTON
Senior Arboriculturist

cc: Councillor S Rahmouni
" C Preston
Woodley Town Council
Decision letter file

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 3 February, 2003
My ref. AO/F/2002/5888
Your ref. JB/GB/BKS397

Development Land & Planning
Salisbury House
Milton Road
WOKINGHAM
RG40 1DP

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

Dear Mr Bailey

APPEAL AT 2 WINGATE ROAD, WOODLEY AGAINST REFUSAL OF APPLICATION F/2002/5888

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Parking
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I trust the above is clear, but meanwhile if you wish to discuss the above further please contact me before 10 a.m. tomorrow.

Yours sincerely

AO.

MRS A ODELL
Planning Officer

Tel. (0118) 974 6448 (Direct Line)
Date: January 16, 2003
My ref: F/2002/5888
Your ref: APP/X0360/A/02/1094468

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

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

Dear Mrs Pocock

APPEAL BY: S Summerfield
SITE: 2 Wingate Rd, Woodley

With reference to this appeal, I enclose 2 copies of the Hearing date notification letter.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. January 16, 2003
My ref: F/2002/5888
Your ref:

DEREK HALPIN
6 WINGATE ROAD

WOODLEY
BERKSHIRE
RG5 4JU

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Sir/Madam

NOTICE OF INFORMAL HEARING

APPEAL BY: S Summerfield
SITE: 2 Wingate Road Woodley Reading
PROPOSAL: Proposed erection of four flats and two storey rear extension to existing dwelling.

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham commencing at 10.00 on **04/02/2003**

If you wish, you may attend the Hearing and, at the Inspector's discretion, take part in the discussion.

Documents relating to the appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (8:30 –17:00 Mondays to Thursdays & 8:30 – 16:00 on Fridays).

Anyone with a disability who wishes to attend the Hearing is advised to contact the Council to check that suitable provisions are available.

If you wish to be notified of the decision, you should write to Mrs M Pocock, The Planning Inspectorate, Room 3/03 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference number **APP/X0360/A/02/1094468 .**

Yours faithfully

Denise Gumbrell

Appeals Assistant

Tel: (0118) 974 6448 (Direct Line)

Fax: (0118) 974 6484

Date: August 20, 2002

My ref: F/2002/5888

Your ref: APP/X0360/A/02/1094468

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

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

Dear Mrs Pocock

APPEAL BY: S Summerfield

SITE: 2 Wingate Rd, Woodley

HEARING DATE: TUESDAY FEBRUARY 4, 2003

Enclosed with this letter is a leaflet showing the venue for the Hearing & the car park recommended for the Inspector's use. Both are circled in red.

Please forward this letter & the leaflet to the Inspector concerned.

I hope this is helpful, and that the Inspector finds a parking space without a problem.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant
Enc.

The Planning Inspectorate

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

Direct Line 0117-3728775
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8775

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PLANNING SERVICES	HPT
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DC 19	ENF
APP	
CS	

19 AUG 2002

COPIES TO	CK

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

Your Ref: F/2002/5888

Our Ref: APP/X0360/A/02/1094468

Date: 15 August 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY S SUMMERFIELD
SITE AT 2 WINGATE ROAD, WOODLEY, READING

I am writing to advise you that the hearing into this appeal will start at 10:00 on Tuesday 4 February 2003 at the Council Offices, Shute End, Wokingham. Please arrange a car-parking space for the Inspector. Could you send the details, together with a location plan of the venue, to the case officer quoting our appeal reference number.

I due 20/08/02

The name of the Inspector will be confirmed to you at a later date.

Please write to all those other than the appellant, with an interest in the land, and all those who made representations at the planning application stage i.e. including any interested third parties, telling them about the hearing details at least 2 weeks before the hearing date. Your letter should cover:

cleared 16/01/03.

- An Inspector has been appointed by the Secretary of State to determine this appeal;
- The location of the site and a description of the development;
- Where your, and the appellant's, statements and future comments can be inspected;
- that they may attend the hearing, and at the Inspector's discretion, give their views;
- that we will send a copy of the decision letter only to those who ask for one in writing;
- what facilities are available for people with disabilities e.g. parking spaces, access and seating arrangements etc.

If you have not already done so, please send 2 copies of your written statement to the case officer and one copy to any statutory party. We must receive it within 6 weeks of the starting date.

If you consider it appropriate, please notify the press of the hearing. Please also note that people with disabilities who may be concerned about facilities at the hearing venue have been advised to write to, or contact your Council to confirm that proper provisions are in place.

We aim to issue decisions within 7 weeks of the close of the hearing. If there is likely to be significant delay, we will let you know.

Yours faithfully

K Hallett

Miss Kate Hallett

206J(BPR)

Tel. (0118) 974 6448 (Direct Line)
Date: August 7, 2002
My ref: F/2002/5888
Your ref: APP/X0360/A/02/1094468

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

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

Dear Mrs Pocock

APPEAL BY: S Summerfield
SITE: 2 Wingate Rd, Woodley

With reference to this appeal, I enclose 2 copies of the Authority's statement of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: July 25, 2002
My ref: F/2002/5888
Your ref: APP/X0360/A/02/1094468

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

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

Dear Mrs Pocock

APPEAL BY: S Summerfield
SITE: 2 Wingate Rd, Woodley

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.
I have also sent copies to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. July 25, 2002
My ref: F/2002/5888
Your ref:BKS397

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

Development Land & Planning Consultants Ltd
Ritz Plaza House
10 Denton Rd
Wokingham
RG40 2DX

Dear Sirs

APPEAL BY: **S Summerfield**
SITE: **2 Wingate Rd, Woodley**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

25/7

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

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

58548

PLANNING SERVICES | TPT | PDL | LDS | DC | SPP | APP | CS | COPIES TO | ACK:

16 OCT 2002

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

Your Ref: F/2002/5888

Our Ref: APP/X0360/A/02/1094468

Date: 11 July 2002

HC

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY S SUMMERFIELD
SITE AT 2 WINGATE ROAD, WOODLEY, READING

We have decided that a hearing will be held into this appeal and we will now arrange a date.

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

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

The date of this letter is the **starting date** for the appeal.

You must **submit** the following documents within this timetable:

Within 2 weeks from the starting date -

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

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

You must submit a copy of a completed appeal questionnaire and supporting documents, including relevant development plan policies to the appellant and me.

Within 6 weeks from the starting date -

You and the appellant must submit 2 copies of your hearing statement to me. I will send a copy of your hearing statement to the appellant and send you a copy of their hearing statement. You and the appellant must send a copy of your hearing statements to any statutory parties. I will send you and the appellant a copy of any comments submitted by interested parties.

Within 9 weeks from the starting date -

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

You **must keep to the timetable** set out above and ensure that your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. As I have given details of the timetable, I will not send you reminders.

Withdrawing the appeal

If you hear that the appeal is to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the appellant, I will write to you.

Further information about the terms we use in this letter and appeal procedures is on the attached sheet.

Yours faithfully

Mrs Margaret Pocock

H4B(BPR)

Hearing Statement

In your hearing statement you will need to give full details of the case which you will put forward at the hearing. You must include copies of any documents, including copies of maps and plans, to which you intend to refer. Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. The format of a statement for hearing cases is in Annex 2(i) of DETR Circular 05/2000.

Statutory parties

'Statutory parties' are owners or tenants of the appeal site who made comments within the time limit on the application or appeal. You will be able to see whether there were any statutory parties at application stage by checking the answer to question 15e of the LPA's questionnaire. I will tell you about any statutory parties who write to us at appeal stage, before your hearing statement is due. You must send any statutory party(ies) a copy of all your representations at the same time as you send them to us and the LPA.

Late Representations

Comments or representations received after any of the time limits will normally be disregarded and we will send them back. Late representations will only be considered in extraordinary circumstances.

Costs

Costs can be awarded in hearing cases. If a hearing is subsequently adjourned because of the submission of late evidence, there is the possibility of a successful claim for costs. Details are in the enclosed booklet 'Costs awards in planning appeals'. You should read this very carefully. DOE Circular 8/93 gives more advice.

Planning obligations - Section 106 agreements

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

If you intend to rely on an obligation, a final draft must be submitted at least 10 working days before the date of a hearing. Obligations should be completed by the close of a hearing. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

The Planning Inspectorate

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

For official use only
Date received

PLANNING APPEAL FORM

08 JUL 2002

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

Please use a separate form for each appeal

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

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

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

A. APPELLANT DETAILS

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

Name S Summerfield Esq

Address c/o Agent

Daytime phone no

Fax no

Postcode

E-mail address

B. AGENT DETAILS (if any)

Name Development Land & Planning Consultants Ltd

Address Ritz Plaza House
10 Denton Road
Wokingham, Berkshire
Postcode RG40 2DX

Your reference BKS/397
Daytime phone no 0118 978 9595
Fax no 0118 978 6551
E-mail address wokingham@dlpconsultants.co.uk

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA Wokingham

LPA's application reference no F/2002/5888

Date of the planning application 8.2.02

Date of LPA's decision notice (if issued) 17/6/02

D. APPEAL SITE ADDRESS

Address 2 Wingate Road, Woodley, Reading

Postcode

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

E. DESCRIPTION OF THE DEVELOPMENT

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

Proposed erection of 4 flats and 2-storey rear extension to existing dwelling

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

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

or

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

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

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

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

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☐

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

2. HEARING ☑

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

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

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

3. INQUIRY ☐

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

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

H. GROUNDS OF APPEAL

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

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

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

Please continue on a separate sheet if necessary.

1. The amenities of future occupiers of the flats will not be adversely affected by the proposed car parking spaces. Occupiers of the flats will be aware of the location of the car parking spaces before they decide to take up occupancy.

2. The rear bedrooms of the flats will not be excessively over-shadowed by the oak tree. The oak tree is to the north of the flats and will not cast a shadow into the bedrooms except in early mornings in the summer. This is not sufficient to constitute harm to residential amenity.

3. There are many examples of areas of hardstanding in the front of properties in the local area. The proposal is not unusual or out of character. The proposed plan shows areas where opportunities for landscaping can be implemented in order to soften the appearance of the frontage.

4. The shared amenity space at the rear offers sufficient amenity space for 5 dwellings. Occupiers will be aware of the shared nature of the garden and will not occupy if they consider this arrangement to be unsatisfactory.

5. The proposal complies with all relevant development plan policies.

H. GROUNDS OF APPEAL (continued)

Please turn over

I. APPEAL SITE OWNERSHIP DETAILS

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

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

CERTIFICATE A ☐

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

OR

CERTIFICATE B ☐

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

Owner's name	Address at which the notice was served	Date the notice was served
Mr K Nice	The Old Chapel	5.7.02
	Loddon Bridge Road	
	Woodley RG5 4BG	

CERTIFICATES C and D ☐

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

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

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

✔

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

OR

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

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

J. ESSENTIAL SUPPORTING DOCUMENTS

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

✔

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

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

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

_____

_____

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

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

K. PLEASE SIGN BELOW

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

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

Signature J J Bailey (on behalf of) S Summerfield Esq

Name (in capitals) J BAILEY Date 5.7.02

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

NOW SEND:

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  Customer Support Section
  Temple Quay House
  2 The Square
  Temple Quay
  BRISTOL
  BS1 6PN

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

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

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

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

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

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

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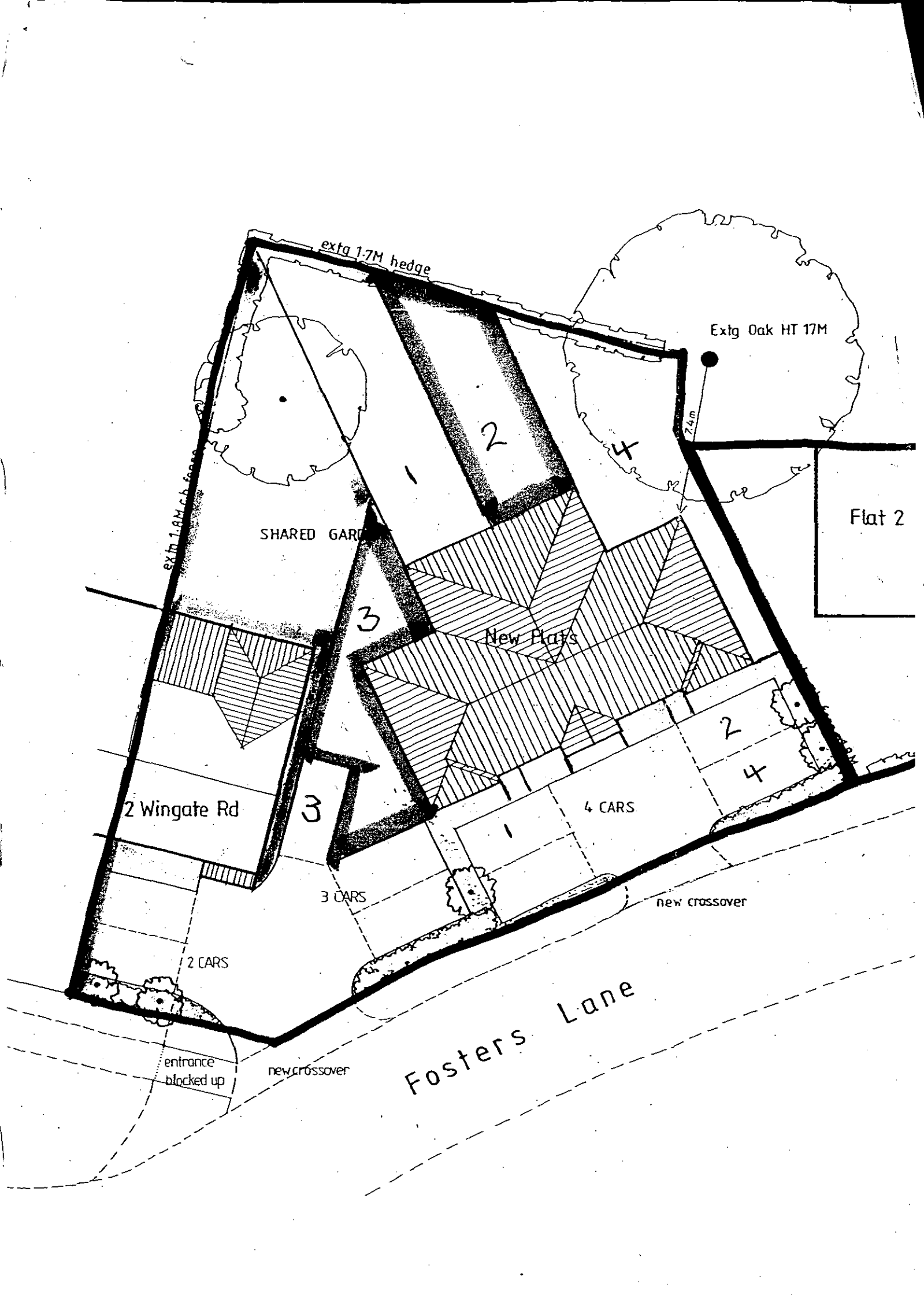
extg 1.7M hedge
Extg Oak HT 17M
7.4m
Flat 2
SHARED GARD
New Flats
1
2
3
4
2 Wingate Rd
3 CARS
4 CARS
2 CARS
new crossover
entrance blocked up
new crossover
Fosters Lane

Hearing: WOKINGHAM DC Appellant: S SUMMERFIELD
Proposal: ERECTION OF FLATS
Site: 2 WINGATE ROAD, WOODLEY
Appeal Ref: APP/X0360/A/02/1094468

AGENDA
4 FEBRUARY 2003

1. Inspector's Introduction

2. Summary of Cases and Identification of Main Issues (Inspector)

3. Preliminary Matters
   - Confirmation of Development Plan
   - Status of emerging Development Plan

4. Policy Context
   - Structure Plan (adopted)
   - Structure Plan (emerging)
   - Local Plan (adopted)
   - Local Plan (emerging)
   - National Planning Policy Guidance

5. Appeal Proposal
   - Agreed Matters

6. Living Conditions of Occupiers of Proposed Development

7. Effect upon Oak Tree (TPO)

8. Character and Appearance

9. Open Space

10. Any Other Relevant Matters
    - Highways Matters

11. Discussion of Conditions (in the Event of the Appeal being Allowed)

12. Site Inspection

TOWN AND COUNTRY PLANNING ACT 1990

Section 78 Appeal
by
S Summerfield
Against the Refusal by
Wokingham District Council
of the Proposed Erection of 4 Flats and
2-Storey Rear Extension to Existing Dwelling
at
2 Wingate Road, Woodley, Reading

INFORMAL HEARING STATEMENT

PINS Reference: APP/X0360/A/02/1094468
LPA Reference: F/2002/5888

RECEIVED
22 AUG 2002
PINS AA PEP

Prepared by:

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3 PLANNING HISTORY 7

4 PLANNING POLICY 8

5 CASE FOR THE APPELLANT 15

6 CONCLUSIONS 29

APPENDICES

PLANS

1 INTRODUCTION

1.1 These representations are submitted, by DLP Consultants, on behalf of S Summerfield. On 8 February 2002, the Day Tanner Partnership (DTP) submitted a full planning application to Wokingham District Council (the LPA) for the erection of 4 flats and a 2-storey rear extension to an existing dwelling at 2 Wingate Road, Woodley, Reading.

Copies of the letter from DTP, application form and Certificate B are attached as Appendix 1.

Copies of the application plans are attached as Plans A to E.

1.2 The application was registered and allocated to a planning officer, Heidi Lynch, on 19 February 2002.

A copy of the LPA's acknowledgement letter is attached as Appendix 2.

1.3 On 24 April 2002, after discussions with the planning and highway officers of the LPA, DTP submitted revised plans.

A copy of DTP's letter is attached as Appendix 3.

Copies of the revised application plans are attached as Plans F to I.

1.4 The planning officer recommended refusal of the application under delegated powers.

Copies of the officer's worksheets and recommendation report are attached as Appendix 4.

1.5 On 17 June 2002, the LPA refused planning permission, under delegated powers, for the following reasons:

"Reason

1. The proposal, by reason of the proximity of the car park spaces to habitable living space in the proposed flats, will have an adverse amenity effect on future occupiers of the flats. As such, the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

Reason

2. The proposal, by reason of the siting of bedrooms in the proposed block of flats, would result in overshadowing of habitable rooms to an unacceptable degree, which in the future may place additional pressure on the Tree Preservation Ordered Oak to the north-east of the site. As such, the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1, LBE5 and LBE8 of the Loddon Area Local Plan and to policies WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft).

Reason

3. The proposal, by reason of the expanse of hardstanding along the street front, will be detrimental to the visual amenity and character of the street scene. As such, the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1, LBE2 and LH1 of the Loddon Area Local Plan and to policies WOS3, WH1 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

Reason

4. The proposal does not provide private amenity space to serve the basic needs of future occupiers which are likely to include families. As such, the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LH1 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

Berkshire Structure Plan Policies LD3 and EN1.
Loddon Area Local Plan Policies LTV1, LH1, LH8, LBE1, LBE2, LBE8, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WOS3, WOS2, WBE1, WBE11, WH1, WH6, WT6 and WT7.

Informative

2. *The applicant is advised that infill development of some type may be viewed in a more favourable light by the Local Planning Authority if the above reasons for refusal are addressed. This is likely to require a proposal with less dwelling units on the site. Pre-application advice should be sought from the Local Planning Authority."*

A copy of the refusal notice is attached as Appendix 5.

2 SITE DESCRIPTION

Location

2.1 The irregularly shaped site is 0.083 hectares in size. The site consists of no. 2 Wingate Road, which is a 2-storey semi-detached house of 1960s' origin, and its garden, together with land adjoining Flat 2 of Temple Mews, which is a 1990s' development of small dwellings in the form of a cul-de-sac. The site lies within a residential area and is surrounded on all sides by residential properties.

2.2 The appeal site is located about 750 metres east of Woodley District Centre, which contains a wide range of shops and services. Wokingham lies about 6 kilometres to the south-east, while Reading town centre lies about 4.5 kilometres to the west of the site.

2.3 Reading Buses operates several services locally, as follows:

- 42 Woodley – Reading (Royal Berkshire Hospital) Circular
  Nearest stop in Loddon Bridge Road
  Operates hourly Monday to Friday

- 63 Reading Station – Woodley Airfield
  Nearest stop Headley Road
  Operates half-hourly Monday to Friday and hourly at weekends

- 128 Reading Station – Twyford – Wokingham
  Nearest stop Headley Road
  Operates 4-6 services a day Monday to Friday and 6-7 services a day on Saturdays

2.4 The nearest railway stations are at Winnersh Triangle (2.2 kilometres south-east of the site) and Earley (2.4 kilometres south-west of the site). These stations lie on a line served by the following:

- Thames Trains - Reading to Gatwick Airport
  One service a day in each direction

- South West Trains – Reading to London Waterloo
  2 services an hour in each direction

2.5 Twyford Railway Station is situated about 6 kilometres to the east of the site and lies on the London Paddington to Bristol main line.

2.6 Local primary schools are situated nearby, as follows:

- Rivermead Primary School
  Loddon Bridge Road
  400 metres south-east of the site

- Beechwood Primary School
  Ambleside Close
  650 metres north-west of the site

2.7 The nearest secondary school is Bulmershe School, Chequers Way, which is located about 1.6 kilometres west of the site.

2.8 Woodley Industrial Estate lies about 500 metres to the north-east of the site. Winnersh Triangle, which is a major employment area, lies about 2 kilometres to the south-east of the site. Further employment opportunities lie at Sutton Seeds Industrial Estate, about 2.5 kilometres north-west of the site, on the A4.

2.9 There is easy access on to the A329(M) and the motorway network at Winnersh Triangle, about 2 kilometres south of the appeal site.

Site Characteristics

2.10 The site has a frontage of 39 metres on to Wingate Road and, primarily, Fosters Lane. 2 Wingate Road lies at the western side of the site, adjoining 4 Wingate Road, and is set back about 7 metres from the frontage. The semi-detached house is 7 metres wide and 8.5 metres deep. The rear garden of no. 2 is about 43 metres deep. However, the bulk of the site lies to the side/east of 2 Wingate Road. This land is partly made up of garden to no. 2 and partly surplus land associated with the Temple Mews development to the east of the site.

2.11 The boundaries of the site are formed by a 1.8-metre high, close-boarded fence along the western boundary with 4 Wingate Road, a 1.7-metre high hedge along the rear/northern boundary and a 1.8-metre high close-boarded fence along the western boundary with Temple Mews. The southern boundary, facing Fosters Lane, is a mixture of fencing and gates, with low level landscaping behind the footpath.

2.12 The site contains one tree at the rear of 2 Wingate Road, which is a fruit tree. There is also a mature oak tree, which is situated to the rear of Flat 2, Temple Mews, but which overhangs the north-eastern corner of the site.

2.13 There is currently a vehicular crossover providing access to a parking area at the front of 2 Wingate Road. A pair of wooden gates provides access to the site off Fosters Lane.

3 PLANNING HISTORY

3.1 **Application O/8/59**

Outline application for residential development. Granted conditional approval 11.3.59.

3.2 **Application 121/59**

Layout of road and sewers. Granted conditional approval 8.9.59.

3.3 **Application 13/60**

Semi-detached house. Granted conditional approval 8.3.60.

3.4 **Application TP/2001/5259**

Temporary permission for retention of container on site. Refused 28.12.01.

A copy of the refusal notice is attached as Appendix 6.

Copies of the refused plans are attached as Plans J and K.

3.5 **Application F/2002/6475**

Full application for extension to 2 Wingate Road, submitted by Day Tanner Partnership on 24.4.02. Granted conditional approval 1.7.02.

A copy of the approval notice is attached as Appendix 7.

Copies of the approved plans are attached as Plans L and M.

4 PLANNING POLICY

4.1 A detailed examination and assessment of the case on behalf of the appellant appears in section 5 of this statement. Firstly, however, we propose to review the policy framework relevant to the consideration of this appeal.

4.2 Central Government advice is to be found in Policy Guidance Note (PPG) 1 General Policy and Principles, and PPG3 Housing. At the strategic level, the Berkshire Structure Plan (BSP) was adopted in August 1997. A review of the BSP is currently underway and the deposit draft was published in March 2002. At the local level, the Loddon Area Local Plan (LALP) was adopted in May 1995. The Wokingham District Local Plan Deposit Draft (WDLP) was published in November 1999. The inspector's report was published in November 2001. Proposed modifications are likely to be published in Autumn 2002.

4.3 With reference to the Government's commitment towards a plan-led system of development control, paragraph 40 of PPG1 states that:

> *"Where an adopted or approved development plan contains relevant policies, section 54A (Town and Country Planning Act 1990) requires that an application for planning permission or an appeal shall be determined in accordance with the plan, unless material considerations indicate otherwise."*

4.4 Paragraph 40 goes on to comment that:

> *"Those deciding such planning applications or appeals should always take into account whether the proposed development would cause demonstrable harm to interests of acknowledged importance."*

4.5 With regard to the weight to be given to non-adopted plans, paragraph 48 states that:

> *"...account can also be taken of policies in emerging development plans which are going through the statutory procedures towards adoption (of approval). The weight to be attached to such policies depends upon the stage of plan preparation or review, increasing as successive stages are reached."*

4.6 PPG3 states, in paragraph 57, that LPAs should encourage developers to make the best use of land and avoid inefficient use of land. LPAs should:

> *"...examine critically the standards they apply to new development, particularly with regard to roads, layouts and car parking, to avoid the profligate use of land."*

4.7 PPG3 goes on to state, in paragraph 58, that LPAs should:

> *"• encourage housing development which makes more efficient use of land (between 30 and 50 dwellings per hectare net).*
>
> *• seek greater intensity of development at places with good public transport accessibility such as ... district ... centres..."*

4.8 Paragraphs 61 and 62 of PPG3 encourage LPAs to reduce car parking requirements so that:

> *"Car parking standards that result, on average, in developments with more than 1.5 off street car parking spaces per dwelling are unlikely to reflect the Government's emphasis on securing sustainable residential environments"*

Strategic Policies

4.9 The structure plan for the area is the approved replacement BSP, which contains the following relevant policies:

4.10 **Policy LD3**

This policy states that development will only be permitted where it will not adversely affect the environment, the character of the area or neighbouring land uses.

4.11 **Policy EN1**

This policy states that development in built-up areas should protect and enhance the quality and character of the environment. The redevelopment of under-used urban land will be supported in order to achieve optimum use of land within built-up areas.

4.12 **Policy H4**

This policy states that LPAs should ensure that new residential development is in locations well served by public transport and with access to employment, shopping and service facilities.

4.13 **Policy H5**

This policy states that part of the County's housing provision will be met by building on suitable undeveloped land within built-up areas.

4.14 **Policy H9**

This policy states that favourable consideration will be given to residential development proposals which add to the range of densities, dwelling types and sizes with specific emphasis placed upon the provision of smaller dwellings.

Copies of the above policies are attached as Appendix 8.

4.15 In March 2002, the Joint Strategic Planning Unit (JSPU) published a new BSP Deposit Draft for 2002-2016 (BSPDD).

4.16 The BSPDD does not contain a replacement policy for Policy EN1 of the BSP.

4.17 **Policy H3**

This draft policy states that, in keeping with PPG3, see above, local plans should ensure that the fullest use is made of previously developed land (PDL) in urban areas for housing development

4.18 **Policy H6**

This draft policy states that, in keeping with PPG3, residential development will make efficient use of land. Densities should exceed 30 dwellings per hectare (DPH) and schemes should provide a variety of dwelling sizes and types.

Copies of the above policies are attached as Appendix 9.

Local Plan Policies

4.19 The local plan for the area is the LALP, which contains the following relevant policies:

4.20 **Policy LTV1**

This policy states that within "identified settlements", including Woodley, development will normally be allowed.

4.21 **Policy LH1**

This policy states that, within identified settlements, development in the form of infilling etc will generally be considered favourably.

4.22 **Policy LH8**

This policy relates to sites over 0.4 hectares in size and seeks a range of dwellings sizes, with particular emphasis on provision of smaller units.

4.23 **Policy LBE1**

This policy states that new development should be of a high standard of design appropriate to the character of the area in which it is to be situated.

4.24 **Policy LBE2**

This policy states that development proposals which are inappropriate in terms of relationship with adjoining sites and buildings or which would adversely affect the character of an area will not normally be permitted.

4.25 **Policy LBE5**

This policy states that new development should ensure good daylight and sunlight penetration to both new and existing development.

4.26 **Policy LBE8**

This policy states that new development should be enhanced by appropriate landscaping.

4.27 **Policy LT5**

This policy states that highway safety will be taken into account when proposals for development are considered.

4.28 **Policy LT6**

This policy states that new developments should incorporate car parking in accordance with the LPA's standards.

Copies of the above policies are attached as Appendix 10.

4.29 The emerging WDLP, which is a material consideration, contains the following relevant policies:

4.30 **Policy WOS2**

This policy states that, within identified settlements, including Woodley, development will be allowed.

4.31 **Policy WOS3**

This policy states that development, which is acceptable in principle, should: be appropriate to the character of the area; not harm the environment, be located so as to reduce the need for travel; have no adverse traffic impacts; provide buildings which are usable by disabled people and be of a high quality of design.

4.32 **Policy WBE1**

This policy states that new development should be of good contemporary design and respect its local context.

4.33 **Policy WBE2**

This policy states that infill development should add visual interest and raise the area's architectural quality.

4.34 **Policy WBE11**

This policy states that the council will protect trees and areas of woodland.

4.35 **Policy WH1**

This policy states that, within identified settlements, unidentified sites in the form of infilling etc will be favourably considered, subject to a number of provisos.

4.36 **Policy WH6**

This policy states that new housing sites should incorporate smaller dwellings to meet local need.

4.37 **Policy WT6**

This policy states that parking provision will be a consideration when the LPA deals with development proposals.

4.38 **Policy WT7**

This policy states that the LPA will take appropriate measures to address the issue of road safety.

Copies of the above policies are attached as Appendix 11.

4.39 The WDLP Inspector published his report into the plan in October 2001. The inspector has recommended changes to a number of the above-listed WDLP policies, as follows:

4.40 **Policy WOS2**

The inspector's revised policy proposes a sequential approach to development with infilling within Category A settlements, including Woodley, viewed as first choice for new housing.

4.41 **Policy WOS3**

The inspector recommends that this policy should be adopted as amended by PA 1/5 and PA 1/6.

4.42 **Policy WBE1**

The inspector recommends that this policy should be deleted and replaced by a new policy which emphasises making efficient use of land, reducing car parking, access to services and maximising safety and security.

4.43 **Policy WBE2**

The inspector recommends that this policy should be deleted.

4.44 **Policy WBE11**

The inspector recommends the replacement of this policy emphasising the need for new development to take account of existing trees.

4.45 **Policy WH1**

The inspector recommends that this policy should be deleted and replaced with a policy that places more emphasis upon sustainable development criteria.

4.46 **Policy WH6**

The inspector recommends that this policy be retained but with more emphasis placed upon the need for 1- and 2-bedroom dwellings.

4.47 **Policy WT6**

The inspector recommended that this policy should be amended in accordance with the proposed amendment PA 10/4

4.48 **Policy WT7**

The inspector recommended that this policy be deleted and replaced with a new policy, which promotes road safety where it is justified.

Copies of the above recommendations are attached as Appendix 12.

5 CASE FOR THE APPELLANT

5.1 The application which is the subject of this appeal was refused for 4 reasons. Given that the extension to 2 Wingate Road has now been granted approval (see Appendix 7), the appeal concerns just the 4 proposed flats. I would like to address each reason for refusal in turn, as follows:

Reason 1

5.2 The LPA considers that the car parking spaces will be located too close to habitable rooms in the proposed flats and vehicles using the spaces will adversely affect the living conditions of future occupiers. We consider that there are several reasons why this assertion by the LPA is incorrect, as follows:

- The number of parking spaces and the likely number of vehicle movements will be small. Therefore, the noise, fumes etc level from the vehicles and their users will be minimal and not enough to disturb the amenity of residents.

- The rooms facing the parking area are to be kitchens and living rooms, which are less sensitive to noise etc than bedrooms. The bedrooms have deliberately been sited at the rear of the flats, where it is away from the road and likely to be quieter.

- The occupiers of the flats will be aware of the parking situation before they move in. If they are not happy with the positioning of the parking bays then they are under no obligation to purchase the flats. Future occupiers will be able to make the choice.

5.3 Consequently, we consider that the proposal complies with relevant development plan policies in this regard, as follows:

- **BSP Policy EN1**
  This policy does not refer to residential amenity and is not relevant to this issue.

- **LALP Policy LBE1**
  This policy also does not refer to residential amenity and is not relevant to this issue.

- **LALP Policy LBE2**
  This policy does refer to relationship with adjoining sites and buildings. As stated above, we consider the siting of the car parking spaces and the flats to be appropriate and residential amenity will not be harmed.

- **LALP Policy WBE1**
  This policy requires that new development should have consideration to its "environmental impact". Again, we consider that the parking arrangements will not be harmful to the environment.

- **WDLP Policy WOS3**
  This policy requires that new development should not be of "...detriment to the amenities of adjoining land uses and occupiers". In this case, the amenities of existing neighbours are not mentioned. Therefore, the policy is complied with.

5.4 We consider that the proposed car parking layout and relationship with the proposed flats is satisfactory. The proposal does not, therefore, contravene any of the policies mentioned in the reason for refusal.

Reason 2

5.5 The LPA considers that by siting the bedrooms at the rear of the block, it is likely that they will be overshadowed by the TPO-protected oak tree to the north-east of the site and this will result in occupiers putting pressure on the LPA to have this tree removed in order to give more light to the bedroom windows. We consider that there are several reasons why this assertion by the LPA is erroneous, as follows:

- People do not spend considerable amounts of time sitting in their bedrooms looking out of the window. Therefore, there is little likelihood that they will be aware of an overshadowing problem.

- The bedroom windows are north-west facing. Without direct sunlight, they will be darker rooms that those facing south anyway, with or without any trees in the rear garden.

- Purchasers of the flats will be aware of the oak tree when they view the flats. They will be made aware of the TPO and the fact that the tree cannot be removed. If this at all concerns them, they can choose not to occupy any of the flats.

- The oak tree lies outside of the site and is owned by Flat 4 of Temple Mews. The future occupiers of the flats will not be able to undertake works to the tree themselves but will need to persuade the owners to do so. This is not likely to happen in reality.

- Finally, in her report (Appendix 4), the officer states that the flats will be sited 7.4 metres from the oak tree and that 6 metres would be sufficient. We consider that 7.4 metres is a more than sufficient distance and the LPA's fears of overshadowing are unfounded.

5.6 Consequently, we consider that the proposal complies with relevant development plan policies in this regard, as follows:

- **BSP Policy EN1**

  This policy seeks to retain existing tree cover. The appellant wishes the oak tree no harm and we believe that, as in numerous other cases, it will be possible for the occupiers of the flats to live in harmony with the tree. We expect that the tree will be retained and there is no reason for it to be removed.

- **LALP Policy LBE1**

  This policy seeks the retention of important natural features, such as trees. As stated above, we can see no reason why the oak tree should be considered to be under threat.

- **LALP Policy LBE5**

  This policy seeks good daylighting and sunlighting conditions in new development. We consider that, because the tree is to the north of the bedroom windows, there will be no loss of sunlight and the reduction in daylight will be minimal.

- **LALP Policy LBE8**

  This policy seeks to retain existing trees and hedgerows and enhancement of sites with appropriate landscaping. We are proposing to keep the one tree that lies tree within the site and the substantial hedge on the rear boundary of the site. Additional landscaping will be agreed with the LPA, subject to an appropriate condition upon the consent.

- **WDLP Policy WOS3**

  This policy seeks to protect important landscape features. We assert that the oak tree will not be adversely affected and visual amenity will not be harmed.

- **WDLP Policy WBE1**

  This policy seeks to protect natural features, including landscape features. Again, we contend that no natural landscape features will be lost or threatened if this proposal is allowed.

- **WDLP Policy WBE11**

  This policy specifically seeks to protect trees. The proposal will not, as previously stated, create undue pressure to have the TPO-protected oak tree removed. The location of the tree, its distance from the proposed building and the fact that occupiers will be aware of the tree will ensure that it is retained if the development goes ahead.

5.7 We consider that the siting of the flats will not lead to unacceptable pressure being brought to bear to have the TPO-protected oak tree removed. The proposal, therefore, complies with all relevant development plan policies mentioned in the reason for refusal.

Reason 3

5.8 The LPA considers that the amount of proposed hardstanding at the front of the site will harm the visual amenity and character of the street scene. We consider that this assertion by the LPA is not correct for a number of reasons, as follows:

- In her report (Appendix 4), the officer states that the need for 9 car parking spaces creates hardstanding the entire width of the frontage. However, we consider that the amount of car parking required is excessive and could have been reduced. This would have freed more land for landscaping on the frontage.

- It would be possible to design a scheme with 1 space per flat and 2 spaces for the house, plus 1 or 2 visitor spaces, ie 7 to 8 spaces. Such a scheme would have more opportunities for landscaping and would still comply with parking policies as advocated by PPG3, which asks for no more than 1.5 spaces per dwelling (my underlining).

- Even with 9 spaces, as shown, there are still considerable areas provided for landscaping at the front of the site. Relatively fast-growing species cold be used in order to "soften" the visual impact of the hardstanding as much as possible.

- Although "two wrongs don't make a right", there are numerous examples to be seen in Fosters Lane and elsewhere in Woodley where property owners have paved or concreted over their front gardens in order to park their cars in front of their houses. It is desirable to do this for security reasons. There is no reason why the occupiers of the proposed flats should not also be able to do this. The inspector will be shown several such precedents on the site visit. The site does not sit in a high quality environment, such as a conservation area.

5.9 As a result, we consider that the proposal complies with relevant development plan polices in this regard, as follows:

- **BSP Policy EN1**

  This policy seeks a high standard of design in new development. While the area of hardstanding could be reduced, we consider that it is not excessive as proposed and landscaping will help to ensure that the character of the area is enhanced by the proposal.

- **LALP Policy LBE1**

  This policy seeks a high standard of design appropriate to the character of the area. We consider that the hardstanding will not be out of keeping to maintain the quality of the character of the local area.

- **LALP Policy LBE2**

  This policy seeks to prevent inappropriate development that would adversely affect the character of an area. As stated above, the proposed hardstanding will not be harmful to the street scene.

- **LALP Policy LH1**

  This policy seeks to allow "infilling" in urban areas, subject to several provisos, including impact upon the character of an area. As already stated, we consider that the character of the area will not be harmed by the proposed hardstanding.

- **WDLP Policy WOS3**

  This policy requires, among other provisos, that new development should respect its local context. The hardstanding proposed will not, as stated above, be out of keeping in the area.

- **WDLP Policy WH1**

  This policy favourably considers "infilling" in urban areas. However, there should be no adverse effect upon the character of the area. The hardstanding will not harm the character of the area.

- **WDLP Policy WBE1**

  This policy requires good contemporary design. The environmental impact of the hardstanding will not be harmful and, if treated properly, it will represent good quality design in the local context.

5.10 We consider, therefore, that the hardstanding, either as proposed or in reduced form, will not harm the character or appearance of the area. The proposal complies with all relevant development policies in this regard.

Reason 4

5.11 The LPA considers that the amenity space provided is not sufficiently private to serve the basic needs of future occupiers. We believe that this view is incorrect for the following reasons:

- The amount of new amenity space, at about 280 square metres, is adequate for 5 dwellings, ie 56 square metres each.

- All of the 5 dwellings will have 2 or more bedrooms and could be occupied by families. Almost all flatted developments have communal gardens and families happily share these with each other, single people and couples. It is not correct to say that people must have "private amenity space" as, clearly, many people do not have this and survive quite happily without it.

- Future occupiers will be aware of the shared nature of the amenity space. If they do not like the idea of sharing the rear garden with their neighbours then they need not buy in this scheme. Again, it is a matter of personal choice, not a planning consideration.

5.12 We believe that the proposal complies with all relevant development plan policies, as follows:

- **BSP Policy EN1**
  This policy states that new urban development should make optimum use of land and buildings, which is what this proposal will do.

- **LALP Policy LBE1**
  This policy requires that new development should create a safe and attractive living environment. We believe that shared gardens are perfectly safe and future occupiers will be happy to share with their neighbours.

- **LALP Policy LH1**

  This policy requires the provision of "adequate garden areas" in new development. We consider that 280 square metres of communal gardens is "adequate" and will not lead to the problems foreseen by the LPA.

- **WDLP Policy WOS3**

  This policy does not refer to amenity space and does not seem to be relevant to this issue.

- **WDLP Policy WBE1**

  This policy does not refer to amenity space and is not relevant.

5.13 We assert that the proposed shared gardens will provide adequate usable amenity space for the future occupiers of all 5 dwellings. The proposal, we believe, complies fully with all relevant development plan policies referred to in the reason for refusal.

Informative 1 – Policies

5.14 This informative refers to a number of other development plan policies. The proposal complies with each of these, as follows:

5.15 **BSP Policy LD3**

This policy seeks to prevent development that would seriously harm the environment, both the character of an area and residential amenity. We consider that the proposed development will positively enhance the local area and it will not harm the amenities of existing residents or future occupiers.

5.16 **LALP Policy LTV1**

This policy states that in Woodley there is a presumption in favour of residential development in the form proposed.

5.17 **LALP Policy lh8**

This policy seeks a range of housing types and sizes on sites over 0.4 hectares. Although this site is under 0.4 hectares in size, all of the proposed flats are to be small dwellings, as defined and sought by this policy.

5.18 **LALP Policy LT5**

This policy requires the highway authority to seek to improve highway safety. The proposal will not harm highway safety in any way.

5.19 **LALP Policy LT6**

This policy seeks new public car parking facilities. This does not seem to be relevant to this appeal.

5.20 **WDLP Policy WOS2**

This policy states that in identified settlements, such as Woodley, development will normally be allowed.

5.21 **WDLP Policy WH6**

This policy requires a mix of densities, dwelling types and sizes on residential development site. The proposal is for 4 no. 2-bedroom flats, which will comply with this policy.

5.22 **WDLP Policy WT6**

This policy seeks to improve public car parking provisions. The highway authority raised no objection to the parking provision shown as part of this scheme.

5.23 **WDLP Policy WT7**

This policy seeks to improve road safety. The highway authority has examined the road safety implications of this proposal and stated that it has no objection to the proposal.

Informative 2

5.24 This states that the LPA would welcome an application for fewer dwellings on this site. Clearly, there is no objection from the LPA to the principle of development. However, we consider that the matters of detail raised by the LPA are unduly onerous and unnecessary. Future occupiers will be able to decide for themselves if the car parking bays at the front are too close to habitable rooms, the rear of the flats is too dark being north-facing, and the rear amenity space is sufficiently private. Furthermore, the level of hardstanding at the front could be reduced and extra landscaping installed to ensure that the impact upon the street scene is acceptable.

We believe that the proposal is an acceptable form of infill development and should have been granted permission. There is no need to reduce the number of dwellings. The appellant and his architect have, for a considerable length of time, been attempting to negotiate with the LPA to agree a scheme, to no avail. This appeal is a last resort as far as the appellant is concerned.

Third Party Representations

5.25 Letters of objection were received from 7 neighbours, the local councillor and Woodley Town Council. We would like to respond to the various points made in these letters, as follows:

5.26 **Problems with foul sewage system**

The neighbours' complaints appear to relate to existing problems and do not relate to the proposed development. Indeed, Roger Johnson, of the council's Drainage Department, states in his memo of 21 February 2002 that he has "No Comments" in relation to the application. The proposal will not create any foul sewage system problems.

5.27 **Busy road junction will become congested**

The additional car movements generated by the development will be modest. TRICS database states that 2-bedroom flats generate 0.23 vehicle movements each in the morning peak hour. The 4 flats, therefore, will add just 1 car on to the road network in the morning peak. This modest level of expected traffic explains why Adam Coggins, of the LPA's Transportation Department, recommended approval of the application in his memo of 21 February 2002.

5.28 **Extra accommodation not needed**

Woodley is an urban area where there is a general presumption in favour of residential development. PPG3 requires LPAs to ask for higher density development in urban areas to help preserve greenfields. High property prices in Woodley suggest that there is a "need" for more dwellings. The Government is pressing LPAs to allow more housing within urban areas. The proposal will meet local need and comply with Government guidance.

5.29 **Communal garden will disturb neighbours**

There is no justification for this objection. The future occupiers of the 4 flats and 1 house could be families with children, childless couples or people living alone. It is not possible to predict how much, or how little, noise they will generate. This is not a reason for refusing development, as, if it were, nothing would ever be built in urban areas where properties are relatively close together.

5.30 **Flats will each be occupied by 2 people with 2 cars**

There is no way of knowing that this will happen. This part of Woodley does contain a number of retired people and similar people may well be attracted to the appeal site. They may have 1 car per flat or more. PPG3 advice states that 1.5 car parking spaces per dwelling is the maximum and the scheme complies with this guidance.

5.31 **Car park will be an eyesore**

As stated above, either the number of car parking spaces could be reduced or more landscaping could be proposed in order to improve the visual appearance of the site. Front of building car parking is already found in Fosters Lane, so the proposal will not be out of keeping.

5.32 **3-storey flats will be out of keeping**

The block of flats will only be 2 storeys high and it will be entirely in keeping with the street scene and character of the area.

5.33 **Dangerous access**

The access points will be on the outside of a slight bend in the road with good visibility in both directions. The highway authority has no objection to the scheme and clearly believes that the proposed accesses will not be dangerous.

5.34 **Will cause more on-street car parking**

The proposal will not affect on-street car parking, which will still continue during limited parts of the day.

5.35 **Trees to be felled?**

No trees will be felled as a result of this development, either in the short or long term.

5.36 **Insufficient car parking to be provided**

PPG3 states that a maximum of 1.5 off-street spaces should be provided for cars at residential properties. 5 properties, therefore, need no more than 7.5 spaces, according to PPG3. In my opinion, reducing the number of parking spaces to 8 would be more appropriate to comply with Government guidance and free up more space for landscaping.

5.37 **Extension to No. 2 Wingate Road**

The extension will create a 3-bedroom house. By no stretch of the imagination is No. 2 going to be an overly large dwelling. It will be a normal 3-bedroom dwelling. It is not possible to extrapolate logically from this scenario that the house will necessarily become multi-occupancy.

5.38 **Blocking light to existing properties**

The 4 flats have been carefully sited to avoid overshadowing neighbouring properties. No neighbours will be adversely affected by the proposal in any way.

5.39 **Height of flats will be out of keeping**

The flats will be 7.7 metres high. No. 2 is 7.2 metres high and Flats 1-4 of Temple Mews are about 8 metres in height. Other neighbouring properties are of similar heights. Clearly, the flats will not be out of keeping in the locality.

6 CONCLUSIONS

6.1 Habitable rooms in the proposed flats will not be materially harmed by noise etc from vehicles using the car parking bays on the site frontage. Future occupiers will be aware of the parking layout.

6.2 The bedrooms at the rear are secondary habitable rooms and will not be adversely affected by the TPO-protected oak tree. Therefore, there will not be pressure from future residents for its removal, as they will be made aware of its TPO status.

6.3 The hardstanding on the frontage will not detract from the street scene, which is not of exceptionally high quality at present. It would be possible to reduce the car parking to enable more landscaping to be planted to soften further the appearance of the frontage if the inspector deems it necessary.

6.4 The rear amenity space to be provided is sufficient for 5 dwellings. Future residents will be aware of its shared nature and can choose not to buy the flats if they have an objection to the arrangement.

6.5 None of the submissions by interested parties put forward material objections to the scheme, sufficient to add further to the LPA's reasons for refusal.

6.6 We consider that the proposal subject to this appeal is in compliance with all relevant development plan policies as required by Section 54A of the Town and Country Planning Act 1990.

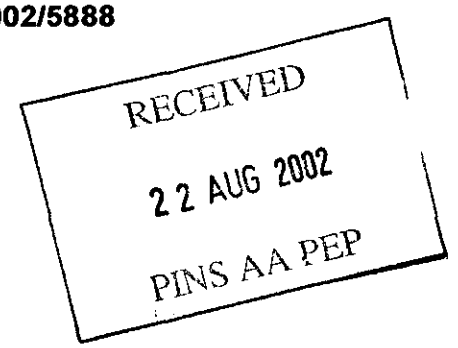
6.7 We respectfully request that this appeal should be allowed and the proposal granted planning permission.

TOWN AND COUNTRY PLANNING ACT 1990

Section 78 Appeal
by
S Summerfield
Against the Refusal by
Wokingham District Council
of the Proposed Erection of 4 Flats and
2-Storey Rear Extension to Existing Dwelling
at
2 Wingate Road, Woodley, Reading

APPENDICES AND PLANS

PINS Reference: APP/X0360/A/02/1094468
LPA Reference: F/2002/5888



Prepared by:

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E-mail: wokingham@dlpconsultants.co.uk

APPENDICES

1 Covering letter, application form and Certificate B, dated 8 February 2002.

2 Letter from council registering application F/2002/5888, dated 19 February 2002.

3 Letter from DTP to council, dated 24 April 2002.

4 Officer's worksheet and recommendation report, F/2002/5888.

5 Refusal notice F/2002/5888, dated 17 June 2002.

6 Refusal notice TP/2001/5259, dated 28 December 2001.

7 Approval notice F/2002/6475, dated 1 July 2002.

8 BSP 1991-2006 Policies LD3, EN1, H4, H5 and H9.

9 BSPDD 2001-2016 Draft Policies H3 and H6.

10 LALP Policies LTV1, LH1, LH8, LBE1, LBE2, LBE5, LBE8, LT5 and LT6.

11 WDLP Policies WOS2, WOS3, WBE1, WBE2, WBE11, WH1, WH6, WT6 and WT7.

12 Local Plan Inspector's recommendations relating to WDLP Policies WOS2, WOS3, WBE1, WBE2, WBE11, WH1, WH6, WT6 and WT7.

AID/LC/1409

8 February 2002

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs

PROPOSED DEVELOPMENT AT 2 WINGATE ROAD AND FOSTERS LANE WOODLEY

Planning application Ref. number 99/70403/F was refused on land adjoining 2 Wingate Road on 25 November 1999 for three houses. The reasons for refusal were very specific and related to physical features on and around the site rather than Policy and an informative was included in the refusal that the Local Authority felt that two dwellings on the site would be more appropriate. Since that time we have correspondence with your department both on 11 October 2001 and 13 December. Turning first to our letter dated 11 October 2001 we pointed out that the applicant of the site had asked us to prepare a scheme for four flats instead of two houses which effectively is the same footprint on the site but does not create the same pressure for separating the gardens as was the case with the scheme for three individual houses. This therefore takes the pressure away from the TPO oak in the north-eastern corner. We also pointed out that the hedge at the front of the site no longer exists thus obviating reason number 01 of the refusal. The building has been realigned to suit the "building line" between Temple Mews and 2 Wingate Road thus dealing with the points raised in reason number 02. As already mentioned previously the provision of flats on the site and the fact that a secondary bedroom faces the TPO oak in the northern boundary we believe that undue pressure will not now be put on the TPO oak.

Turning now to reason 04 of the previous refusal the eastern boundary of the site has been realigned back to its current position on the site which effectively negates reason 04 as the boundary is further away from the flats at Temple Mews than was previously shown on the refused application.

Continued/...

Turning now to your letter dated 13 December 2001 and your first paragraph concerning the street scene, it will be possible by agreement to introduce a reasonable amount of planting and hedging along the frontage to soften the landscape. In your fourth paragraph you refer to potential overlooking to number 2 Wingate Road. In fact, this property is also in the same ownership and it is now included as part of the site wherein you will see that it is intended to extend number 2 Wingate Road and include it as part of the overall site with a shared garden with the flats. The extension of number 2 Wingate Road also obviates any overlooking from or to the proposed flats albeit that the existing house and the proposed flats have back garden views over each other which is quite normal for most development in the area. We have also heeded your advice concerning the side entrances of the flats and all the entrances are at the front of the building.

We were disappointed by your final paragraph saying that you would be unlikely to support such an application but at the time you were not aware that Wingate Road would be included in the overall development scheme. We believe that this proposal now complies with all of your current Policies and standards and represents a good use of under-developed residential land in the urban settlement in line with current government thinking and PPG3 on the basis that land is a scarce resource and its use should be maximised.

Accordingly, please find enclosed the following documents in order to submit a full planning application:

Six copies each of our drawings numbers 1409/03, 04, 05 and 06 together with location plan
Six copies of the application form.
Certificate B
Deposit cheque in the sum of £855.00

We look forward to hearing from you in due course.

Yours faithfully

A I Day

Encs

cc Client

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	S SUMMERFIELD c/o AGENT
	ADDRESS	
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DAY TANNER PARTNERSHIP
	ADDRESS	BAGSHOT HOUSE, 37-39 HIGH STREET BAGSHOT, SURREY
	POST CODE	GU19 5AF PHONE 01276 451456
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	2 WINGATE ROAD WOODLEY
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF FLATS
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.083
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1409/3, 1409/4, 1409/5, 1409/6 +LOCATION PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the box(s)

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

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

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

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

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

1769

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

RESIDENTIAL

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

TO MATCH EXISTING IN HOUSE AND TO BE AGREED FOR FLATS.

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

EXISTING HEDGES AND FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

SEE SITE PLAN

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

YES AT GROUND FLOOR FLATS

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	1 / 7 *	/
BUNGALOW	4 / 14 *	/ *	/
FLAT/MAISONETTE	/ *	/ *	/
OTHER	/ *	/ *	/

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

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

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

£855.00

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

SIGNED L. Clarke ON BEHALF OF S SUMMERFIELD DATE 8 FEBRUARY 2002

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

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
K NICE ESQ	THE OLD CHAPEL, LODDON BRIDGE ROAD WOODLEY RG5 4BG	8/2/02

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragra (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 to find out the names and addresses of everyone else who, at the beginni of the period of 21 days beginning with the date of application was owner (a) of any part of the land to which the application relates, but have/ 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 publishe

the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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

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

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

OR

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

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

Signed . . . L Clarke . . . . . .

On behalf of . . . S SUMMERFIELD . . . . . .

Date . . . 8 FEBRUARY 2002 . . . . . .

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

APPENDIX 2

Tel. **(0118) 974 6482**

Date: 19 February 2002

Your Ref:

My Ref: **Heidi Lynch - F/2002/5888**

WOKINGHAM UNITARY

Aiming for Excellence

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

S Summerfield
C/O Day Tanner P/Ship
Bagshot House
37-39
High Street, Bagshot
Surrey
GU19 5AF

ACKNOWLEDGEMENT OF RECEIPT OF PLANNING APPLICATION

Dear Sir/Madam
Application Number: F/2002/5888
Site Address: 2, Wingate Road, Woodley, Reading.
Proposal: Proposed erection of four flats and two storey rear extension to existing dwelling.

Thank you for the above application, which has now been accepted along with the sum of £855 in fees.

We will try to determine your application within 8 weeks.

If for any reason your application cannot be registered as valid we will contact you again as soon as possible. However, it is not always obvious that insufficient information and/or inaccurate drawings have been submitted until after the case officer has visited the site. If we do not notify you otherwise within 28 days of this letter you may assume the application is valid and the 8 week determination date of **09/04/2002** also mentioned in the next paragraph is correct.

If you have not received notification of the outcome of your application by **09/04/2002** you have the right to appeal to the Secretary of State for the Environment, Transport and the Regions. Appeals must be made within 6 months of this date on a form which is available from the Department of the Environment, Transport and the Regions & they can be contacted on (0117) 987 8000.

If you have any queries concerning your application contact your case officer, **Heidi Lynch,** on **(0118) 974 6482** quoting reference number **F/2002/5888.**

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

Yours faithfully,

Heidi Lynch

Development Control Officer

AID/LC/1409

24 April 2002

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs

2 WINGATE ROAD, WOODLEY (F2002/5888)

With reference to the above planning application and our telephone conversations with the planning officer and your highway department please now find enclosed four copies each of our revised drawings numbers 1409/03A, 04A, 05A and 06A. With regard to the various issues raised we have the following comments:

Highways

a) We have completely revised the parking for the existing and new buildings so that there are only two cross overs along Fosters Lane instead of three as previously drawn. The parking is now arranged to allow leaving the site in forward gear.

b) We have increased the parking for the new flats to 7 spaces.

Planning

a) We have reduced the width of the 2-storey rear extension to number 2 Wingate Road so that it mirrors the extension previously approved at number 4.

b) The re-vamping of the car parking areas means that landscaping and hedging can now be incorporated to the front of the site. You will see that we have also moved the new flats building slightly to the north-west which allows a "breathing space" between the edge of the car park and the flats themselves.

c) We have reduced the height of the proposed building so that it fits comfortably between number 2 Wingate Road and Flat 2 Temple Mews and we have shown this relationship on the revised elevation drawing. The reduction of the roof height has unfortunately meant the demise of the bonus room and the dormers.

Continued/...

We believe that the enclosed revisions take account of all the issues raised with your Highway department and yourselves and we hope that you will now be in a position to recommend an approval.

Yours faithfully

A I Day

Encs

cc Client

F | 2002/5888

No	Std Con	Std Reas	Reasons for refusal
1.			The proposal, by reason of the proximity of the car park spaces to habitable living space in the proposed flats, will have an adverse amenity affect on future occupiers of the flats. As such, the proposal is contrary to Policy EN1 of the Berkshire Structure Plan, Policies LBE1 & LBE2 of the Loddon Area Local Plan and Policy WBE1 &WOS3 of the Wokingham District Plan (Deposit Draft).
2.			The proposal, by reason of the siting of bedrooms in the proposed block of flats, would result in overshadowing of habitable rooms to an unacceptable degree, which in the future may place additional pressure on the Tree Preservation Ordered Oak to the north-east of the site. As such, the proposal is contrary to Policy EN1of the Berkshire Structure Plan, Policies LBE1, LBE5, LBE8 of the Loddon Area Local Plan and Policies WOS3, WBE1 & WBE11 of the Wokingham District Plan (Deposit Draft).
3.			The proposal, by reason of the expanse of hardstanding along the street front, will be detrimental to the visual amenity and character of the street scene. As such, the proposal is contrary to Policy EN1 of the Berkshire Structure Plan, Policies LBE1, LBE2 & LH1 of the Loddon Area Local Plan and Policies WOS3, WH1 & WBE1 of the Wokingham District Plan (Deposit Draft).
4.			The proposal does not provide private amenity space to serve the basic needs of future occupiers which are likely to include families. As such the proposal is contrary to Policy EN1 of the Berkshire Structure Plan, Policy LBE1 & LH1 of the Loddon Area Local Plan and Policy WOS3 & WBE1 of the Wokingham District Plan (Deposit Draft).
5.			

Informatives for Refusal:

1.	N16
2.	The applicant is advised that infill development of some type may be viewed in a more favourable light by the Local Planning Authority, if ~~impact on the street scene is minimal and private amenity space is provided. This signifies~~ a proposal with less dwelling units on the site. Pre-application advice should be sought from the Local Planning Authority.

Policies

Wokingham District Plan:	WOS3, WOS2, WBE1, WBE11, WH1, WH6, WT6, WT7
Loddon Area Local Plan:	LTV1, LH1, LH8, LBE1, LBE2, LBE8, LT5, LT6
Berkshire Structure Plan:	LD3, EN1

Signed: [signature]

Date: 17/06/02

the above reasons for refusal are addressed. This is likely to require:

Application Number: F/2002/5888

Appraisal:

The proposed development is the proposed erection of four flats and a part two-storey/single storey rear extension to an existing dwelling. A previous application for three terraced dwellings was refused in November 1999 for the following reasons:

- Loss of hedging along the road boundary (a valuable visual feature in the street scene);
- Breach in defined building line resulting in visual obtrusiveness;
- Undue pressure on a protected tree due to siting of buildings; and
- Overshadowing of habitable rooms to an unacceptable level.

The site is located within an identified settlement and is surrounded by flats to the north east and by semi-detached dwellings to the west. There is a protected oak tree located to the north of the site, outside the site boundaries. The site is also located on gentle bend on Fosters Lane and there are detached dwellings opposite.

It is proposed to add a part single storey part two-storey rear extension to no.2 Wingate Road and erect a two-storey block containing four flats adjacent to it. The site will have shared gardens to the rear of the site for no.2 as well as the four flats. Car park spaces will be provided to the front of the site.

1. Impact upon neighbouring properties and principle of development

The site lies within the identified settlement and there is no objection to the principle of development within identified settlements subject to other policies in the plan. The scheme provides for the erection of 4 two-bedroomed flats and this assists in providing smaller dwellings for which there is an identified need, in accordance with the Housing Needs Survey. There is therefore no objection in principle to development of the site.

The rear of the site backs onto the rear gardens of properties along Caldbeck Drive. These properties will be at least 45m away from the proposed development and are therefore not considered to be affected.

To the east of the site there is a two-storey block containing four flats. Flat 2 (ground floor) and flat 4 (first floor) are closest to the proposed development. Flat 4 has no side elevation windows facing the site and the windows on the front elevation are at such an angle, that it would be difficult to view the proposed development. Flat 2 has a double door on the side elevation, however this is not the main light source to the habitable room. The proposed flats would be at least 3.2m away from the closest points on Flats 2 & 4 Temple Mews. There are also no windows proposed along the side elevations, which would directly overlook Temple Mews. It is therefore considered that the development will have no direct affect on privacy, over-bearing or daylight on Temple Mews.

The next closest property is no.4 Wingate Road located to the west of the proposed site. This property is attached to no.2, which is part of the application. No.4 has a part single storey, part two-storey rear extension. It is proposed to carryout out a similar extension to no.2. There will be no adverse impact on no.4 from these building extensions in terms of daylighting, overbearing issues or loss in privacy. The proposed building containing four flats is located at

least 11m away from no.4 and are at such an angle that there should be no direct adverse impact caused.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The additions proposed to no.2 Wingate Road are considered to have no affect on the street scene due to being located at the rear of the dwelling. Also, the attached property no.4, has similar extensions to those proposed and so the character of the area will not be adversely affected.

The proposed new flats will have the same height as the existing adjacent buildings and will also have a design consistent with the block of flats to the east of the site. The building is also in line with the other adjacent buildings in terms of distance setback to the street. The building itself therefore does not look out of character within the street scene, nor is considered to be visually intrusive.

However the proposed development shows the front garden area in front of the flats to be converted to four car parking spaces. It is also proposed to place two car parking spaces in front of no.2 Wingate Road and three spaces between no.2 and the proposed block of flats. This basically means the whole street frontage will revert to hardstanding. Despite two areas of proposed screen hedging along the front road boundary, the level of hardstanding will still be visible due to its proximity to the highway and its expanse and this is considered to be detrimental to the visual amenity of the street scene.

3. External site layout issues

The proposed block of flats has been positioned on such an angle that it will be 7.4m at the closest point to the protected oak tree just off the north-east property boundary. It is recommended that construction takes place at least 6.0m away from trees that are to be successfully retained and protected. The proposed development is therefore considered to be acceptable under this rule. However the two flats on the eastern side of the building both have a bedroom window that faces into the tree. The bedrooms will therefore suffer from limited daylighting due to overshadowing by the protected tree. This overshadowing may place additional pressure for the removal or cutting back of the protected tree in the future. This is considered to be an adverse affect of the proposed development.

As well as the expanse of hardstanding to be located to the front of the proposed flats, four of the proposed car parking spaces are located in 0.5m from the living room and kitchen windows of the ground floor flats. This is considered to have an adverse amenity affect on future occupants by making living conditions unpleasant.

The proposal shows five dwelling units to have a shared garden to the rear. No.2 Wingate has three proposed bedrooms, and as such is considered to be a family unit, which requires a separate amenity area. The proposed two-bedroom flats may suit couples and therefore should also have some level of amenity area each. The proposal as it currently stands does not provide any private amenity space for the occupants of the flats or for the three bedroomed house.

4. Impact upon highway safety

There have been a number of objections to this development on highway grounds. The objections pertain mainly to:

- The increase of additional vehicles using Fosters Road which is already a busy, congested road; and
- Existing on-street parking problems will be exacerbated.

Despite these objections, the highways department considers the proposed development to be within guidelines. The current application shows one additional access point along Fosters Road as well as the existing access point to no.2 Wingate Rd being relocated further east along Fosters Road. Highways are satisfied the parking standards have been meet and are also happy with the proposed accessways onto Fosters Road. Providing the parking and turning spaces are permanently maintained there would be no implications to the highway safety of the site.

Recommendation: Approval: **Refusal: ✓**

WORK SHEET FOR : Heidi Lynch

Application Number : F/2002/5888

Applicant : S Summerfield C/O Day Tanner P/Ship.

Location : 2, Wingate Road, Woodley, Reading.
Proposal : Proposed erection of four flats and two storey rear extension to existing dwelling.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/02/2002

Earliest Date for Decision : 15/03/2002

Latest Consultation Date/Site Notice Expiry Date : 15/03/2002

This application will have expired on: 09/04/2002. 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 :

ighways - appoval with conditions
naage - no comments
nvn. Health - no objection, condition re hours of operation
oodley Town - recomnd refusal in relation to height, massing & highway pobs (loss of light to neighbours), existing street parking pobs, height of building
ighbours - object dre to: inadequate parking, no private garden space for nº2, impact on skyline of new building, blocking of light at nº4
rees - de as long as landscape plan submitted & tree protection fencing erected.

Planning Issues :

dentified settlement 2 WOS2, WH1
Principle of developmt S LTV1, LH1
isual amnity of streetscene - WOS3, WBE1, LBE1, LBE2, LO3, ENV1
mpact on TPO trees/lasc - WBE11, WBE10 (lasc) LBE8 (lasc)
mpact on residential amnity - WOS3, WBE1, LBE2
Highways - WOS3, WH1, HT6, HT7, LT5, LT6
natural surveillance - WBE5

Housing - WH6 (variety of housing)
LH1
LH8 (variety of housing)
LH4

Urban Area Local Plan

on bend in Street (Postes St.), close to junction with Wingate Road.

RECORD OF SITE VISIT

SITE ADDRESS: 2 Wingate Road Woodley Reading.

APPLICATION NUMBER: F/2002/5888

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 3/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS
Semi-detached 2 sty buildings

3. DESCRIPTION OF SITE/BUILDING
Site is empty section between a semi-detached house & a flat (new-ish).

4. RELATIONSHIP TO ADJOINING PROPERTIES
n°2 - integral garage, gable end roof has a single sty side extension.

Flat 2 has parking to rear of site.

n°4 - 2 sty side extension (set back from front)

5. SITE CONSTRAINTS

TREES NA /except oak tree in flats garden.

ACCESS/PARKING additional access onto road required

LEVELS ok

BOUNDARY TREATMENT —

OTHERS —

would have to widen vehicle crossing on n° 2.

Wingate Road semi-detached houses are: 7.5m in height
Flats on Temple Mews are 8.0m high
Proposed building is 8.5m height

Application No: F/2002/5888 HL

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

S Summerfield
C/O Day Tanner Partnership
Bagshot House
37-39 High Street
Bagshot
Surrey
GU19 5AF

Application Number: F/2002/5888

Parish: **WOODLEY**

Location: **2, Wingate Road, Woodley, Reading.**

Proposal: **Proposed erection of four flats and two storey rear extension to 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 reasons for which are specified hereunder.

Reason
1. The proposal, by reason of the proximity of the car park spaces to habitable living space in the proposed flats, will have an adverse amenity effect on future occupiers of the flats. As such, the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposal, by reason of the siting of bedrooms in the proposed block of flats, would result in overshadowing of habitable rooms to an unacceptable degree, which in the future may place additional pressure on the Tree Preservation Ordered Oak to the north-east of the site. As such, the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1, LBE5 and LBE8 of the Loddon Area Local Plan and to policies WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft).

Reason
3. The proposal, by reason of the expanse of hardstanding along the street front, will be detrimental to the visual amenity and character of the street scene. As such, the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1, LBE2 and LH1 of the Loddon Area Local Plan and to policies WOS3, WH1 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

Reason
4. The proposal does not provide private amenity space to serve the basic needs of future occupiers which are likely to include families. As such the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LH1 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

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

Berkshire Structure Plan Policies LD3 and EN1.
Loddon Area Local Plan Policies LTV1, LH1, LH8, LBE1, LBE2, LBE8, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WOS3, WOS2, WBE1, WBE11, WH1, WH6, WT6 and WT7.

Informative
2. The applicant is advised that infill development of some type may be viewed in a more favourable light by the Local Planning Authority if the above reasons for refusal are addressed. This is likely to require a proposal with less dwelling units on the site. Pre-application advice should be sought from the Local Planning Authority.

T. G Watson

Trevor Watson
Development Control Manager
Date: 17/06/2002

Notice checked by: _____

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

(MDH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

S Summerfield
C/O Day Tanner Partnership
Bagshot House
37- 39 High Street
Bagshot
Surrey
GU19 5AF

Application Number: TP/2001/5259

Parish: **WOODLEY**

Location: **Land Adjoining 2 Wingate Road, Woodley, Reading.**

Proposal: **Temporary permission for placement of container on site (Retrospective)**

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 container has an unacceptably detrimental impact on the street scene by reason of its scale, form, siting and materials. As such it is contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.

Informative

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 28/12/2001

Notice checked by: C Hunter

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

Application No: F/2002/6475 FL

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

S Summerfield
C/O Day Tanner Partnership
Bagshot House
37 - 39 High Street
BAGSHOT
Surrey
GU19 5AF

Application Number: F/2002/6475

Parish: **WOODLEY**

Location: **2 Wingate Road, Woodley, Reading**

Proposal: **Proposed two storey and single storey rear extensions to dwelling.**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor or above in both side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

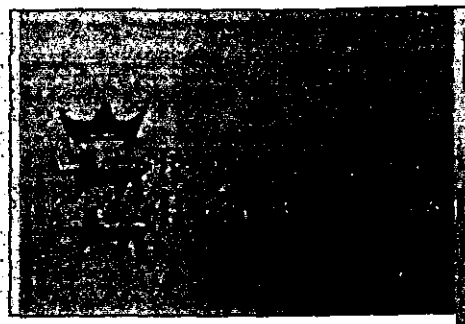
Berkshire Structure Plan Policy EN1
Loddon Area Local Plan Policies LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

T. G Watson

Trevor Watson
Development Control Manager
Date: 01/07/2002

Notice checked by:

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





BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie
Public Services Division

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

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

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

(i) housing proposals for 100 or more dwellings;

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

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

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

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

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

ENVIRONMENTAL IMPACT

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

Environmental Impact of Development

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

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

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

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

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

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

Environmental Impact of Transport Schemes

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

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



6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

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

The Environment of the Built-up Areas

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

Protection and Enhancement of the Environment of Built-Up Areas

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

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

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

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

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

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

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

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

Environmental Nuisance

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

Protection from Environmental Nuisance

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

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

Flooding

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

Assessment of Development Proposals

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

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

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

Development Within Settlements and Redevelopment/Change of Use

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

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

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

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

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

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

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

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

Other Housing Development Outside Settlements

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

Slough

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

Low-Cost Housing to Meet Local Needs in Rural Areas

Policy H8 **In exceptional circumstances permission may be granted for small scale schemes solely for low-cost housing to meet proven local needs :**

(i) on the periphery of rural settlements outside the Green Belt on sites which would not otherwise be released for development; or

(ii) within recognised settlements in the Green Belt defined in local plans.

Provision should be made for such schemes to be managed so that they remain affordable in perpetuity.

7.56 The implementation of these schemes will be a matter for local judgement and it will be the responsibility of the district councils in local plans to define what may be accepted as 'small scale'. Because such schemes are intended to be exceptions to normal restraint policies for development in rural areas, it will be essential to ensure that this housing is retained in perpetuity for local needs through agreements or appropriate methods of management. Local plans may also need to define which settlements these policies will apply to. Once built, these dwellings will be counted towards the Structure Plan housing provision.

Type of Housing

7.57 It is important to secure variety in the location, type, size and price of new housing. There is a particular need for housing for first-time buyers, and for accommodation suitable for small households but in some areas needs for particular types of family housing have been identified. Other categories which may require specialist accommodation include the elderly and the handicapped. However, those providing new housing should give attention to the needs of disabled people in all schemes.

Variety of Housing

Policy H9 **Within the provision specified in Policy H2, favourable consideration will generally be given to proposals for residential development which add to the range of densities, dwelling types and sizes, with specific emphasis being given to the provision of smaller dwellings and other identified local or special needs, including those associated with Care in the Community policy.**

7.58 Widening the choice of housing also involves accessibility to housing through adding to the variety of types of tenure which are available. Policies H9 and H10 will assist in this objective.

7.59 Provision of low-cost housing, or housing for first-time buyers and small households, should not be undertaken at the expense of a high standard of layout, design and landscape development. Policy EN1 seeks such high standards for all new development.

Deposit Draft March 2002

Berkshire Structure Plan 2001-2016

Prepared by the **Berkshire Unitary Authorities' Joint Strategic Planning Unit**

VISION

DEVELOPMENT

ENVIRONMENT

HOUSING

EMPLOYMENT

LEISURE

TRANSPORT

MINERALS

WASTE



Bracknell Forest Borough Council | Reading Borough Council | Slough Borough Council
West Berkshire Council | The Royal Borough of Windsor and Maidenhead | Wokingham District Council

2006-2011

6.15 As indicated in paragraph 6.13, a further 13,100 dwellings are required in this period. The Berkshire authorities have decided that a number of factors should influence the distribution for this period. These include forecasts of household formation from within the existing population at a local authority level, an examination of where most employment development is likely to occur, the location of unconstrained land and the results of an urban potential study undertaken jointly by the six authorities. This study covers the period 2000-2011 and involved a detailed survey of the urban areas of Berkshire, to see how many dwellings might be provided within those areas, under a series of different assumptions.

2011-2016

6.16 The situation for the period after 2011 is particularly uncertain. The current overall provision for the period 2011-2016 is likely to be subject to one or possibly two reviews of RPG9 and of the Structure Plan by 2011. The ability of the urban areas to deliver sites will also be clearer by that stage and it is likely that the urban potential study will have been updated. It is therefore very unlikely that any allocations made now for 2011-2016 will remain unchanged. However, RPG9 requires this Plan to make provision for that period, although development plans are not required to identify specific locations at this stage (paragraph 34 of PPG3). Policy H2 therefore assumes, for present purposes, that the district level distribution for 2011-2016 will be the same as that for 2006-2011. The intention is to arrive at a more specific distribution for 2011-2016 as part of the 2006 review of the Plan, once the outcome of the Government's first review of RPG9 is known. The figures for the final phase are therefore subject to re-assessment in the light of that review.

6.17 A further explanation of the above principles is set out in the Technical Working Paper which supports this chapter.

How it will be carried out

6.18 Through the preparation, monitoring and review of local plans. Arrangements are in place for regular and detailed monitoring of development which will enable the authorities to review progress on both polices H1 and H2. This will include monitoring the location of development and the amount achieved by authorities – individually and collectively – on previously developed urban land.

Policy H3: Priority to Development of Previously Developed Urban Land

Local plans will ensure that fullest possible use is made of previously developed land in urban areas for housing development, and that the release of greenfield land does not prejudice the re-use of previously developed urban land.



Reason for the Policy

6.19 The Government wants planning authorities to maximise the use of previously developed land, empty properties and the conversion of non-residential buildings for housing, in order to prevent the unnecessary release of greenfield land for development. In many parts of the country there is concern that greenfield sites would be developed quickly, without policies to control the release of such sites. As a result, the use of previously developed urban sites might be delayed – possibly indefinitely. However, the strength of Berkshire's housing market, and the fact that greenfield sites make up a relatively modest part of the total housing provision, lead to the view that this is unlikely to be a problem which is widespread in the Berkshire area. However, circumstances may differ across Berkshire and local plans will be expected to address the question of whether, in the light of local conditions, phasing or other policies are needed to ensure that urban sites are brought into use. As referred to in paragraph 6.14, greenfield releases have already been agreed in Slough to meet its needs, the issue having been examined in the light of opportunities to achieve housing development on previously developed sites in the urban area at the time, over the period until 2006.

How it will be carried out

6.20 By the local planning authorities, through local plans and development control. The Berkshire authorities will work towards the Government's regional target, of at least 60% of all such development being on previously developed land by 2008, although the ability of each authority to achieve (or exceed) that target on an individual basis will vary greatly. The Councils will keep the results of the urban potential study under review and will supplement it as necessary with more detailed urban potential work within each local authority area, to inform local plans.

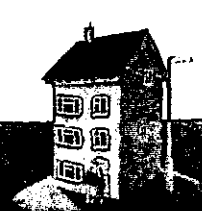
Policy H4: Identification of Greenfield Housing Land

1. In the event that greenfield land is required to meet the housing provision specified in policy H2, it will be achieved through the identification of:

(i) greenfield land within settlement boundaries, where it does not conflict with other structure plan and local plan policies;

(ii) greenfield land outside existing settlement boundaries, through the redefinition of settlement boundaries as part of the local plan process.

2. In the case of clause (ii) in paragraph 1 above, local authorities must ensure that unconstrained land is released before land subject to constraints. Should this principle need to be relaxed, land subject to policy constraints should normally be considered before land subject to intrinsic constraints. The following sequence should then be pursued:



6.25 Local authority boundaries within Berkshire do not always represent discrete housing markets. In particular, Reading and some of the adjoining areas of Wokingham and West Berkshire effectively function as a single housing market. The local authorities concerned will need to work together to ensure that the affordable housing needs arising from this urban area are being adequately met.

How it will be carried out

6.26 Each local authority will undertake a housing needs assessment on a regular basis. This will identify the extent and nature of affordable housing need within its area. Regional Planning Guidance requires local authorities to ensure that assessments are undertaken in a consistent manner, particularly in sub-regions where there is evidence of cross-boundary movements especially for journeys to work (RPG9 Policy H4). The DTLR has published guidance on how to do housing needs assessments which should aid consistency (Local Housing Needs: Guide to Good Practice' Guide – DTLR 2000). Local plans and supplementary planning guidance will provide a definition of 'affordable' and will set a local target for affordable housing. The Councils serving the wider urban area centred on Reading will look to joint working to see that the needs of the whole area are addressed, using the available resources of land and existing buildings. Having undertaken their assessments, it will then be for the individual local authorities concerned to consider how their respective needs can best be served, through the implementation and subsequent management of the housing developments in these locations. Where applicable, local plans will give separate consideration to the affordable housing needs of rural communities, and will decide whether special rural measures, such as exceptions policies, are appropriate. In identifying sites where affordable housing is to be provided, local plans will give particular emphasis to sites that are in locations that have good access by public transport to employment opportunities, cultural facilities and other services.

Policy H6: Residential Density and Dwelling Mix

Residential development will make efficient use of land. Generally, this will be achieved by encouraging developments in excess of 30 dwellings per hectare (net). However, in areas with good public transport accessibility, densities will be in excess of 50 dwellings per hectare (net). Densities of 115 dwellings per hectare or more will be expected on suitable sites in town centres. Schemes involving residential development will provide a variety of dwelling sizes and types.

Reason for the Policy

6.27 To minimise the amount of land needed for development and particularly the need for greenfield sites. To help secure the renaissance of the urban areas by increasing the intensity of use and number of people living in them. To comply with Government



policy, which discourages residential development which makes inefficient use of land. To help meet the needs of all sectors of the population and to encourage the establishment of balanced communities.

How it will be carried out

6.28 By the local planning authorities, through local plans and development control. Each authority will aim to ensure that residential schemes achieve densities of at least 30 dwellings per hectare (dph) (net) in less accessible areas. Generally, schemes of less than 30 dph will be avoided. Densities over 50 dph should be achieved in areas with good public transport accessibility. The town centres of Newbury, Reading, Wokingham, Bracknell, Maidenhead, Slough and Windsor are the locations within Berkshire with the best combination of public transport accessibility and range of jobs and services. They also contain existing areas of high-density residential and commercial development, although these vary substantially in size from town to town. Therefore, to a varying degree in these town centres, there are likely to be opportunities for densities of up to and exceeding 115 dph. Authorities will have regard to this Policy and to relevant guidance on good practice in drawing up more detailed local policies and proposals on the densities applicable to different parts of their areas in their local plans. Developers will need to think imaginatively about designs and layouts that should make more efficient use of land whilst responding to the character of the surroundings. More detailed guidance on the densities that might be applied in different types of locations is given in the urban potential study.

Policy H7: Loss of Housing

Proposals for redevelopment or change of use resulting in the loss of residential accommodation will not be permitted unless they replace at least the number of dwelling units lost, normally within the proposal site.

Reason for the Policy

6.29 Development proposals that would result in the loss of housing may require local planning authorities to consider releasing more housing land, possibly on greenfield sites. There should therefore be no avoidable loss of housing. The presumption is that any losses will normally be replaced as part of the development proposal, in order to minimise the take-up of land for development and maximise the amount of housing that can be accommodated within existing settlements.

How it will be carried out

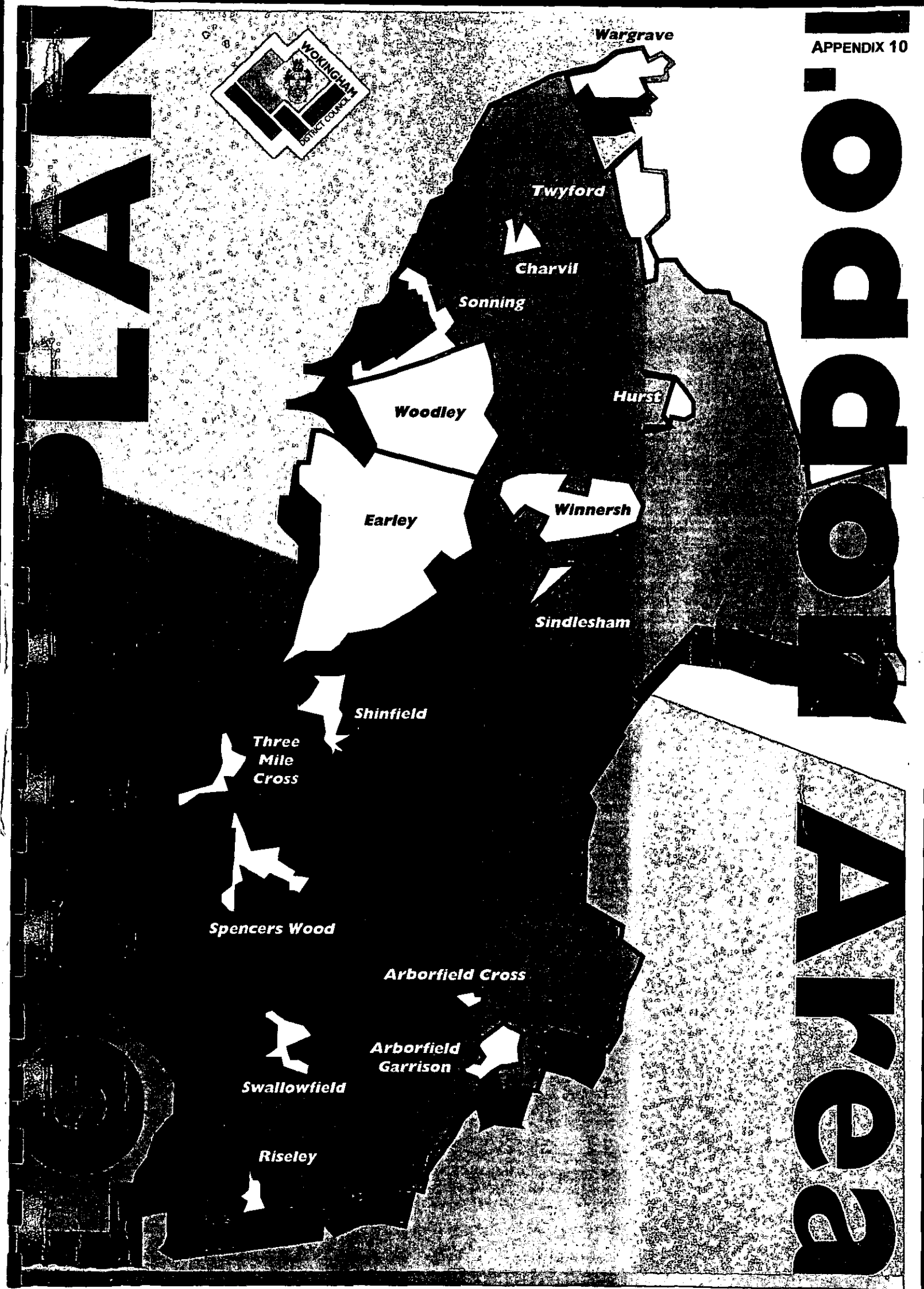
6.30 By the unitary authorities, through development control.



LAN

POLICY

AREAS



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

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

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

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

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

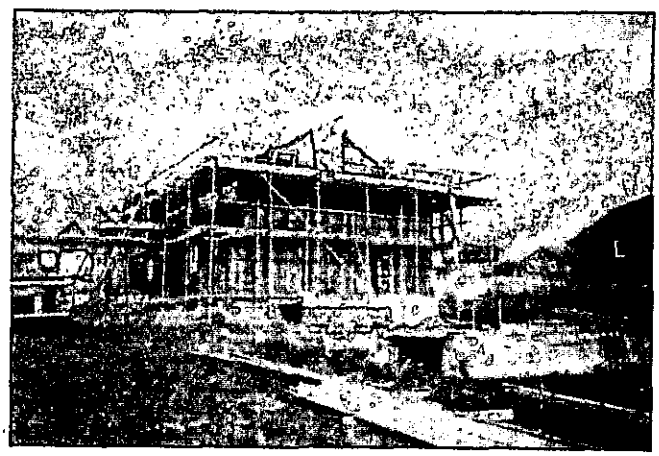
❖ LTV1 'IDENTIFIED SETTLEMENTS'

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

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

LIMITING THE SPREAD OF DEVELOPMENT

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



❖ LTV2 DEVELOPMENT IN RURAL AREAS

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

allow some development to occur in the identified settlements on unidentified sites in response to needs and opportunities identified by landowners and developers. It is estimated that a further 781 dwellings will be provided in the District on such sites between 1992 and 1998. Details of the basis for this estimation are given in Local Plan Working Paper Four which is available separately from this plan.

❖ LH1 HOUSING DEVELOPMENT ON UNIDENTIFIED SITES

WITHIN THE IDENTIFIED SETTLEMENTS RESIDENTIAL DEVELOPMENT IN THE FORM OF INFILLING, ROUNDING OFF AND REDEVELOPMENT GENERALLY WILL BE CONSIDERED FAVOURABLY SUBJECT TO LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS PLAN. IN VIEW OF THE SENSITIVITY OF SUCH PROPOSALS AND THEIR POTENTIAL IMPACT THE PREPARATION OF A DEVELOPMENT BRIEF WILL NORMALLY BE NECESSARY IN BRINGING FORWARD SCHEMES ON SITES OVER 0.4 HECTARE. ON SITES OVER 0.4 HECTARE, AN ELEMENT OF AFFORDABLE HOUSING WILL BE SOUGHT IN ACCORDANCE WITH POLICY LH8.

IN INTERPRETING THIS POLICY, THE DISTRICT COUNCIL WILL PARTICULARLY WISH TO ENSURE THAT THE FOLLOWING CRITERIA (WHICH ARE AMPLIFIED IN OTHER POLICIES WHERE INDICATED) ARE COMPLIED WITH:

(A) THE PROTECTION OF OPEN AND WOODED AREAS, GAPS AND GARDEN AREAS WHICH ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT CONCERNED (POLICY LTV6 AND VARIOUS SPECIFIC POLICIES);

(B) NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA (POLICIES LTV6, LBE1 & LBE2);

(C) NO SIGNIFICANT ADVERSE EFFECT ON SETTLEMENT BOUNDARIES AND THE SURROUNDING COUNTRYSIDE (POLICY LTV5);

(D) NO LOSS OF PUBLIC OPEN SPACE OR RECREATIONAL FACILITIES (POLICY LR4);

(E) THE PROVISION OF ADEQUATE GARDEN AREAS, SPACE ABOUT BUILDINGS AND OFF-STREET PARKING FOR ALL NEW DWELLINGS;

(F) THE PRESENCE OF ADEQUATE LOCAL HIGHWAY CAPACITY TO CATER FOR TRAFFIC GENERATED BY THE DEVELOPMENT.



1.2.08 The housing requirement for the five year period to 1998 is based on the provision required by the Approved Structure Plan until 1996, and thereafter on that required by the provision to be made in the Draft Deposit Structure Plan. This gives a total requirement 1992-98 of 3590 units for Wokingham District. Of the total provision (1984-98) some 9630 had been built by March 1992. Permission had also been granted for a further 1785 dwellings on that date and commitments had been entered into subject to legal agreements, for a further 257 dwellings. Together with the 781 houses to be provided on unidentified sites a total of 12229 dwellings have been provided for (taking into account non-implementation of unidentified sites and Lower Earley). Therefore, in the entire District, sites remain to be identified for 991 dwellings.

1.2.09 Sites for 336 dwellings are to be included in the South East Area Local Plan, and 726 additional dwellings have been identified in this Local Plan. This totals 1062 dwellings - more than the requirement to allow for non-implementation of any sites. The total for this Plan area is made up of 470 dwellings to be developed as the main area

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

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

a) existing commitments for residential development;

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

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

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

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

1.2.25 At present the main housing needs are for more:

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

b) dwellings to rent;

c) low-cost dwellings of various sizes.

❖ LH7 HOUSING NEEDS

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

1.2.26 Planning Policy Guidance Note 3 gives advice on the provision of low-cost housing. The District Council has given consideration to this matter. The guidance states that a community's need for affordable housing is a material planning consideration which may properly be taken into account in formulating development plan policies. The need for such housing in Wokingham District is clear from the evidence in the Council's Housing Strategy statement and is likely to be confirmed in the forthcoming needs survey (Spring 1993). Where there is a demonstrable lack of affordable housing, it can be provided and will be sought within housing developments on a substantial scale. In Wokingham District such sites are considered to be over 0.4 hectare in extent. Within the provisions of Policy LPS1 though, smaller sites will also make a contribution. Guidance is that in the absence of development sites on a sufficient scale special provision can be made under the rural 'exceptions' scheme. In view of the needs the Council has made limited provision for such exceptions in policy.

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

❖ LH8 VARIETY OF HOUSING

ON SITES OVER 0.4 HECTARE THE DEVELOPMENT SHOULD INCORPORATE A REASONABLE MIX AND BALANCE OF HOUSE TYPES AND SIZES TO CATER FOR A RANGE OF HOUSING NEEDS INCLUDING THAT FOR AFFORDABLE HOUSING. BEFORE GRANTING PLANNING PERMISSION, THE PLANNING AUTHORITY WILL SATISFY ITSELF THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING

WILL BE ENJOYED BY SUCCESSIVE AS WELL AS BY INITIAL OCCUPIERS OF THE PROPERTY. IN CONSIDERING PLANNING APPLICATIONS AND PREPARING DEVELOPMENT BRIEFS PARTICULAR CONSIDERATION WILL BE GIVEN TO THE NEED TO ACHIEVE A RANGE OF HOUSING DENSITIES AND DWELLING SIZES IN ORDER TO PROVIDE THE OPPORTUNITY FOR LOWER COST AND SMALLER [ONE AND TWO BEDROOMED] DWELLINGS.

❖ LH9 PROVISION OF AFFORDABLE DWELLINGS BY EXCEPTIONS

AS AN ADDITIONAL PROVISION TO THAT CONTAINED IN POLICY H1 OF THE REPLACEMENT STRUCTURE PLAN FOR BERKSHIRE PERMISSION WILL BE GRANTED ON LAND ON WHICH HOUSING WOULD NOT NORMALLY BE PERMITTED UNDER THE PROVISIONS OF POLICIES LH1 AND LH2 FOR AFFORDABLE DWELLINGS IN RESPONSE TO PROVEN LOCAL NEED SUBJECT TO:

i) THE DEVELOPMENT BEING WITHIN OR ON THE EDGE OF AN IDENTIFIED SETTLEMENT IN THE FORM OF INFILLING, ROUNDING OFF OR REDEVELOPMENT;

ii) LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS LOCAL PLAN BEING MET;

iii) THE DWELLINGS BEING OCCUPIED SOLELY BY THOSE WHO ARE RESIDENTS OF THE DISTRICT PRIOR TO OR ON THE DATE OF GRANTING PLANNING PERMISSION;

iv) THE OCCUPATION OF THE DWELLINGS BEING CONTROLLED IN THE LONG TERM TO ENSURE THAT SECOND AND SUBSEQUENT OCCUPIERS' NEEDS FALL WITHIN THE PROVISIONS OF THE POLICY;

v) THE DWELLINGS BEING 'AFFORDABLE'. SUCH DEVELOPMENT WILL BE PRIMARILY UNDERTAKEN BY HOUSING ASSOCIATIONS AND WILL NORMALLY BE SUPPORTED BY THE DISTRICT COUNCIL IN ITS ROLE AS AN ENABLER OF LOW COST LOCAL HOUSING NEEDS PROVISION.

DEVELOPMENT ON THE EDGE OF SETTLEMENTS WILL BE SMALL IN SCALE, NOT NORMALLY EXCEEDING TEN DWELLINGS OR 0.4 HECTARE IN SIZE. IT SHOULD BE IN LOCATIONS THAT DO NOT INTRUDE INTO OPEN COUNTRYSIDE, THAT ARE NOT ESSENTIAL TO THE SEPARATION OF SETTLEMENTS AND WHICH CAN BE DEVELOPED WITHOUT AN ADVERSE EFFECT ON THE CHARACTER OR SETTING OF THE SETTLEMENT. IN ALL CASES THE DISTRICT COUNCIL WILL ENSURE THAT DEVELOPMENT RESPECTS THE SCALE AND CHARACTER OF THE SITE AND ITS SURROUNDINGS, AND THAT THE GENERAL CRITERIA APPLYING TO NEW HOUSING SITES INCLUDED IN POLICY LH1 ARE COMPLIED WITH.

BEFORE GRANTING PLANNING PERMISSION, THE PLANNING AUTHORITY WILL SATISFY ITSELF THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING WILL BE ENJOYED BY SUCCESSIVE AS WELL AS BY INITIAL OCCUPIERS OF THE PROPERTY.

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

1.4.02 The District Council is particularly concerned to promote a high standard of design in new development, and to ensure that new buildings are responsive to their location. This means that new buildings need to be appropriate in terms of their function, siting, scale, form, massing, materials, colour and texture in their relationship with adjoining buildings and sites. Accordingly, new buildings will be expected to make an acceptable and positive contribution to the built environment. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers. In addition, developments that incorporate public access should accommodate sculptures or other works of art to provide visual interest, where this is considered appropriate by the local planning authority. For the particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

1.4.03 In the case of schemes proposing more than one building, regard will be paid to the impact of the development over a wider area, involving an assessment of criteria additional to those referred to in paragraph 1.4.02 above. Accordingly, schemes should relate to the 'grain' of the area, and take account of their effect on the skyline, pedestrian and vehicular movements in the area, vistas, safety and environmental constraints. Where large sites exist which would significantly affect the urban fabric urban design briefs/appraisals will be prepared or required to establish the wider context within which applications will be considered.

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:

(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA;

B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK;

(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.

❖ LBE2 INAPPROPRIATE DESIGN

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

1.4.04 Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but also to seek opportunities to enhance the quality of the built environment.

1.4.05 Often the more attractive and successful urban environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

1.4.06 In some areas, district and local shopping centres in particular, where large scale redevelopment has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric surrounding the buildings may be sufficient to rejuvenate the area as a whole.

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

SEEK TO ENSURE GOOD DAYLIGHTING CONDITIONS AND ADEQUATE SUNLIGHT PENETRATION TO BOTH NEW AND EXISTING DEVELOPMENT.

1.4.08 The effects of noise nuisance is an important consideration. In the case of residential development the location and siting of new dwellings should normally be such as to ensure that the facade noise level to any dwelling does not exceed 65dB(A) on the L10 18 hour index from traffic noise and 60dB(A) (24 hour Leq) from railways. This may not always be achievable, particularly in central locations and, therefore, in the case of any new dwelling likely to be affected by higher noise ratings, it is essential that the building is designed so that the internal noise level with windows closed does not exceed 40dB(A) on the L10 18 hour index. In the case of new buildings whose occupiers might create noise adequate soundproofing measures will be required. Specific policies concerning noise pollution are contained in the Replacement Structure Plan for Berkshire (Policies EN15 & EN16).There are also relevant powers under the Building Regulations. For these reasons there is no additional policy in this plan.

1.4.09 There is provision under the Noise Insulation Regulations 1975 for sound insulation to be provided by the Departments of Environment and Transport, in certain circumstances, to existing residential properties which are subjected to road traffic noise level increases. Where a new road or other development is to be constructed which will give rise to an increase in road traffic noise in excess of the levels in the Regulations, the costs of sound insulation to existing properties and the provision of noise absorbing barriers should be borne by the developer.

ACCESS FOR DISABLED PERSONS

1.4.10 The arrangement of the built environment is of crucial importance for those sections of the community who are physically disabled and who wish to conduct as independent a life as possible. Although our towns and cities have not been built with regard to the needs of disabled people, about one person in twenty has some form of permanent or temporary disability which makes mobility difficult and reduces their opportunities to use the built environment as fully as possible.



1.4.11 Current legislation requires that all public buildings make provision for adequate means of access for the disabled. Developers' attention is drawn to two publications:

(i) the British Standards Institution 'Code of Practice for Access of the Disabled to Buildings' (BS5810:1979), and

(ii) Design Note 18 'Access for Disabled People to Educational Buildings' (1984).

These specify the requirements for providing means of access for disabled people to buildings which are open to the public. Together with the internal layout and immediate access to buildings, the layout of parking and pedestrian facilities and their surfaces should be considered as an integral part of the design required for enabling ease of access by the disabled.

❖ LBE6 ACCESS FOR DISABLED PERSONS IN NEW DEVELOPMENT

PLANNING APPLICATIONS WILL BE ASSESSED AGAINST THE REQUIREMENT TO PROVIDE ADEQUATE MEANS OF ACCESS FOR DISABLED PERSONS.

STREET FURNITURE

1.4.12 Many elements of the built form have an important effect upon the quality and appearance of the built environment. The design, quality and materials of items such as bus shelters, rubbish bins, and seating frequently invade the built environment to its detriment. It is essential that due consideration is given to items of street furniture to ensure that they do not adversely affect the character or appearance of the built up areas. In appropriate cases it may also be necessary to adopt a process of rationalisation of existing street furniture to reduce clutter.

❖ LBE7 STREET FURNITURE

THE DISTRICT COUNCIL WILL SEEK A HIGH STANDARD OF STREET FURNITURE COMPATIBLE WITH THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IN CONSERVATION AREAS PARTICULAR CARE WILL BE TAKEN TO ENSURE THAT STREET FURNITURE IS APPROPRIATE IN TERMS OF MATERIALS, COLOUR, DESIGN AND LOCATION.

TREES AND LANDSCAPING

1.4.13 The built environment can be considerably enhanced by the presence of trees and shrubs. They not only 'green' an area but soften and give scale to hard urban environments. In addition they are often features of beauty in themselves and therefore have an important design role to fulfil. In new developments this role is apparent in that trees immediately give some sense of 'establishment' to what are often raw new urban forms, and this helps to integrate the new with the old. Accordingly trees can help create a sense of place. Native species of trees and shrubs are particularly valuable since they help to maintain levels of wildlife in urban areas. They should be retained and introduced in landscaping schemes where possible and appropriate.

1.4.14 Trees which make a significant contribution to the visual scene can be safeguarded by the making of Tree Preservation Orders under Section 198 of the Town and Country Planning Act 1990. Failure to comply with the orders can lead to the imposition of fines as well as requiring replanting with appropriate species. The District Council will require full tree surveys in proposals for the development of sites which currently enjoy tree or hedgerow cover.

1.4.15 Landscaping does not apply only to trees and shrubs. These are the 'soft' components of landscaping which also possesses a 'hard' element e.g. paving schemes (floorscape), boundary features etc. Hard landscaping can be equally important in helping to establish the identity of a locality. Landscaping (hard or soft) should always be considered as an integral part of a development rather than as an afterthought. Thought should be given to landscape design at the outset of the total design process. If treated as an afterthought, landscaping can seem ill-considered and ineffective. Completeness through design is considered as the most appropriate approach. The timing of the provision of landscaping in relation to development will also be an important factor in achieving the integration of new development into its surroundings.

❖ LBE8 LANDSCAPING OF NEW DEVELOPMENT

THE DISTRICT COUNCIL WHEN CONSIDERING PLANNING APPLICATIONS WILL SEEK TO ENSURE THE ENHANCEMENT OF THE SITE BY APPROPRIATE LANDSCAPING AND WILL HAVE FULL REGARD TO THE NEED FOR CONSERVATION OF EXISTING LANDSCAPE FEATURES ESPECIALLY TREES AND HEDGEROWS. GENERALLY, APPLICATIONS FOR LARGE SCALE DEVELOPMENT MUST BE ACCOMPANIED BY A DETAILED LANDSCAPE SURVEY, TOGETHER WITH A PROPOSED LANDSCAPING SCHEME AND MANAGEMENT PLAN.

❖ LBE9 EXISTING TREES

WHERE INDIVIDUAL TREES, GROUPS OF TREES OR AREAS OF WOODLAND ARE UNDER THREAT AND ARE CONSIDERED TO BE OF PARTICULAR

REQUIRED AS A RESULT OF NEW DEVELOPMENTS, SUBJECT TO THERE BEING NO SIGNIFICANT ADVERSE ENVIRONMENTAL EFFECT. ELSEWHERE IN THE PLAN AREA THE DISTRICT COUNCIL WILL SUPPORT ROAD AND JUNCTION IMPROVEMENTS WHERE CONSIDERED NECESSARY, AND WHERE LOCALISED OR RESULTANT ADVERSE ENVIRONMENTAL EFFECTS WILL NOT OCCUR.

THE FOLLOWING MAY BE SUBJECT TO IMPROVEMENT WORKS:

A329/FOREST ROAD: Junction improvement
BETCHWORTH ROAD/WILDERNESS ROAD, EARLEY: Junction improvement
LODDON BRIDGE ROAD/CROCKHAMWELL ROAD, WOODLEY: Junction improvement
LODDON BRIDGE ROAD/HEADLEY ROAD: Modification to roundabout
A329 WOKINGHAM ROAD/WILDERNESS ROAD: Junction improvement
SONNING LANE/A4 BATH ROAD: Junction improvement
WINNERSH CROSSROADS: Improvement
ARBORFIELD CROSS: Junction improvements with A327
BUTTS HILL ROAD BRIDGE OVER RAILWAY: Provision of footbridge
B3349 BARKHAM BRIDGE: New bridge with road realignment
ELM ROAD, EARLEY: Realignment
ELM ROAD/PEPPER LANE: Roundabout improvement
A327 GREENSWARD LANE: Improved alignment.

❖ LT5 ROAD SAFETY

THE DISTRICT COUNCIL WILL URGE THE HIGHWAY AUTHORITY TO TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING :

A) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS;

B) GIVING HIGH PRIORITY TO HIGHWAY IMPROVEMENTS THAT WILL REDUCE ACCIDENTS;

C) ENSURING THAT ALL HIGHWAY INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY;

D) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT.

CAR AND MOTORCYCLE PARKING

1.8.10 The increase in the number of cars in the area through growth and high car ownership rates has lead to an increase in demand for parking spaces in shopping centres in the area placing existing facilities under pressure. The District Council recognises the need for car parking in order to maintain the viability of some centres. However new public car parking has environmental implications and may not be acceptable in some more sensitive areas particularly if it is decked.



❖ LT6 PARKING PROVISION

THE DISTRICT COUNCIL WILL SEEK THE PROVISION OF APPROPRIATELY LOCATED PARKING FACILITIES AND CAR PARKING IN ACCORDANCE WITH THE DISTRICT COUNCIL'S ADOPTED STANDARDS, TO BE PROVIDED EITHER IN CONJUNCTION WITH NEW DEVELOPMENT OR BY OBTAINING AN APPROPRIATE LEVEL OF COMMUTED PAYMENT WHERE THERE IS AN INTENTION TO PROVIDE, OR AN IDENTIFIED NEED FOR, PUBLIC PROVISION.

Note 1: The sum required per parking space by way of a commuted payment will be regularly reviewed.



WOKINGHAM DISTRICT LOCAL PLAN DEPOSIT DRAFT

WITH PROPOSED AMENDMENTS HIGHLIGHTED

INCLUDING:

Proposals Maps x 2;
Appendices;

PA's to Transport Chapter;
PA's to Proposals Maps.

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

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

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

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

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

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

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

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

A) PROTECTION OF NATURAL FEATURES

B) THE LAYOUT SHOULD BE APPROPRIATE IN SCALE, FORM, AND CONTINUITY WITH THE LOCAL CONTEXT

C) THE APPROPRIATE USE OF SPECIES OF, *PREDOMINANTLY NATIVE*, **(PA 4/5)** TREES AND SHRUBS TO CREATE CLEARLY IDENTIFIED THEMES'

D) THE PROTECTION, ENHANCEMENT AND CREATION OF WILDLIFE CORRIDORS IN ACCORDANCE WITH POLICY WNC6. **(PA 4/6)**

Implementation: Assess the quality of landscape schemes through the development control process, including use of section E of the Planning Guidelines.

Monitoring: Check quality of landscape works and planting on the ground.

4.20 The Council considers it important to protect trees and hedges in the plan area, as they make a fundamental contribution to its character and appearance, and may also have ecological value. Tree preservation orders have already been applied to many individual and groups of trees and areas of woodland, and this approach will be continued as appropriate.

POLICY WBE11: PROTECTION OF TREES AND WOODLAND

THE COUNCIL WILL PROTECT TREES AND AREAS OF WOODLAND BY:

A) RESISTING DEVELOPMENT PROPOSALS THAT WOULD CAUSE THE LOSS OF, OR DAMAGE TO, TREES OR GROUPS OF TREES RECOGNISED AS HAVING AMENITY OR CONSERVATION VALUE.

b) ~~APPLYING TREE PRESERVATION ORDERS AS APPROPRIATE, INCLUDING ON IMPORTANT AREAS OF STRUCTURAL TREE PLANTING ASSOCIATED WITH NEW DEVELOPMENT, AND ON IMPORTANT INDIVIDUAL TREES, PARTICULARLY ON SMALL SITES~~ **[A6]**

B) APPLYING TREE PRESERVATION ORDERS AS APPROPRIATE. **[A6]**

c) ~~REQUIRING TREES THAT ARE TO BE RETAINED ON DEVELOPMENT SITES ARE ADEQUATELY PROTECTED DURING ASSOCIATED WORKS~~ **[A6]**

C) *SEEKING MAINTENANCE OF AREAS OF STRUCTURAL TREE PLANTING AND IMPORTANT TREES.* **[A6]**

d) ~~REQUIRING REPLACEMENT PLANTING OF TREES AS RESULT OF ANY LOST DURING DEVELOPMENT WORKS.~~ **[A6]**

D) *REQUIRING TREES THAT ARE TO BE RETAINED ON DEVELOPMENT SITES ARE ADEQUATELY PROTECTED DURING ASSOCIATED WORKS. DETAILS WILL BE EXPECTED TO ACCOMPANY ANY PROPOSED DEVELOPMENT SUBMISSION THAT INVOLVES TREES AND WOODLANDS* **[A6]**

Implementation: Through the development control process, including use of section E of the Planning Guidelines.

Monitoring: Check quality of tree cover on the ground.

POLICIES

5.12 Only part of the District's housing requirement is met through the allocation of specific areas of land for development. Housing will continue to be built on unidentified sites. In accordance with Berkshire Structure Plan Policies (C1 and H5), these sites will be within the boundaries of identified settlements.

POLICY WH1: HOUSING DEVELOPMENT - UNIDENTIFIED SITES

WITHIN THE IDENTIFIED SETTLEMENTS, ON SITES THAT ARE NOT IDENTIFIED IN THE PLAN FOR RESIDENTIAL USE, DEVELOPMENT IN THE FORM OF INFILLING, REDEVELOPMENT AND CHANGE OF USE TO RESIDENTIAL USE WILL BE CONSIDERED FAVOURABLY, SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN, IN ORDER TO MAKE THE BEST USE OF LAND IN BUILT-UP AREAS.

IN PARTICULAR, THE COUNCIL WILL SEEK TO ENSURE THAT THE FOLLOWING CRITERIA ARE COMPLIED WITH:

a) OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT, ARE PROTECTED FROM *INAPPROPRIATE* **(PA 5/3)** DEVELOPMENT

b) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA

c) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING

d) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE SETTLEMENT BOUNDARY OR ON THE ADJOINING COUNTRYSIDE

e) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE

f) THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE

g) THERE IS ADEQUATE LOCAL HIGHWAY AND INFRASTRUCTURE CAPACITY TO CATER FOR TRAFFIC AND OTHER DEMANDS GENERATED BY THE DEVELOPMENT, WITH, WHERE SEEN AS NECESSARY, THE PROVISION OF ROAD SAFETY MEASURES. IT WILL BE NECESSARY TO CONSIDER THE CUMULATIVE EFFECT ON ROADS AND INFRASTRUCTURE OF PROPOSED DEVELOPMENTS IN THE SAME AREA, TO DETERMINE THEIR ACCEPTABILITY UNDER THIS CRITERION

Cont.

~~h) AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN SCHEMES OF 25 OR MORE DWELLINGS IN SETTLEMENTS OF UNDER 3,000, AND IN SCHEMES OF 40 OR MORE DWELLINGS ELSEWHERE. FOR THE AVOIDANCE OF DOUBT, THE SETTLEMENTS WHERE THE 40 DWELLINGS REQUIREMENT APPLIES COMPRISE EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM, CROWTHORNE (PINEWOOD) AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).~~

h) *AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN RESIDENTIAL SCHEMES OF 15 OR MORE DWELLINGS OR OF 0.5 HECTARE OR MORE IN SETTLEMENTS OF 3,000 OR FEWER, AND OF 25 OR MORE DWELLINGS OR OF 1 HECTARE OR MORE ELSEWHERE. THE SETTLEMENTS WHERE THE 25 DWELLINGS REQUIREMENT APPLIES COMPRISE CROWTHORNE (PINEWOOD), EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).*

(PA 5/4)

PROPOSALS FOR RESIDENTIAL DEVELOPMENT WILL BE JUDGED AGAINST THE COUNCIL'S PLANNING GUIDELINES FOR THEIR ACCEPTABILITY UNDER DESIGN AND PARKING CRITERIA.

Implementation: Planning permissions to private and public sector housebuilders, having regard to Planning Guidelines.

Monitoring: Planning applications.

~~***POLICY WH1A: HOUSING DEVELOPMENT - INFILLING GAPS WITHIN GROUPS AND MINOR EXTENSIONS TO GROUPS OUTSIDE SETTLEMENTS***~~

~~*SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN.*~~

~~*IN PARTICULAR, THE COUNCIL WILL REQUIRE COMPLIANCE WITH THE FOLLOWING CRITERIA:*~~

~~a) *OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE AREA, ARE PROTECTED FROM INAPPROPRIATE DEVELOPMENT*~~

~~b) *THERE IS NO ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA OR AREA OF SPECIAL CHARACTER*~~

~~c) *THERE IS NO ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING*~~

~~d) *THERE IS NO ADVERSE EFFECT ON THE ADJOINING COUNTRYSIDE*~~

~~e) *THERE IS NO ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE*~~

~~f) *THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE*~~

POLICY AS IN THE SAME CIRCUMSTANCES GIVEN UNDER POLICY WH3. FOR ANY SUCH EXCEPTION TO THE POLICY TO BE ACCEPTABLE, THE PROPOSED DEVELOPMENT SHOULD HAVE NO ADVERSE IMPACT UPON THE CHARACTER OF THE ENVIRONMENT OR ON LOCAL AMENITY, AND COMPLY WITH ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN.

Implementation: Planning permissions, and encouragement to owners of property to reinstate use.

Monitoring: Planning applications, and monitoring of numbers of new flats over shops and losses of residential accommodation.

5.17 The provision of a variety of types and sizes of accommodation is desirable so that the housing needs of as many households as possible can be met. The District Local Plan seeks to secure the mix of accommodation that will provide appropriate housing in line with the identified needs. *THE HOUSING NEEDS SURVEY 1997, CARRIED OUT BY CONSULTANTS ON BEHALF OF THE COUNCIL, IS ESPECIALLY USEFUL IN IDENTIFYING THE TYPES OF DWELLING THAT THE AREA REQUIRES. THE SURVEY, BASED ON A SAMPLE OF THE TOTAL POPULATION OF THE DISTRICT, IDENTIFIED PROPORTIONATE DEMAND BY DWELLING SIZE AS BEING: ONE/TWO BEDROOMED UNITS - 45%; THREE BEDROOMED UNITS - 25%; FOUR + BEDROOMED UNITS - 30%.* **(PA 5/10)**

5.18 The Council will also encourage a mix of dwellings as appropriate on individual sites, including for those with particular needs. This approach helps in the achievement of balanced communities, and has the added benefit of assisting in the development of greater townscape variety. (More detailed information on housing mix and densities can be found in the Council's Housing Design Guidelines.)

5.19 The plan also aims to ensure that existing residential accommodation is not lost to other uses, to maintain as wide a variety of dwellings as possible.

POLICY WH6: VARIETY OF HOUSING

ON SITES WHERE RESIDENTIAL DEVELOPMENT IS CONSIDERED ACCEPTABLE BY THE COUNCIL, PROPOSALS WILL BE EXPECTED TO INCORPORATE A MIX AND BALANCE OF DENSITIES, DWELLING TYPES AND SIZES. THE COUNCIL WILL ASSIST DEVELOPERS BY PROVIDING THEM WITH INFORMATION ON THE HOUSING NEEDS OF THE PLAN AREA, INCLUDING THOSE OF PARTICULAR GROUPS IN THE COMMUNITY, SO THAT THEY ARE AWARE OF THE REQUIREMENTS WHEN FORMULATING PROPOSALS. PARTICULAR EMPHASIS WILL BE GIVEN TO THE NEED FOR SMALL (ONE, TWO AND SMALLER THREE BEDROOMED) DWELLINGS.

Implementation: Planning permissions. Supply of information to public and private sector housebuilders.

Monitoring: Planning applications and permissions.

5.20 In terms of this policy, the term 'affordable housing' is taken to mean accommodation that is accessible to people whose incomes or resources are insufficient to enable them to buy or rent housing on the open market. Contributions to meeting housing need can be made by the provision of:

~~a) 'affordable' housing for first time buyers~~
~~b) accommodation at below market price~~
~~c) housing in partnership with a registered housing association~~
~~d) dwellings at affordable rents~~
e) ~~shared ownership schemes.~~ **(PA 5/11)**

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

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

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

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

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

POLICY WH7: AFFORDABLE HOUSING

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

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

(PA 5/13)

Implementation: Consultation with providers of affordable housing.

Monitoring: Planning applications and permissions.

10.37 As well as cars, it is essential that proper provision is made for cycles, motorcycles and lorries. Cycle parking facilities should be well related to cycle tracks. The provision of such facilities will prevent obstruction of footways and assist security. Such facilities should be provided in connection with all retail, business, leisure and educational development.

POLICY WT6: PARKING PROVISION

IN THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD ON-SITE PARKING WILL BE LIMITED TO THAT REQUIRED FOR OPERATIONAL NEEDS. ELSEWHERE THE COUNCIL WILL SEEK THE PROVISION IN APPROPRIATE LOCATIONS WITHIN THE DEVELOPMENT FOR CAR, CYCLE, MOTORCYCLE AND LORRY PARKING IN ACCORDANCE WITH THE COUNCIL'S ADOPTED STANDARDS.

~~WITHIN CAR PARKS AND OTHER SUITABLE PUBLIC AREAS PROVISION WILL BE MADE FOR COVERED, WELL LIT AND SECURE CYCLE PARKING.~~

THE COUNCIL WILL SEEK THE PROVISION OF COVERED, WELL LIT AND SECURE CYCLE PARKING WITHIN CAR PARKS AND IN OTHER LOCATIONS WHERE IT IS LIKELY TO BE NEEDED SUCH AS SHOPPING CENTRES, RAILWAY STATIONS, SCHOOLS, LIBRARIES, DOCTORS' SURGERIES, COUNTRY PARKS AND LEISURE FACILITIES. CYCLE STANDS FOR INDIVIDUAL OR PAIRS OF CYCLES WILL BE SITED WHERE LARGER CYCLE PARKS ARE NOT APPROPRIATE. **(PA 10/4)**

THE COUNCIL WILL REVIEW THE NUMBER AND LOCATION OF DISABLED PARKING SPACES AND SEEK TO MEET ANY SHORTFALL IN AVAILABILITY OR LOCATIONAL CONSIDERATIONS, AND INCREASE PROVISION WHERE APPROPRIATE.

WHERE APPROPRIATE, IN ORDER TO PROMOTE ROAD SAFETY, ON-STREET PARKING WILL BE RESTRICTED.

Implementation: Through development control and the annual capital programme of transport investment and environmental improvement *AND THE LOCAL TRANSPORT PLAN PROGRAMME.*

Monitoring: ~~Through surveys of need including problems caused by vehicles parked on street, restricting access particularly by the emergency services, and problems of cycle parking on the pavement and obstruction.~~ *THROUGH THE LOCAL TRANSPORT PLAN PROCESS.* {T/11}

Safety

10.38 The Council considers it important to meet the government's targets in relation to safety and the reduction in accidents. Measures to improve safety will have a high priority, particularly in the vicinity of schools. In recent years many improvements for road safety reasons have been implemented.

10.39 For safety and for environmental reasons a number of traffic calming schemes have been implemented in the District. Traffic calming measures aimed at reducing the speed and penetration of traffic, particularly in residential areas, combined with environmental improvements can improve road safety and make the streets a more pleasant place in which to be. There is, however, concern about the detail of some of the traffic calming schemes that have been implemented. Speed humps have been opposed by the emergency services who consider that they increase response times; they are a problem for patients in ambulances. The bus operators have also opposed speed humps for reasons of passenger comfort and safety. Concern has been expressed about the effect of traffic calming measures on roads that are used as an alternative to avoid such measures, particularly road humps, and the lack of alternative approaches to traffic calming. Offset parking areas, for example can reduce the speed of traffic. Other approaches include footway widening, width restrictions and variation in surface treatments. Traffic calming schemes, however modest, do incur a cost. In view of this, and the fact that schemes can arouse opposition, they will only be undertaken where clearly justified.

10.40 Although there has been opposition to traffic calming, the issue of excessive speed is a matter of great public concern, although generally resolution of the problem is outside the scope of land-use planning. Speed is a major influence on the severity of accidents.

POLICY WT7: ROAD SAFETY

THE COUNCIL WILL TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING:

a) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS

b) GIVING HIGH PRIORITY TO IMPROVEMENTS THAT WILL REDUCE ACCIDENTS INCLUDING THOSE INVOLVING PEDESTRIANS AND CYCLISTS

c) ENSURING THAT ALL RELEVANT INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY

d) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT, AND

e) THE IMPLEMENTATION OF TRAFFIC CALMING SCHEMES WHERE JUSTIFIED.

Implementation: Through the annual capital programme of transport investment and environmental improvement *AND THE LOCAL TRANSPORT PLAN PROGRAMME..*

Monitoring: Through road safety and accident monitoring and the Road Safety Plan *AS PART OF THE LOCAL TRANSPORT PLAN PROCESS.* **{T/12}**

Street Lighting

10.41 The provision of street lighting is an important aid to safety at night and promotes security and a feeling of well being. It is, however, an extremely sensitive issue in rural areas. There can be strong opposition to the introduction of street lighting into presently unlit rural areas. In considering whether to introduce street lighting it is important to consult the local community and its representatives.

10.42 Any lighting scheme must be well designed taking into account the character of the location. This is particularly necessary in areas of environmental quality and conservation areas. In a number of places street lighting is not continuous leading to problems for motorists arising from the alternation of lit and unlit areas.

POLICY WT8: STREET LIGHTING

THE PROVISION OF STREET LIGHTING IN PRESENTLY UNLIT AREAS WILL BE SOUGHT WHERE JUSTIFIED FOR SAFETY AND SECURITY REASONS HAVING REGARD TO:

a) THE VOLUME OF PEDESTRIAN AND VEHICULAR FLOWS

b) THE EFFECT ON THE CHARACTER OF THE LOCATION, PARTICULARLY IN RURAL AREAS

Cont.

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WOKINGHAM DISTRICT LOCAL PLAN

INSPECTOR'S REPORT

PART TWO

CHAPTERS OTHER THAN HOUSING

Mr D Hollis
October 2001

"When determining new housing development proposals a sequential approach will be applied whereby:

A) previously developed land and buildings within the boundaries of category A settlements will be developed first;

B) secondly, land and buildings on the edge of category A settlements that are served by good public transport corridors will be considered;

C) lastly, development proposals for land and buildings in category B settlements will only consist of limited infilling and small windfall development.

1.41 That the Council extends the boundary of the Identified Settlement of Spencers Wood to include the development near to Lambs Lane and adopt PA P/1 and PA A/13.

1.42 That the Council carry out a thorough review of all settlement boundaries before the next review of the Plan.

1.43 That Policy WOS2 is re-titled "Housing Development Principles"

NEW PARAGRAPH 1.12A

(Proposed Amendment 1/5)

OBJECTION ISSUES

1.44 Although there were no objections recorded against this proposed amendment, objectors to other parts of this Chapter have asked for such a change.

CONCLUSIONS

1.45 I concur with the Council's proposed amendment as it would clarify its objectives.

RECOMMENDATION

1.46 That the Plan is amended in accordance with PA 1/5.

POLICY WOS3

(Proposed Amendment 1/6)

REPRESENTATIONS

168	Councillor R Eke (S)	1301	Beazer Strategic Land (O)
1035	English Nature (O)	2447	Envt Agency (Thames Region) (O)
1287	Mr J Vernon (O)	2542	S Grundon Ltd (O)

OBJECTION ISSUES

1.47 It was said that landscaping schemes should be comprised predominantly of locally native species. It was suggested the policy does not provide clear guidance and in order to cover indirect impact on adjacent developments, additional wording should be inserted at the start of criterion B). One objector asked for removal of reference to the generation of traffic as all development is likely to result in some traffic. Reference to alternative modes of transport and locations which minimise travel should also be included. An objector suggested that, as shown at Basingstoke Road, traffic is so heavy it would cause chaos and be expensive; nothing has been thought through properly.

CONCLUSIONS

1.48 PA 1/5 should satisfy objection 2447, but I agree with the Council that it is too detailed a point to be included within the policy itself. PA 1/6 would ensure there is no indirect impact on adjacent developments. Criterion D) is quite acceptable as it is qualified by the word 'significant' and criterion C) relates to the need to travel and the use of alternative modes of transport to that of the private car. I do accept that Wokingham District does have to contend with traffic congestion, but that is more reason to ensure development schemes are located in sustainable areas and a significant effort is made to encourage people to use public transport rather than exacerbate poor traffic conditions. Under the Miscellaneous section of the Introduction Chapter, an objector suggested that the Royal Town Planning Institute document "Access Policy for Local Plans" is adopted. I endorse that suggestion, but it should be in the text.

RECOMMENDATION

1.49 That the Policy WOS3 is amended in accordance with PA 1/6 and the inclusion of PA 1/5 to create paragraph 1.12A.

1.50 That reference is made in the supporting text to the document "Access Policy for Local Plans".

PARAGRAPH 1.13

REPRESENTATIONS

1479	St Nicholas Hurst Parish Council (O)	1672	Alfred McAlpine Dvpts Ltd (O)

OBJECTION ISSUES

4.9 The policy was thought to be too restrictive and the words "will require" should be replaced with "will seek". It was also considered that the policy is a corporate mission statement and has no development control function. It should be deleted or relegated to subtext.

CONCLUSIONS

4.10 Fostering good design is an important objective in national planning guidance and is strongly endorsed in PPG 1, PPG 3 and PPG 13 as well as the recently published Urban White Paper. Developing sustainable environments at higher densities and reducing the need to travel are key themes. I therefore support the policy in principle and must emphasise the message needs to be strongly conveyed that poor designs will be rejected. However, the present wording is not sufficiently specific and conveys the impression that new development should mirror its immediate surroundings. This may not be appropriate and the policy needs to be retitled and restructured to give clear guidance of what is expected in terms of design and sustainability.

4.11 I would also suggest removing reference to supplementary planning guidance from the policy itself. This can be referred to in the supporting text, but an attempt to afford it Section 54A status should be resisted.

RECOMMENDATION

4.12 That reference to supplementary planning guidance is removed from the policy and inserted into the supporting text. That this is supplemented by a reference to development briefs as I have recommended under Policy WBE19.

4.13 That Policy WBE1 is deleted and replaced as follows:

"Policy WBE1: Design and new development

New development will be expected to achieve high standards of design and layout, which makes efficient use of land and buildings. A scheme should create its own identity, whilst taking account of the wider locality, including the surrounding townscape and landscape. In addition, development proposals will be expected to have regard to the following principles:

A) a reduction in the level of car parking below maximum standards wherever possible in order to promote sustainable transport choices;

B) encouragement of measures that promote accessibility to services and facilities by public transport, cycling and walking;

C) incorporation of features that maximise the safety and security of people living in or using the development;

D) creation of easily accessible and attractive open spaces".

POLICY WBE2

REPRESENTATIONS

2487 Slough Properties Ltd (O)
2567 Martin & Pole, Nicholas (O)

OBJECTION ISSUES

4.14 It was considered that there were some areas such as Winnersh Triangle, which although they do not have particularly pronounced or historic architectural styles, do not have poor architectural quality. In such cases further development should be compatible and not used to create artificial visual interest. It was also felt that the policy has no development control function and should either be deleted or relegated to the supporting text.

CONCLUSIONS

4.15 There are many built-up parts of the District of mediocre quality but I do not agree that such circumstances should necessarily be perpetuated in new development. Policy WBE1 calls for better quality in the design of individual developments and this should reinforce local identity and result in improvement of the wider urban area. To my mind Policy WBE2 is a reasonable objective but the point is adequately covered by my recommended rewording of Policy WBE1.

RECOMMENDATION

4.16 That Policy WBE2 is deleted.

POLICY WBE3

REPRESENTATIONS

2494 George Wimpey Plc (O)
2568 Martin & Pole, Nicholas (O)

OBJECTION ISSUES

4.17 The policy was considered to be unreasonable in that it requires details that were likely to change as a result of market demand. The only requirement should be for a master plan. The other objection felt that the policy has no development control function and should be deleted or relegated to the subtext.

POLICY WBE11

(Proposed Amendment A6)

REPRESENTATIONS

318	Arborfield & Newland Par Council (O)	1059	English Nature (S)
925	Wokingham Without Envt Group (O)	2270	Ruscombe Parish Council (S)
2575	Martin & Pole, Nicholas (O)	2402	Wokingham Friends of the Earth (S)
148	Wokingham Without Parish Council (S)		

OBJECTION ISSUES

4.48 It was considered that Pound Copse, Arborfield should be protected under this policy or under nature conservation policies. It was said that greater care should be exercised in protecting mature woodland from development and careful monitoring should take place to ensure that replacement tree planting is undertaken where appropriate. One objection suggested the policy is a general corporate statement and has no development control function. It should therefore be deleted or relegated to the subtext.

CONCLUSIONS

4.49 Pound Copse is protected by a Tree Preservation Order (TPO) and so the provisions of this policy would be applicable. However, the Council has little power to control the felling of trees unless they are protected by a TPO or the site is within a Conservation Area. The most that can be done if other trees are considered worthy of retention is to impose a condition on a planning permission requiring protective measures to be taken during the course of development. I do not agree with the objector who felt that the policy had no development control function. However, I consider it needs to be amended to take account of the comments that I have made regarding powers of control.

RECOMMENDATION

4.50 That Policy WBE11 is deleted and replaced as follows:

Policy WBE11: Trees and new development

"In considering proposals for development the effect on existing trees and areas of woodland will be taken into account. Trees that are to be retained will be properly protected during the course of construction in accordance with a scheme to be first approved through appropriate conditions attached to the planning permission. Where appropriate, Tree Preservation Orders will be applied and the loss or damage of trees protected by new or existing orders will be resisted."



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PART TWO

Chapter 5: Housing

Mr D Hollis
October 2001

should refer to the need to take account of national planning guidance, whereby requirements for such matters as infrastructure should relate directly to the proposed development. I agree with the Council that it is unnecessary to make the same point again at the end of criterion h).

RECOMMENDATION

5.165 That Policy WH1 and PA 5/3 and 5/4 be deleted and replaced by the wording in paragraph 5.118 and the following policy to be renumbered Policy WH1(A):

"Within Identified Settlements proposals for using land and buildings for housing will be determined in accordance with the following sustainable development criteria:

1) Development proposals will make the most efficient use of land and buildings, having regard to the need to maximise densities, a proper mix of housing and adequate levels of affordable housing;

2) The extent that future residents would be car dependent or have good access to alternative means of transport;

3) How successful the design and layout of the proposals would be in minimising any adverse impact on the character of adjoining buildings and/or the landscape and ecology of open areas;

4) The extent to which the proposals would make more efficient use of existing social and physical infrastructure, having regard to the cumulative impact of development."

5.166 That PA 5/5 (Policy WH1(A)) is not reinstated.

PARAGRAPH 5.13

(Proposed Amendment 5/6)

REPRESENTATIONS

1877	South Wokingham Consortium (W)	6196	Trustees of R H R Palmer Dcd (O)
2017	Hall Aggregates (SE) Ltd (O)	6254	University of Reading (O)
6031	Mr I Chalmers (O)	6290	David Wilson Homes Ltd (O)
6155	Shinfield Parish Council (O)		
6182	Mr A Godsal (O)		
6189	Mr & Mrs A Gosden (O)		

OBJECTION ISSUES

5.167 The basis for selecting housing sites is challenged; the methodology is flawed and the number of dwellings at Grazeley should be re-assessed. The Plan should identify the environmental criteria and the performance of all allocated and

proper for the policy to contain the reference to "balance" in order to allow flexibility. To my mind the most satisfactory outcome is likely to come from negotiation based on the provisions of Policy WH6 and taking into account all material considerations relevant to the particular circumstances. I disagree with objection 2579. The variety and mix of housing types is very much a matter for the Council to seek to control under its planning control duties. Finally, I do not see the need to include within the policy wording that the Council will provide information on housing needs to developers. That is a matter that should be within the supporting text to inform developers of the level of assistance that the Council is prepared to provide.

RECOMMENDATION

5.1006 That the last sentence of Policy WH6 is amended as follows:

"particular emphasis will be given to the need for one and two bedroom dwellings."

5.1007 That the words "The Council will.....formulating proposals" are deleted from the policy and inserted within the supporting text.

PARAGRAPH 5.20

(Proposed Amendment 5/11)

REPRESENTATIONS

2170	Twyford Parish Council (O)	6190	Mr & Mrs A Gosden (O)
2358	Thames Valley Housing Assn (O)	6197	Trustees of R H R Palmer Dcd (O)
6025	Arborfield & Newland Par Council (O)	6255	University of Reading (O)
6183	Mr A Godsal (O)		

OBJECTION ISSUES

5.1008 There should be a policy to promote sheltered housing. Another objector mentioned that affordable housing should be low cost and subsidised; a re-wording of the paragraph was suggested. Some sites may not have the variety of house size in the affordable housing category. Large developments should have a mix of private and affordable homes integrated into the site. There should not be a larger proportion of affordable homes just to meet a shortfall. There is a greater need for rented units in Reading, but these are invariably converted houses. Three objectors asked for the new paragraph to be deleted because the required number of affordable homes is not reasonable or realistic.

5.1009 An objector asked for the previous text to be re-instated. The amended version appears to have been significantly narrowed in terms of scope; shared ownership schemes are not mentioned. Not clear how affordable low cost market housing will be defined without there being a subsidy.

RECOMMENDATION

10.56 That Policy WT6 is amended in accordance with PA 10/4.

10.57 That PA T/11 is adopted as part of the supporting text.

POLICY WT7

REPRESENTATIONS

327	Arborfield & Newland Par Council (O)	2602	Martin & Pole, Nicholas (O)
1439	Countryside Agency (O)	77	Rose Street Residents Society (S)
1493	St Nicholas Hurst Parish Council (O)	941	Mr D Turtle (S)
1928	South Wokingham Consortium (W/D)	1261	Gt Langborough Res Association (S)

OBJECTION ISSUES

10.58 The roads in Arborfield should have a speed limit. The Policy should avoid road safety and traffic calming measures being intrusive and insensitive. Criterion e) of the Policy should read "the implementation of traffic calming schemes and other speed reducing proposals at all locations where speed is a road safety factor". Whilst the aim of the Policy is sound, it has no development control function and should be put into the supporting text.

CONCLUSIONS

10.59 I appreciate that road safety is a key concern of residents in the District, but the Local Transport Plan has promoted this issue through a Road Safety Plan. It seems to me that is the best forum for implementing road safety schemes. Generally I agree that the policy has limited land use implications save for the last two provisions. It would be inappropriate for the detail of traffic calming proposals for example, Arborfield, to be stated in the Plan. Nor would it be appropriate for the Policy to make a commitment to introduce traffic calming measures at all locations. The Council must be left with discretion to implement schemes, including the remote possibility that such schemes would include new roads that are most urgently required, given the limited finance available. Similarly, whilst I agree that traffic calming measures can have a visually intrusive effect, this is a matter which the Council is aware of and should be taken into account in detailed design. No modification to meet these objections is therefore justified.

RECOMMENDATION

10.60 That Policy WT7 is deleted and replaced as follows:

"In order to promote road safety for all road users, the road safety implications of all proposals will be examined and traffic calming schemes pursued where it is justified by a new development proposal."

PLANS

Original Application Plans

A	1409/03	Floor Plans
B	1409/04	Elevations
C	1409/05	Plans and Elevations
D	1409/06	Site Plan

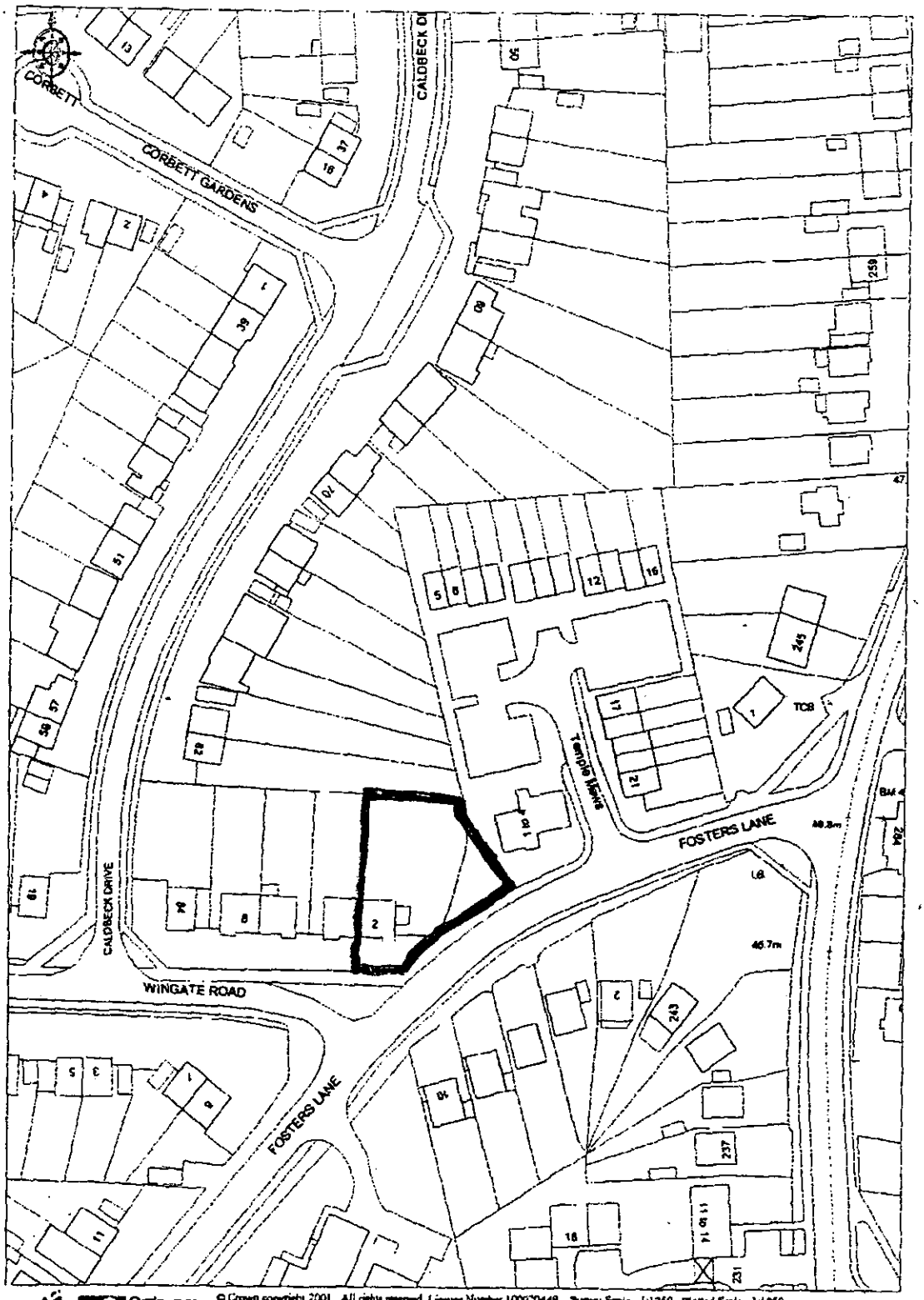
Appeal Plans

E	Location Plan	
F	1409/03/A	Floor Plans
G	1409/04A	Elevations
H	1409/05A	Plans and Elevations
I	1409/06A	Site Plan

Other Plans

J	TP/2001/5259	Location Plan
K	TP/2001/5259	Survey and Elevations
L	F/2002/6475	Plans and Elevations
M	F/2002/6475	Site Plan

Temple Mews, Woodley



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PLAN J

Temple Mews, Woodley

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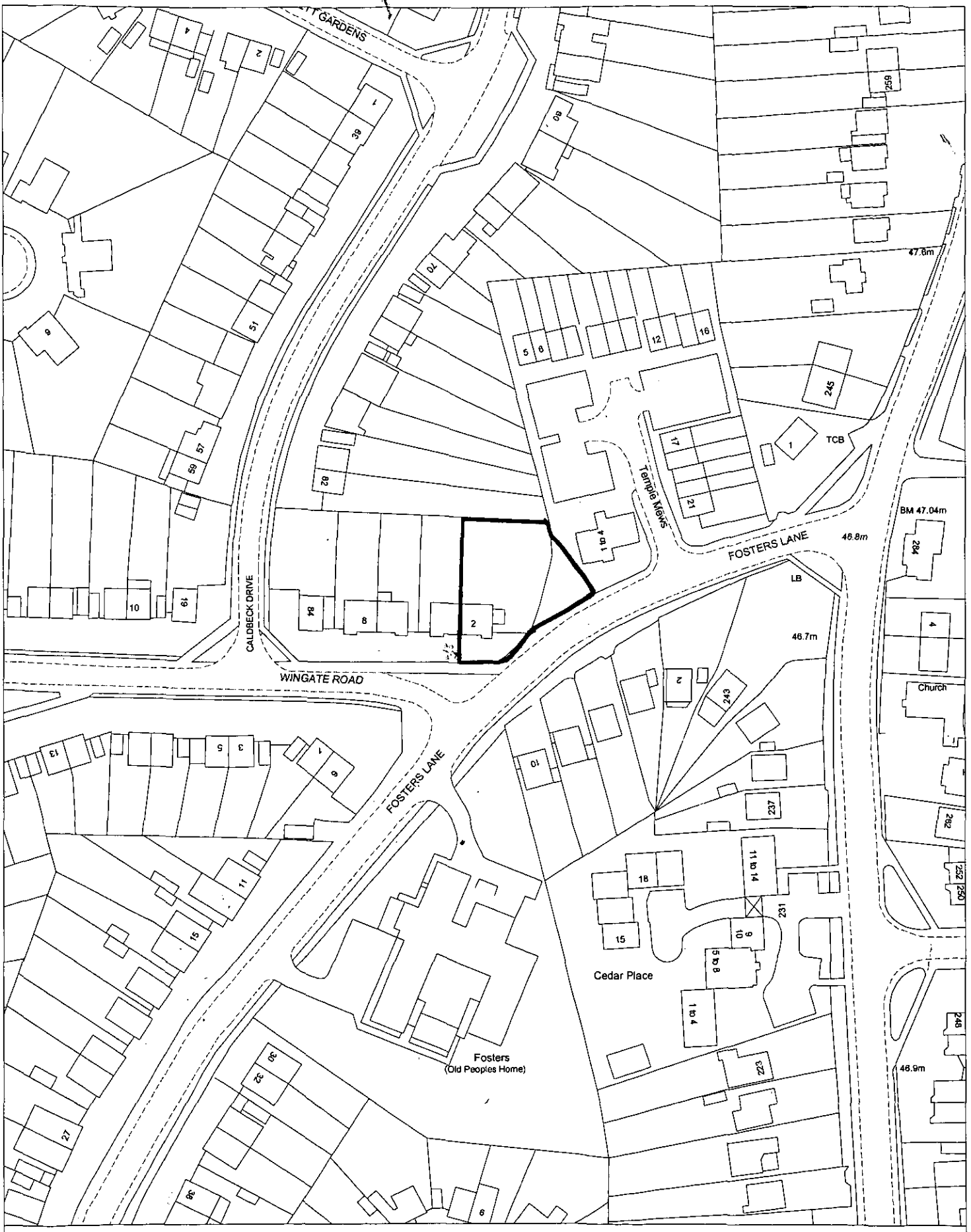

Site Plan, Scale: 1 to 1250

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Date: 25 July 2002

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