6/7

APPLICATION NO:
F/2002/6661

LOCATION:
Wheelers Farm Cottage Nutbean Lane, Swallowfield Reading.

APPLICANT:
Mr & Mrs Tolbod C/O Home Plans

PROPOSAL:
Proposed first floor side extension to dwelling plus raising of roof on existing side extension.

EARLIEST DATE FOR DECISION: **12/07/2002**

APPLICATION WILL HAVE EXPIRED ON:
06/08/2002

CASE OFFICER: Louise Smith

REFUSED

601

RAILEX
Marbleboard

EASIFILE EP7

D3

Appeal Decision

Site visit made on 08 April 2003

by Stephen Roscoe BEng MSc CEng MICE

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
21 MAY 2003

Appeal Ref: APP/X0360/A/02/1106374
Wheelers Farm Cottage, Nut Bean Lane, Swallowfield, Berkshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs Tolbod against the decision of Wokingham District Council.
- The application (Ref.F/2002/6661), dated 8 May 2002, was refused by notice dated 26 July 2002.
- The development proposed is a first floor side and roof extension.

Summary of Decision: The appeal is dismissed.

Main Issue

1. I consider the main issue in this appeal to be the effect of the proposed development on the character and appearance of the surrounding area having regard to the visual impact of the proposal and planning policies regulating the extension of rural dwellings in relation to the available mix of house types.

Planning Policy

2. The development plan includes the *Loddon Area Local Plan* (1995). Whilst I have been referred to various policies within this plan, the most relevant is Policy LC19 which seeks to prevent major extensions or proposals which have an adverse impact on the rural environment. Paragraph 1.3.48 of the reasoned justification for this policy refers to the cumulative effect of large extensions leading to an increasingly urbanised appearance of the countryside and a reduction in the range of house types available in the rural areas.

3. The development plan also includes the *Berkshire Structure Plan* (1997), although in my view the policy to which I have been referred is not relevant to the appeal proposal.

4. My attention has also been drawn to the *Wokingham District Local Plan – Consolidated Modified Local Plan - November 2002*. Whilst I have again been referred to various policies within this emerging plan, the most relevant is Policy WCC7. Paragraph A of this policy seeks to ensure that extensions to dwellings do not have any adverse visual, physical or ecological impacts on the undeveloped character of the surrounding countryside. Paragraph 2.61(c) of the reasoned justification for Areas of Special Landscape Importance (ASLI) requires policies on these areas to have regard to the effect that any development on land surrounding an ASLI would have on its character and setting. I have not however been provided with any policies specifically relating to development on land surrounding an ASLI in the above version of the emerging local plan. Paragraph B of Policy WCC7 seeks to prohibit extensions where there is a significant alteration to the scale of the dwelling and development on the site. Paragraph 2.41 of the reasoned justification for this policy refers to the council seeking to avoid a reduction of the mix of house types available in the countryside areas. I understand that this plan has been through a local plan inquiry and that

the council has agreed to the proposed modifications following the Inspector's report. I have therefore attached considerable weight to this emerging policy and reasoned justifications in accordance with Planning Policy Guidance Note 1 (PPG1): *General Policy and Principles* as there is a strong possibility that they will be adopted.

5. I have also been provided with an extract of the emerging local plan at an earlier stage in its development and here I have been referred to a policy specifically relating to development on land surrounding an ASLI. Policy WLL3 of the *Wokingham District Local Plan: Consolidated Document Highlighting Proposed Amendments: February 2000* seeks to prevent development on land adjoining and visually prominent from an ASLI that would adversely affect the setting, character and special landscape qualities of the area. I am not aware of the status of this policy following the Inspector's report and therefore can only endow it with limited weight in accordance with PPG1.

6. In determining this appeal I have also had regard to PPG7: *The Countryside – Environmental Quality and Economic and Social Development* which gives government advice on development in rural areas.

Reasons

7. The appeal site is situated on Nut Bean Lane which is set in open countryside with few dwellings along the length of the lane, although the site is adjacent to Wheelers Farm which is now a dwelling. The lane is single track and crosses the slope of a hillside, which results in the appeal site having an open aspect to the south west. The appeal building was originally a chalet style house that has been significantly extended on each side. The side extensions have false hipped roofs with one side being single and the other 2-storey. The house is set in a 0.2 hectare plot which I understand lies adjacent to the Blackwater Valley ASLI. The appeal proposal would replace the 2-storey false hipped roof with a full height hipped roof and would add a first floor to the single storey extension on the opposite side of the house, with a similar roof to that proposed for the other side of the house.

8. The house is visible above the hedgerows from both directions along Nut Bean Lane although the proposed side extensions would generally be contained within the outline of the existing building when viewed from along the lane. The extensions would however be significant in terms of the existing mass of development on the site and would dominate the building when viewed from the front. In my view however they would improve the currently unbalanced appearance of the building and would present a more co-ordinated elevation to the lane.

9. Due to the topography of the area, distant views of the appeal site are obtained generally from the west and on the site visit I viewed the appeal site from the Part Lane and School Lane areas. The existing house is visible from these areas, but unobtrusive against the background of a partly wooded hillside. I consider that the proposed extension would be similarly unobtrusive.

10. In my view therefore the development would not harm the appearance of the surrounding countryside in respect of visual impact when viewed at close proximity, or from some distance away. I therefore conclude that the development would thus not conflict with Policy LC19 in the Local Plan in respect of visual impact on the rural environment or paragraph A of Policy WCC7 and Policy WLL3 in the emerging plan.

11. I now turn to the aspects of policy relating to the extension of rural dwellings and the availability of a mix of house types in the countryside. I have already considered the physical scale of the extension in relation to the existing property and in my view it would be significant. The proposal would also add 2 bedrooms to the 3 that already exist, again in my view a significant increase. I thus consider that the proposal would materially add to the scale of the property, making it less affordable to those who already live in the area and that it would remove a 3 bedroom house from the housing stock of the area. The appellant has not put forward any evidence to support the statement that the demand in the locality is equally applicable for 3 and 5 bedroom properties and in any event current demand may not reflect the future market. I have not been provided with any evidence that the relevant plan policies are solely applicable to small houses within rural areas. Paragraph 1.3.48 of the reasoned justification for Local Plan Policy LC19 generally warns that large extensions can reduce the range of house types available in rural areas, especially taking account of the cumulative effect of dwellings that have already been extended.

12. I therefore conclude that the development would harm the character of the surrounding countryside in relation to the available mix of house types. I further conclude that the development would thus conflict with Policy LC19 of the Local Plan in respect of major extensions and paragraph B of Policy WCC7 in the emerging local plan.

13. Local Plan Policy LC19 seeks to prevent major extensions whether or not there is an adverse visual impact on the rural environment. Although I have concluded that the development would not harm the appearance of the surrounding countryside in respect of visual impact, I consider that on balance, this is insufficient to overcome my conclusion in respect of the impact on the scale of the property and the available mix of housing. I therefore conclude that the development would harm the character of the surrounding area in these respects and would thus conflict with Policy LC19 of the Local Plan and Policy WCC7 of the emerging local plan.

Conclusion

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

Formal Decision

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

Information

16. 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.

Stephen Pare

INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Tolbod
C/O Home Plans
Church Gardens
Church Hill
Harefield
Mddx
UB9 6DU

Application Number: F/2002/6661

Parish: **SWALLOWFIELD**

Location: **Wheelers Farm Cottage, Nutbean Lane, Swallowfield, Reading.**

Proposal: **Proposed first floor side extension to dwelling plus raising of roof on existing side extension.**

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

Reason

1. The proposed development by virtue of its bulk, design and siting, would both physically and visually detract from the sensitive open character and appearance of this rural setting. As such it is contrary to policy LC19 of the Loddon Area Local Plan and policy WCC7 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:

Loddon Area Local Plan Policies LBE1, LBE2, LT5, LT6, LC19, LC3 and LC4.

Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6, WCC7, WLL2 and WLL3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 26/07/2002

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.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/6661

Applicant : Mr & Mrs Tolbod C/O Home Plans.

Location : Wheelers Farm Cottage, Nutbean Lane, Swallowfield, Reading.

Proposal : Proposed first floor side extension to dwelling plus raising of roof on existing side extension.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 24/6/2.....

Date Registered : 11/06/2002

Earliest Date for Decision : 12/07/2002

Latest Consultation Date/Site Notice Expiry Date : 12/07/2002

This application will have expired on: 06/08/2002. 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 - conditional approval.
Nutbean farm - in support.
Countryside Officer - no obj
Parish Council - no obj.

Planning Issues :

Rural Area
ASL1
Impact on Neighbours
Highway Safety.

Application Number: F/2002/6661

Appraisal :

The site is a detached cottage situated in a relatively large plot within a rural area and area designated as 'ASLI' within the local plan. This application proposes ① A first floor side extension above the existing s/s side extension with full roof height and hipped ends. ② Raised roofline to full ridge height above the existing 2/s side extension (hipped ends).

Impact on Neighbouring Properties:
Due to the distance to neighbouring dwellings and the siting of the proposals, no adverse impacts are considered to neighbours in terms of overlooking, loss of light and overbearing impacts.

Impact on character of Rural Area + ASLI:
The proposed extensions combined with previous additions to the property represents a 167% cumulative increase in floorspace to the original cottage. The cottage is located on a open and exposed site with long views to the Southwest. It is therefore considered that the increase in bulk and mass presented by the proposal would both physically and visually detract from the open character of this rural setting. Furthermore, the proposed extensions would be visible from all views/elevations of the site
The impact is accentuated as the site is located within an 'Area of Special Landscape Importance'

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

Highway Safety:
Our Highways department see no threats to highway safety and ∴ recommend the application for conditional approval.

Application Number F/2002/6661
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~/ Reasons for Refusal
1			The proposed development by virtue of its bulk, design and siting, would both physically and visually detract from the sensitive open character and appearance of this rural setting. As such it is contrary to policy EC19 of the Loddon Area Local Plan and policy WCC7 of the Wokingham District Local Plan (Deposit Draft)

ASLI, Rural, RV Policies Annex

RECORD OF SITE VISIT

SITE ADDRESS: Wheelers Farm Cottage Nutbean Lane Swallowfield Reading.

APPLICATION NUMBER: F/2002/6661

OFFICER: Louise Smith

DATE OF SITE VISIT: 24/6/2

1 SITE/STATUTORY NOTICE DISPLAYED ? —

2. DESCRIPTION OF SURROUNDINGS
Rural area - remote.
Small country lane. Fringed w/ hedges.

3. DESCRIPTION OF SITE/BUILDING
Detached farm cottage - open views
visible to rear

4. RELATIONSHIP TO ADJOINING PROPERTIES
Set away from neighbours.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS — land slopes down to rear

BOUNDARY TREATMENT — rhs - 2m high conifer hedge + trees.
~~+ rear trees~~ rear small hedge c. 1m high.
lhs. 2m fencing + trees,
front - 2m high conifer hedge.

OTHERS

existing roof - flat roof - probs roof.

Louise Smith

From: Andy Glencross
Sent: 02 July 2002 17:24
To: Louise Smith
Subject: PA F/2002/6661 Wheelers Farm Cottage Nutbeam Lane Swallowfield

WOKINGHAM UNITARY
Aiming for Excellence

Hi Louise

There appear to be no ecological grounds on which to object to this planning application.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/6661. (Case Officer:Louise Smith)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES
POL
DC
CS
24 JUN 2002
COPIES TO
SMC ✓ 28/6

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/6661

YOUR NAME: W. H. LEWIS

YOUR ADDRESS: (if these details are incorrect please amend)
NUTBEAN FARM
NUTBEAN LANE
SWALLOWFIELD
READING
RG7 1XL

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 18 June 2002

Application Number: F/2002/6661

Proposal: Proposed first floor side extension to dwelling plus raising of roof on existing side extension.

Parish: SWALLOWFIELD PARISH

Site Address:
Wheelers Farm Cottage, Nutbean Lane, Swallowfield, Reading.

Applicant:
Mr & Mrs Tolbod C/O Home Plans.

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

✓ below as applicable;

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

C049, R049
C138, R138.

Signed: _____ **Print name:** AC 24/06/02.

Application Number : F/2002/6661	Map No : 103
Case Officer : LS	Site Area : 0·21
Valid Date : 11/06/02	Received Date: 20/05/2002

Level : Delegated Application

Description : Proposed first floor side extension to dwelling plus raising of roof on existing side extension.

Location : Wheelers Farm Cottage, Nutbean Lane, Swallowfield, Reading.

Parish : SW **Ward : SWA** 18-6-02 B.

Applicant : Mr & Mrs Tolbod C/O Home Plans.

Fee Required: £110 **Fee Received: £110**

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	Parking layout.	29/5/02	11/06
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	second side elevation roof line does not match other side elevation. ~~create size of front dormer windows~~.	29/5/02	11/06
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

18.6.02B

Building Control

Heritage (Harold Sanders) ✓

Landscape – Area of Special Landscape importance
– River Valley Policies
– Rural Area

Trees

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 ✓

DINTON PASTURES – River Valley Policies Area

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

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

NEIGHBOURS

S/N + see map

OTHERS

Rural Area / Countryside

No pre-apps

SWALLOWFIELD PARISH COUNCIL

PARISH COUNCIL OFFICE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.gov.uk

PLANNING SERVICES	HPT
POL	TLS
DC	BNF
APP	
CS	

10 JUL 2002

~~9th July 2002~~

COPIES TO | ACK: | FILE:

FAXED AND POSTED

Planning Dept.,
P.O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application F/2002/6661
Location: Wheelers Farm Cottage, Nutbean Lane, Swallowfield
Proposal: Proposed first floor side extension to dwelling plus raising of roof on existing side extension
Case Officer: Louise Smith

The Parish Council notes that this proposal will increase the overall massing of the dwelling at first floor level, which will have a noticeable visual impact on the surrounding countryside, particularly given that the ground to the south slopes away from the house.

However, the Parish Council considers that the proposal will improve the overall appearance of the dwelling, and in taking that into account, the Parish Council has no objection to this proposal.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

10.Jul. 2002 16:16 SWALLOWFIELD PARISH COUNCIL No.1571 P. 3/8
SWALLOWFIELD P C

Organisation_Name	Building_Name	address1	Postcode
WHEELERS FARM			RG7 1XL
	WHEELERS FARM COTTA(	WHEELERS FARM COTTAGENUTBEAN LANEREADI	RG7 1XL
NUTBEAN FARM			RG7 1XL

**********FILE COPY**********

Tel: (0118) 974 6463

Date: 18 June 2002

My ref: F/2002/6661

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D Beatty
The Lieutenants Cottage
Three Mile Cross
Reading
RG7 1AP

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/2002/6661
Wheelers Farm Cottage, Nutbean Lane, Swallowfield, Reading.
Proposed first floor side extension to dwelling plus raising of roof on existing side extension.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6661**
Wheelers Farm Cottage, Nutbean Lane, Swallowfield, Reading.
Proposed first floor side extension to dwelling plus raising of roof on existing side extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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: _____ Date: _____

Councillor D Beatty
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/6661

Proposal:
Proposed first floor side extension to dwelling plus raising of roof on existing side extension.

Location:
Wheelers Farm Cottage, Nutbean Lane, Swallowfield, 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/2002/6661 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/07/2002. 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.

Trevor Watson
Development Control Manager

18 June 2002

11.JUN.2002 6661

Tel. (0118) 974 6429 or 6433

Date: 29 May 2002

Your Ref:

My Ref: F/2002/6661

WOKINGHAM UNITARY
Aiming for Excellence

Mr & Mrs Tolbod
C/O Home Plans
Church Gardens
Church Hill
Harefield
Mddx
UB9 6DU

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

Reference Number: 2002/6661

Site Address: ***Wheelers Farm Cottage, Nutbean Lane, Swallowfield, Reading.***

Proposal: Proposed first floor side extension to dwelling plus raising of roof on existing side extension.

I refer to your application, unfortunately it is invalid and cannot be determined for the following reason(s);

The side & rear elevations on the submitted plans do match - the side view from the balcony end of the house shows the roof of the first floor side extension with the ridge height below that of the existing ridge as opposed to being level as indicated on the other side elevation and also with a half-hip that is not indicated on the rear elevation.

As the proposal increases the number of bedrooms we require a parking plan indicating the total number of off-street parking spaces available - as the total number of bedrooms will be increased to 5, a minimum of 4 parking spaces will be required to meet the Authorities parking standard.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

11.JUN.2002 6661

Home Plans
Church Gardens
Church Hill, Harefield
Middlesex UB9 6DU
Tel & Fax: 01895 822488

10th May 2002

Planning Department
Wokingham District Council
P.O. Box 157
Council Offices
Shute End
Wokingham
Berks. R11 1WR

Dear Sirs,

RE: PROPOSED EXTENSION AT WHEELERS FARM COTTAGE, NUT BEAM LANE, SWALLOWFIELD

We have been instructed by Mr & Mrs Tolbod to seek Planning Permission for the construction of a first floor side extension at their above property.

Please find enclosed our completed Planning Application forms together with 6 copies of our drawings 930/1, 2A & 3 detailing existing and proposed layouts on this proposal for your consideration. We also attach our clients' cheque for £110.00 to cover your required application fee charge.

This proposal involves the construction of new first floor accommodation above the existing lounge/dining room extension to provide two additional bedrooms and a bathroom, with a tiled pitched roof over. It is also proposed to re-roof a previous extension on the opposite side of the house to eliminate all existing crown roofs, which we believe detract from the appearance and character of this property. We are aware that this proposal represents a large addition to the main house but would consider that the design submitted improves the appearance of this property and we hope you will find this acceptable.

We trust this submission is in order but please advise if you require any additional information at this stage.

Yours faithfully,

P.J. McHugh

c.c. Mr & Mrs Tolbod

11.JUN.2002 6661

Home Plans

Church Gardens
Church Hill, Harefield
Middlesex UB9 6DU
Tel & Fax: 01895 822488

54351

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS CH	

11 JUN 2002

COPIES TO	ACK:
	FILE:

5th June 2002

Planning Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berks. R11 1WR

F/2002/6661 - INVALID

Dear Sirs,

RE: PROPOSED EXTENSIONS AT WHEELERS FARM COTTAGE, NUT BEAM LANE, SWALLOWFIELD.

Further to your recent letter in connection with our application on the above proposal, please find enclosed 2 copies of our drawings 930/2B & 3A for inclusion with this submission.

Drawing 930/2B has been revised to show the hipped roof of the extension on the side elevations as required.

Drawing 930/3 has been revised to show two parking spaces in conjunction with the existing double garage to the front of the main house.

We trust we have dealt with your queries raised and that you can now process this application.

Yours faithfully,

P.J. McHugh.

only 2 sets plans!

1959/a

11. JUN. 2002 6661

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG11 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR + MRS TOLBOD
	ADDRESS	WHEELERS FARM COTTAGE
		NUT BEAN LANE
		SWALLOWFIELD, BERKS.
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	HOME PLANS
	ADDRESS	CHURCH GARDENS
		CHURCH HILL, HAREFIELD
		MIDDX
	POST CODE	UB9 6DJ Tel. No. 01895 822488
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	WHEELERS FARM COTTAGE
		NUT BEAN LANE
		SWALLOWFIELD
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	FIRST FLOOR SIDE AND ROOF
		EXTENSION

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — YES / ~~NO~~

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — FACING BRICK TO MATCH EXISTING; ROOF TILES TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans. — YES / ~~NO~~

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. — ~~YES~~ / NO

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

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

CERTIFICATE A

I certify that:

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

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

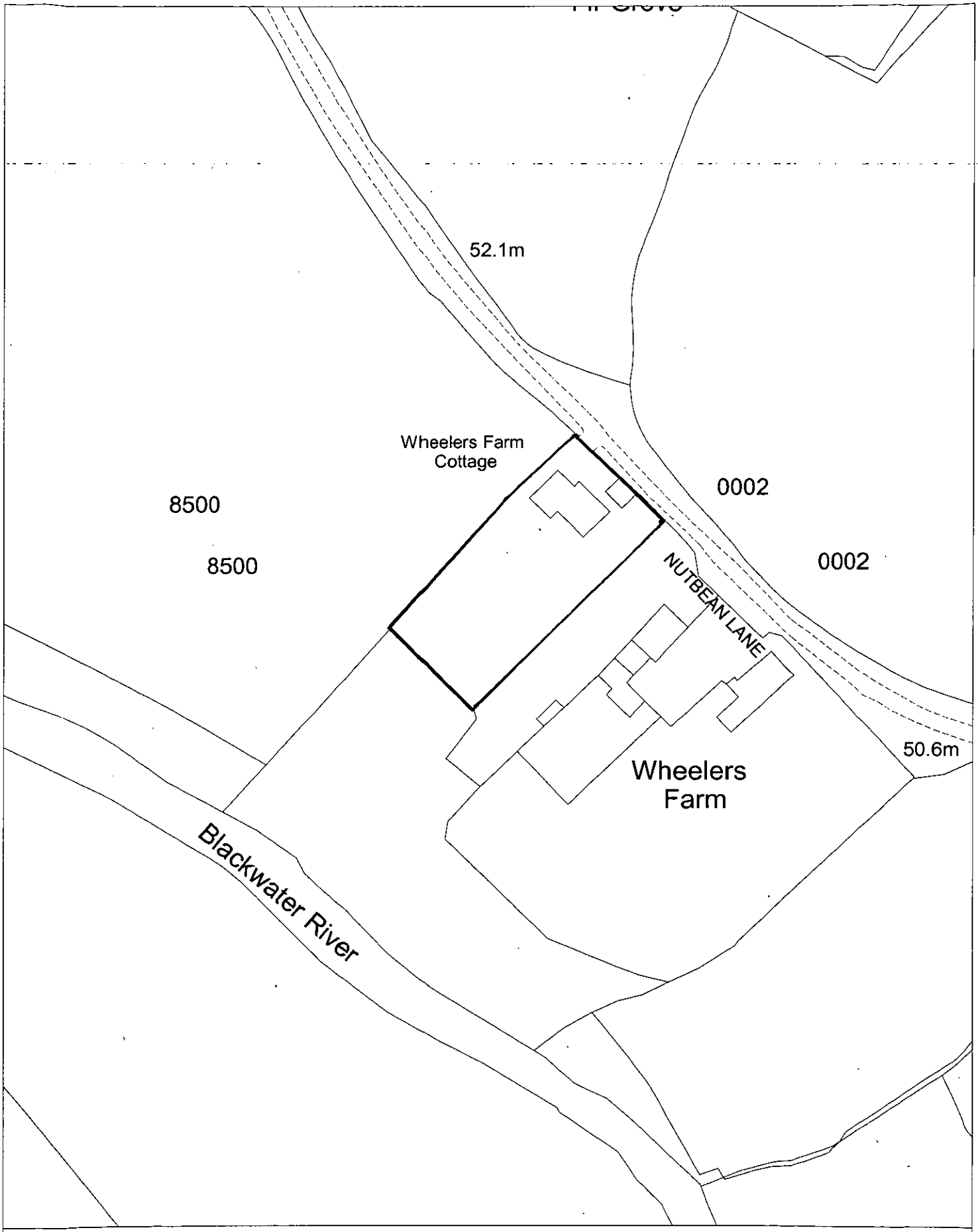
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MR + MRS TALBOD

DATE 8/5/02



Site Plan, Scale: 1 to 1250

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Date: 8 January 2003

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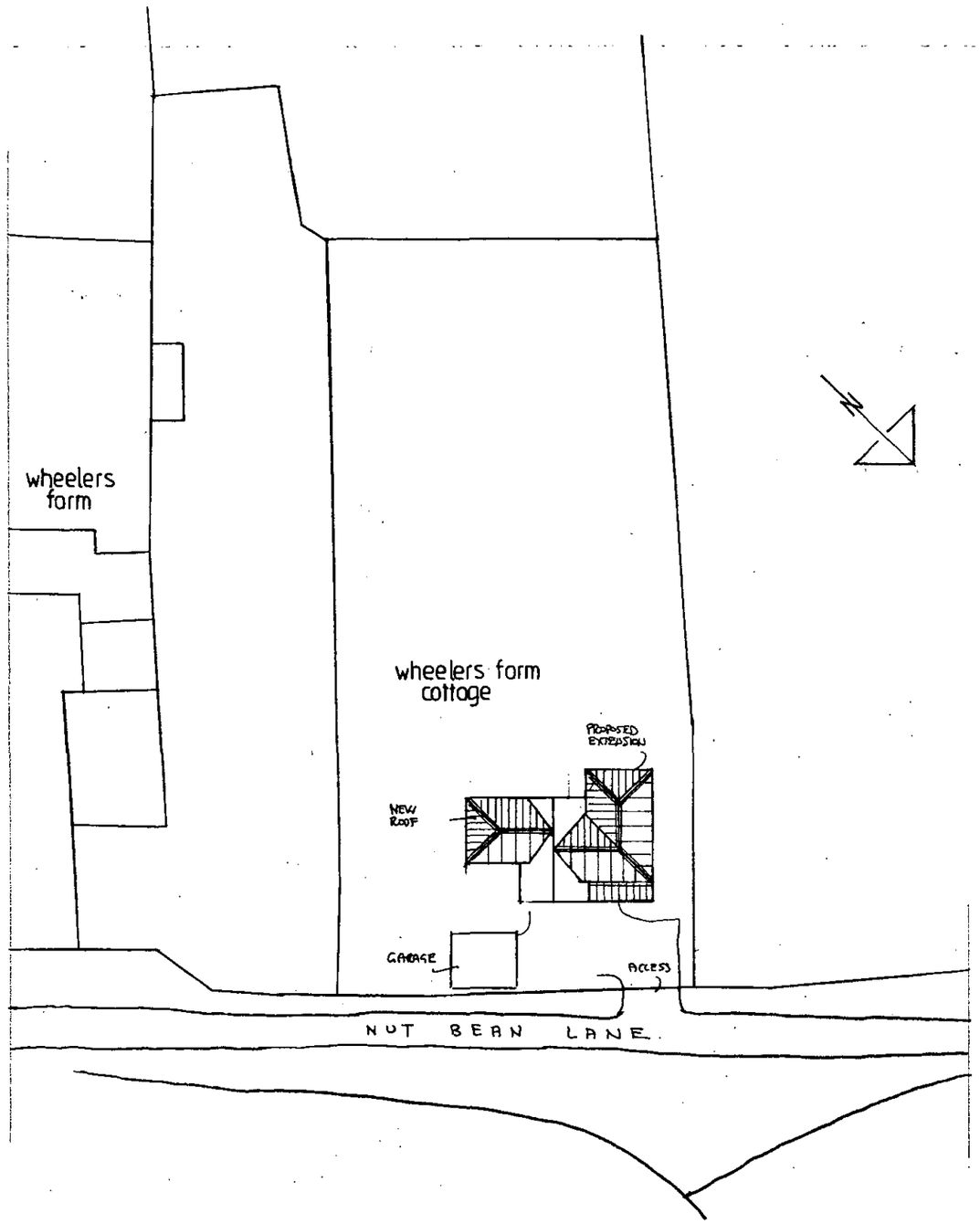
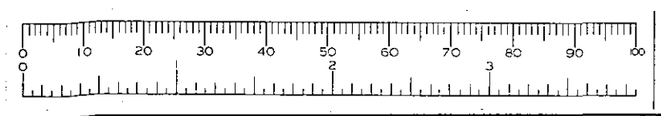
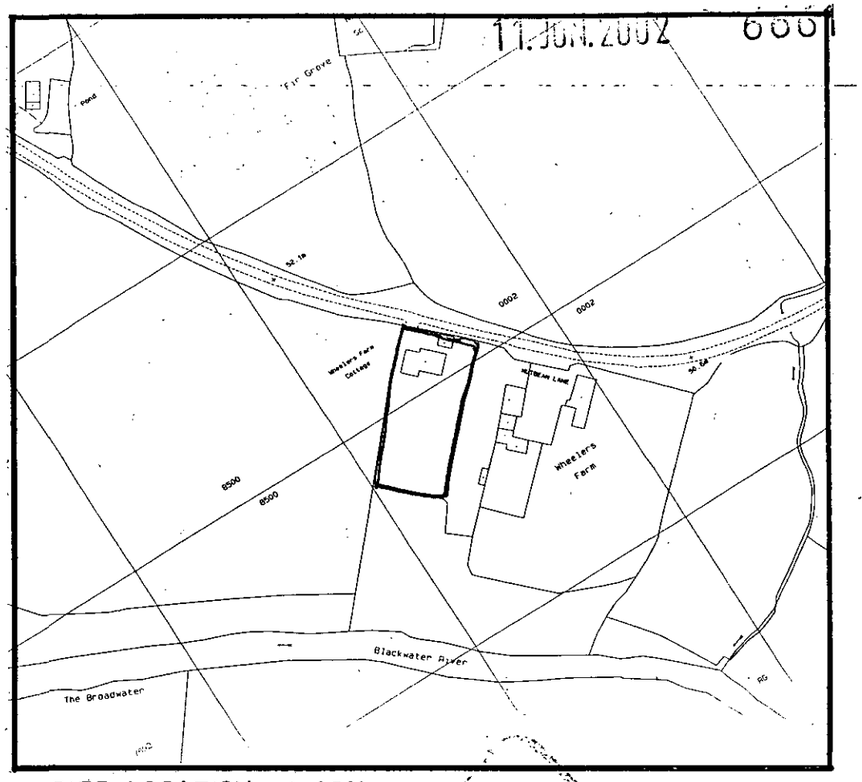


SITE PLAN 1:500



11.JUN.2002 6661



SITE LOCATION 1:2500

REFUSED

Home Plans

Church Gardens, Church Hill, Harefield, Middx. UB9 6DU
Tel & Fax: 01895 822488

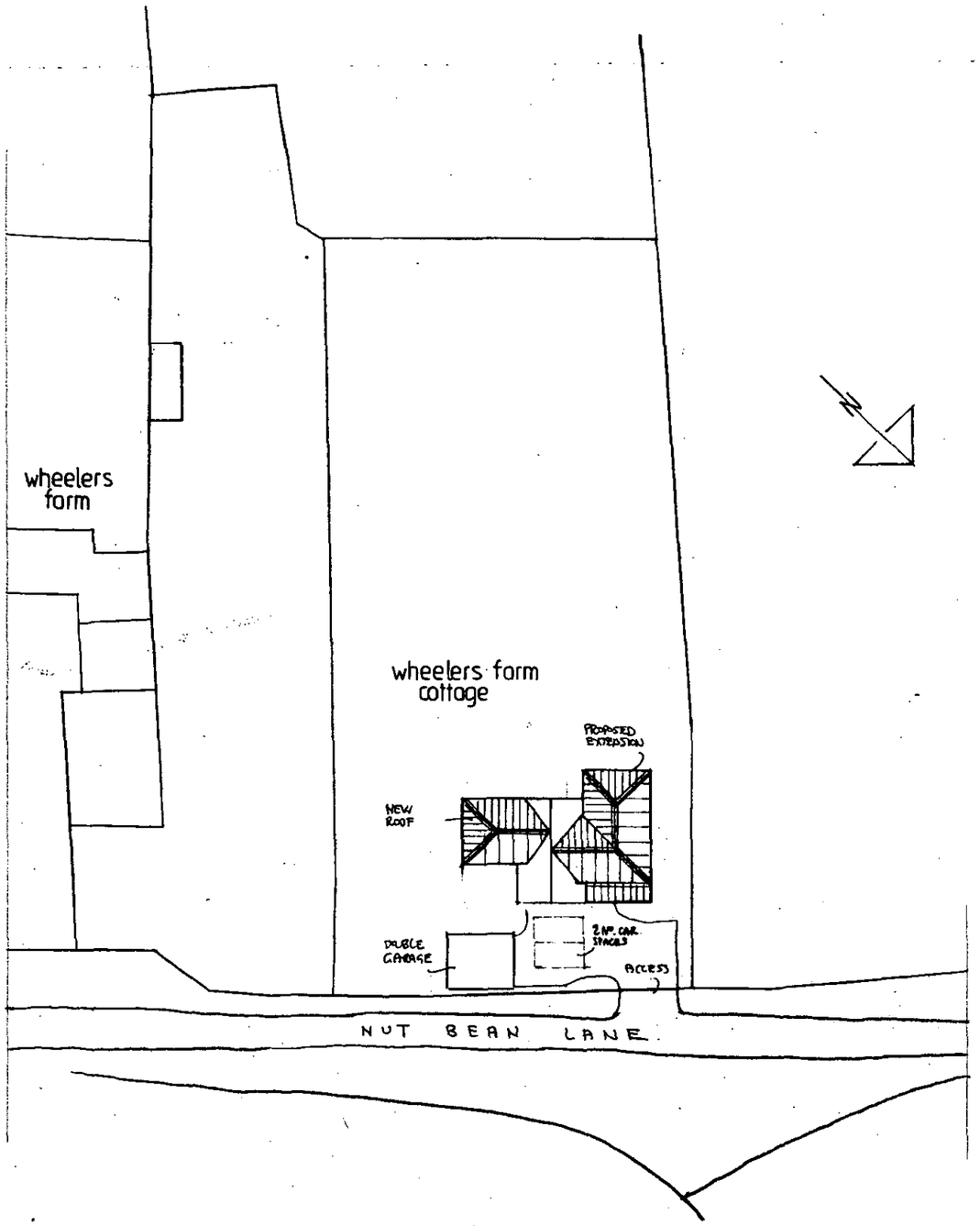
CLIENT: MR. M. TOLBOD

PROJECT: WHEELERS FARM COTTAGE
NUT BEAN LANE, SWALLOWFIELD

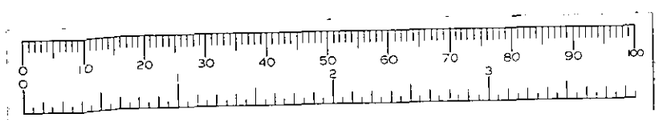
date: NOV 01 drawn:

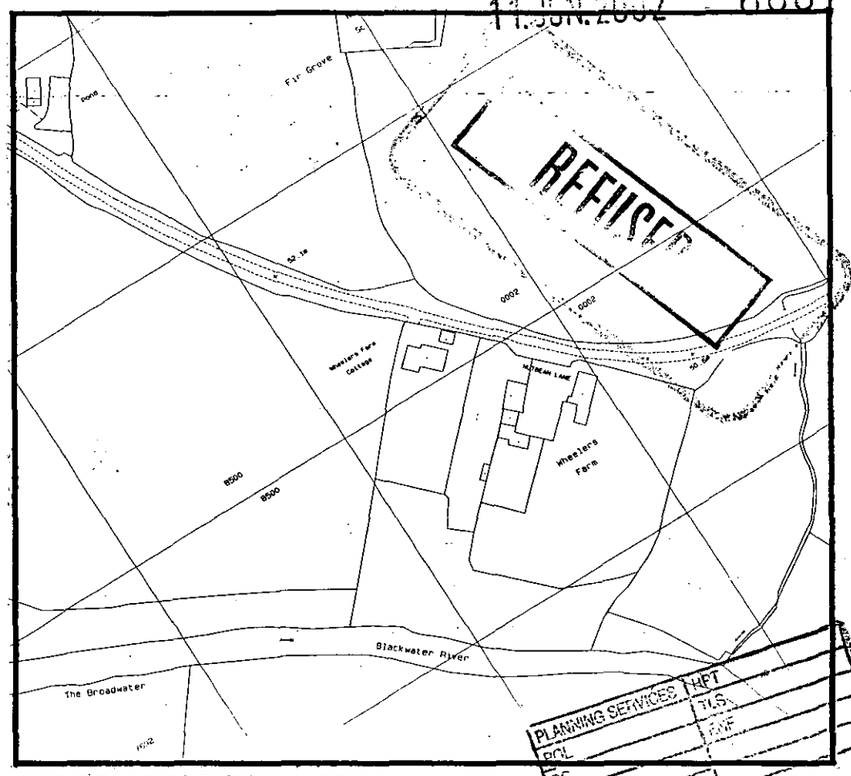
scale: 1:500

Drg.No: 930/3



SITE PLAN 1:500





SITE LOCATION 1:2500

11 JUN 2002 6661

REFUSED

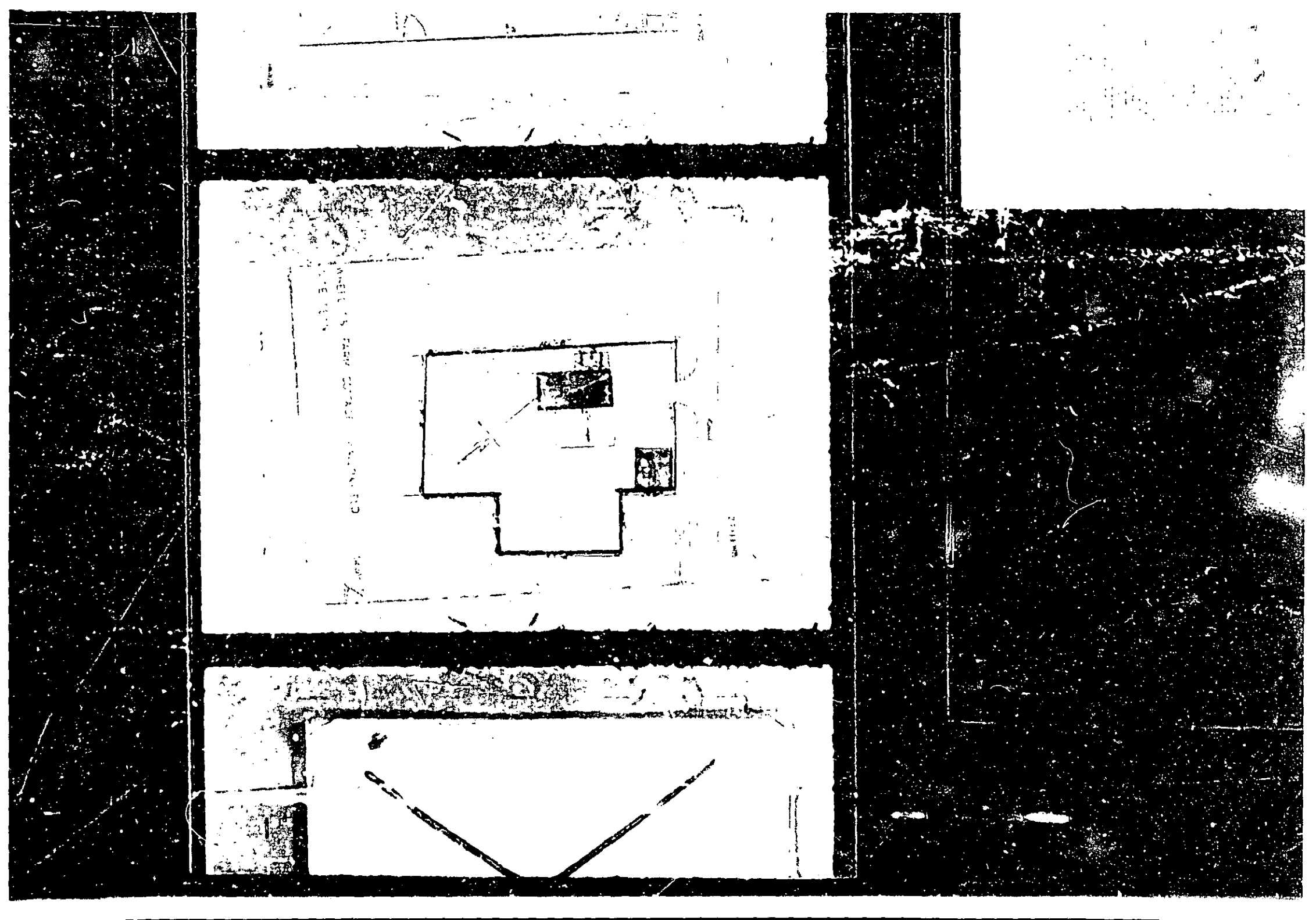
PLANNING SERVICES
HPT
TLS
PCL
DC
APP
CS
11 JUN 2002
ACK:
FILE:
COPIES TO

A - JUN '02 - CAR PARKING SHOWN

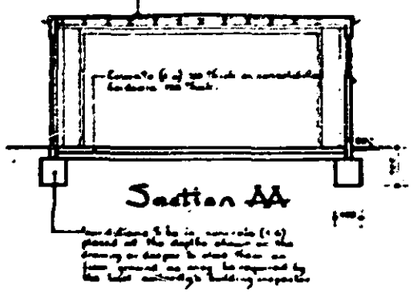
Home Plans

Church Gardens, Church Hill, Harefield, Middx. UB9 6DU
Tel & Fax: 01895 822488

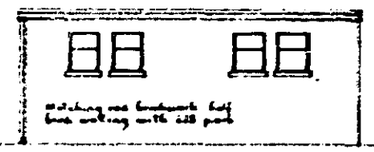
CLIENT:	MR. M. TOLBOD
PROJECT:	WHEELERS FARM COTTAGE NUT BEAN LANE, SWALLOWFIELD
date: NOV. 01	drawn:
scale: 1:500	
Drg.No: 930 | 3 A	



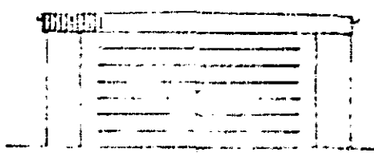
02273



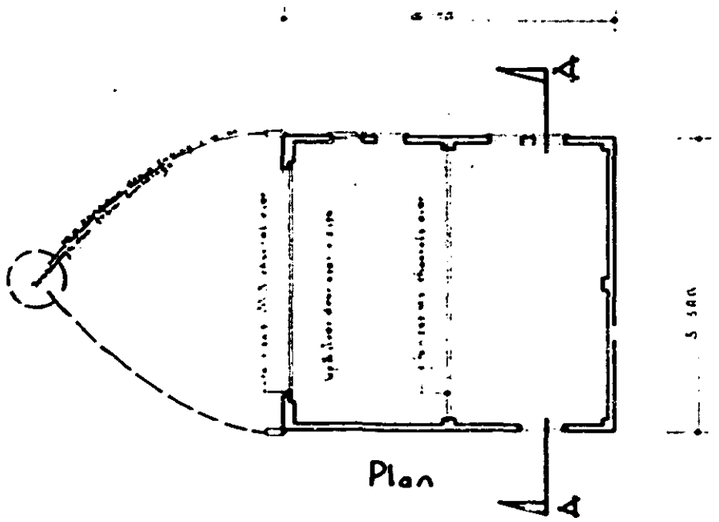
Section AA



Side View



Front View

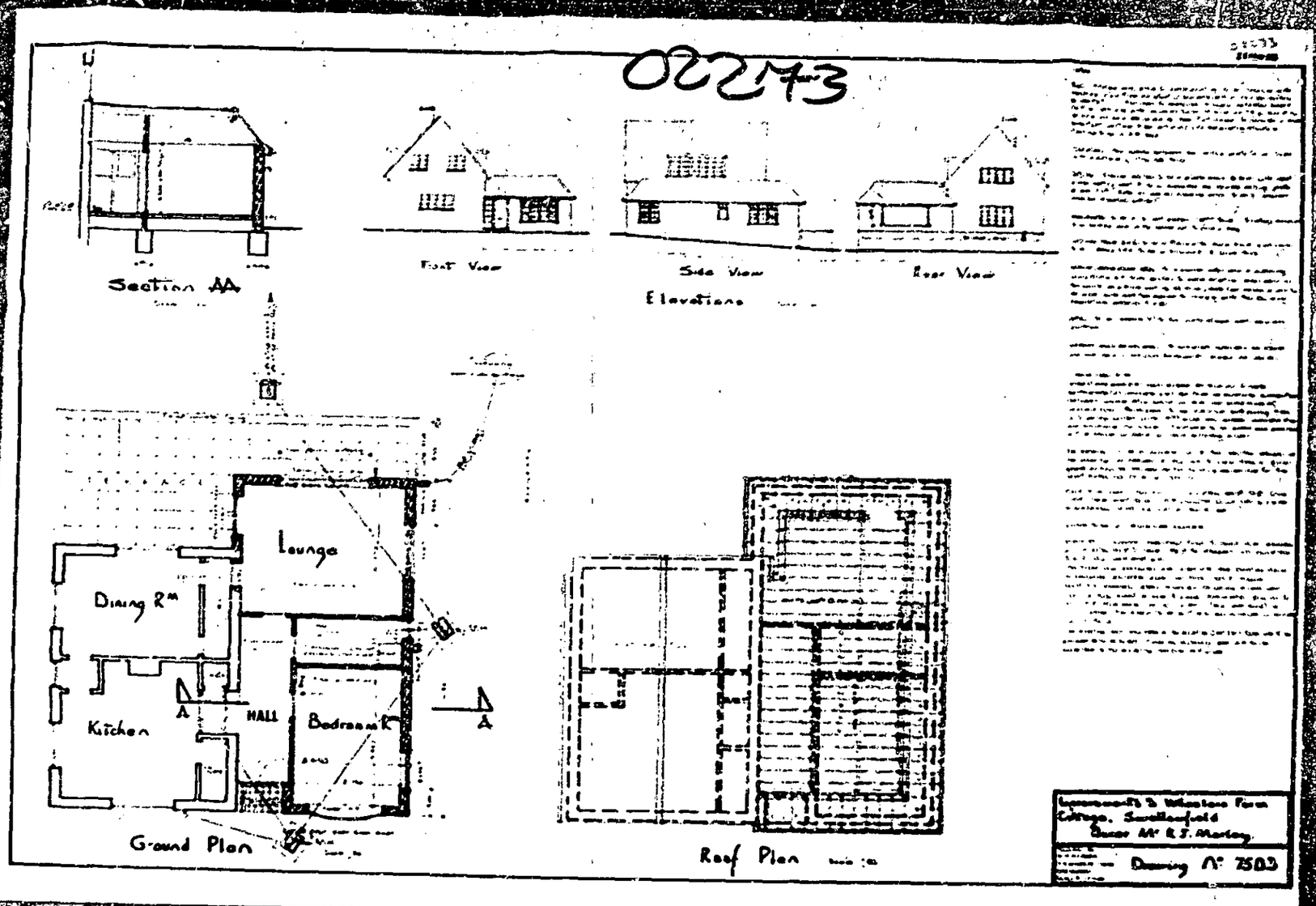


Plan

Owner Mr R.J. Morley

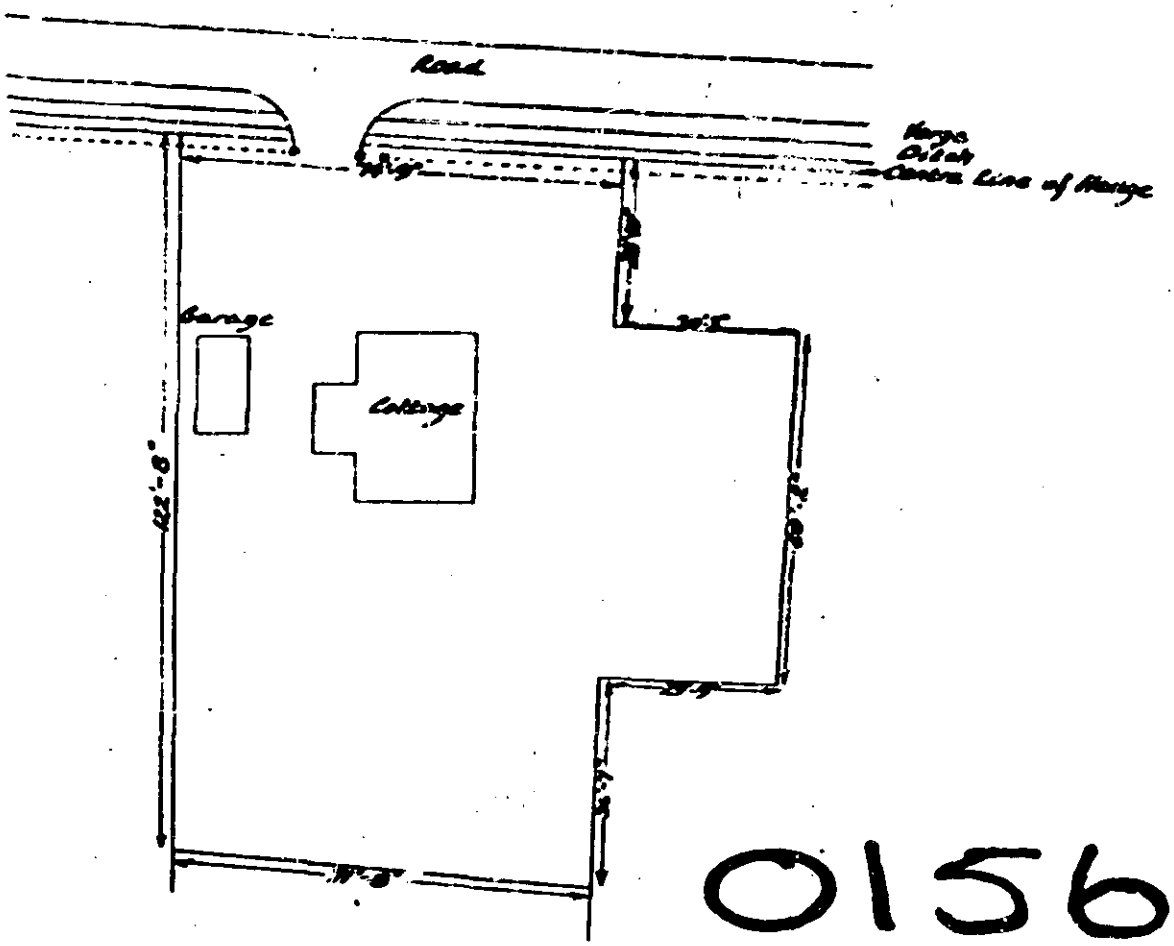
Demolition of the existing garage & the erection of a Double Garage at Wheelers Farm Cottage Swallowfield.

Drawing No 7504.



02273
Section AA
Front View
Side View
Rear View
Elevations
Lounge
Dining Rm
Kitchen
HALL
Bedroom
A
A
Ground Plan
Roof Plan
Drawing No 7503

01565



25 SEP 1978

01565

HEELERS FARM COTTAGE - SWALLOWFIELD
TE PLAN

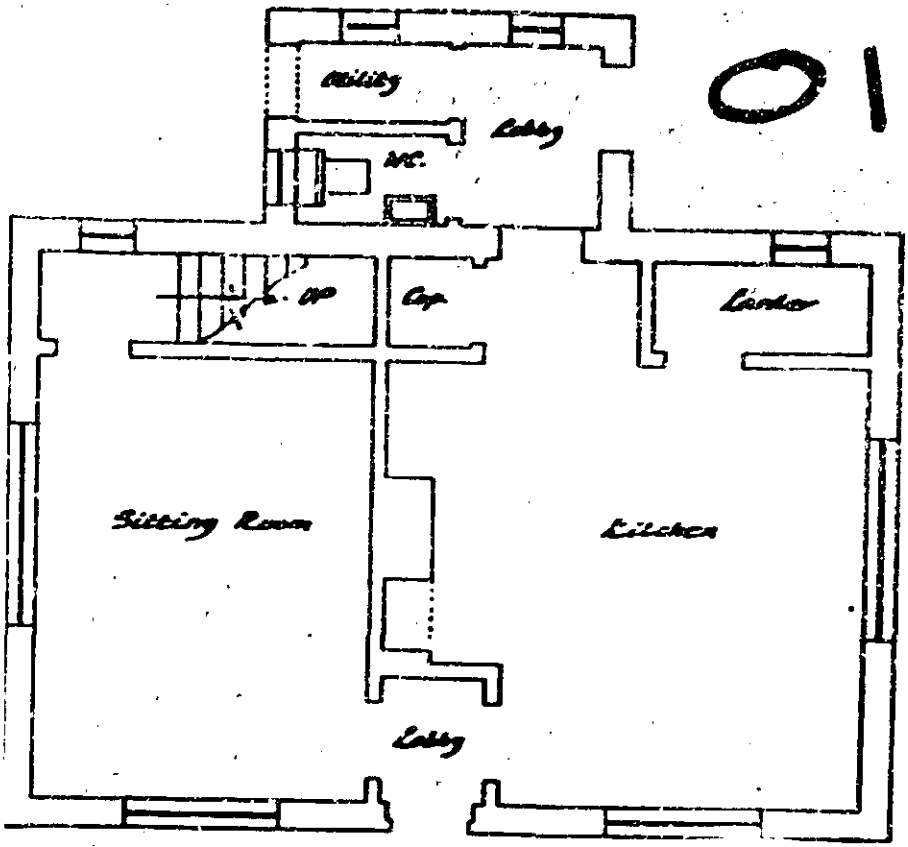
Scale 1:250

NICHOLAS
Surveyors - Reading

01565

25 SEP 1978

01565



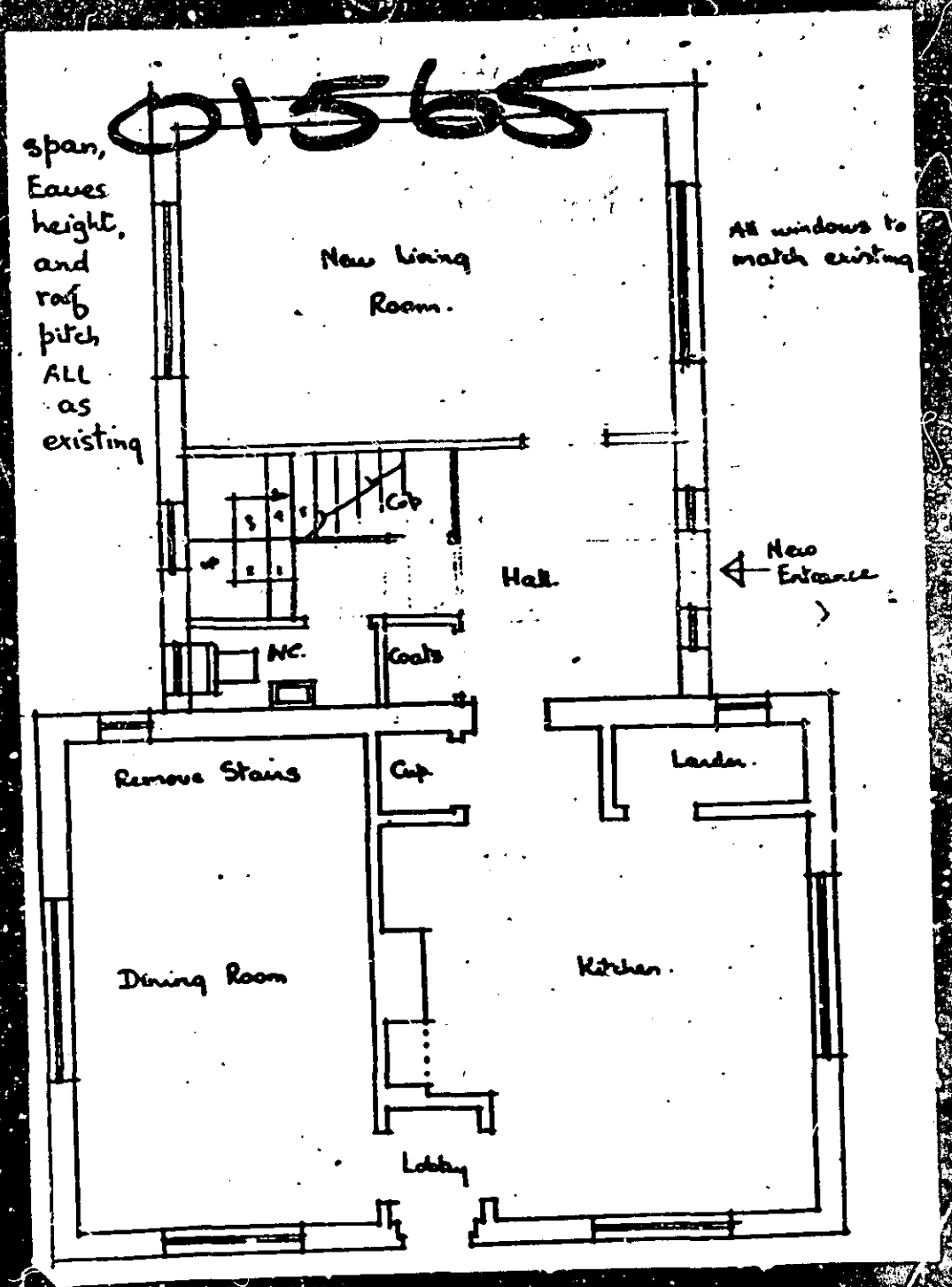
5 FARM COTTAGE - SWALLOWFIELD

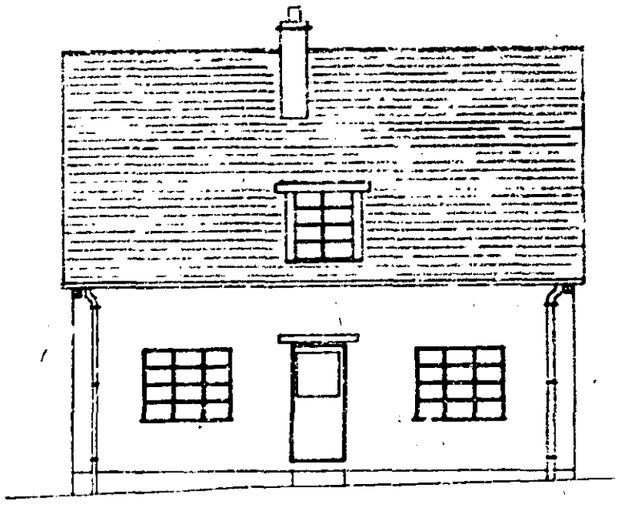
FLOOR PLAN

Scale 1/4" = 1ft

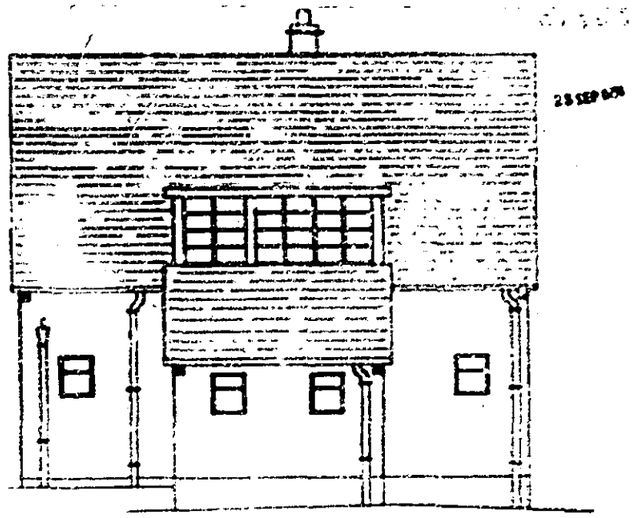
NICHOLAS

Surveyors - Reading


01565
span, Eaves height, and roof pitch ALL as existing
New Living Room.
All windows to match existing
Cpb
Hall.
New Entrance
NC.
Coats
Remove Stairs
Cpt
Lander.
Dining Room
Kitchen.
Lobby

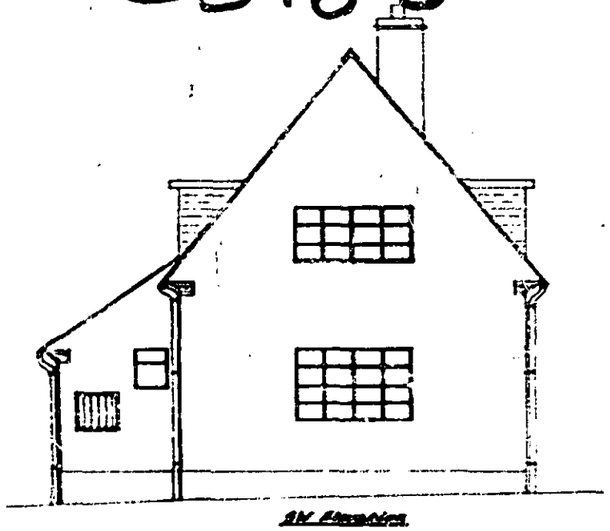


SE Elevation



NW Elevation

05165



NE Elevation



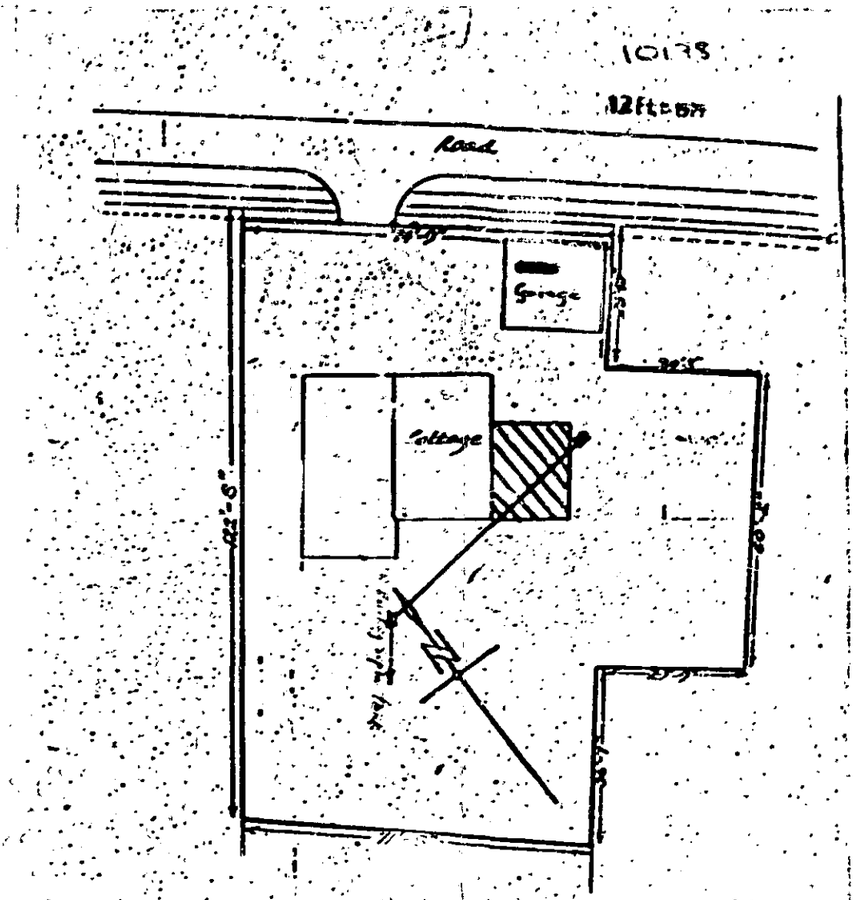
SW Elevation

WHEELERS FARM COTTAGE - SWALLOWFIELD

EXISTING ELEVATIONS

Scale ⅛" = 1ft

NICHOLAS
Surveyors - Reading



WHEELERS FARM COTTAGE - SWALLOWFIELD

SITE PLAN

Scale 1/250

1/16" 0 5 10 20 30 40 50ft

1"=20' 0 5 10 20 30 40 60ft

1"=30' 0 10 20 30 40 60 90ft

1/2" 0 1 2 3 4 5m

1/4" 0 1 2 3 4 5 10m

1/8" 0 5 10 15 20 25m

1:200 0 1 2 3 4 5 10 15m

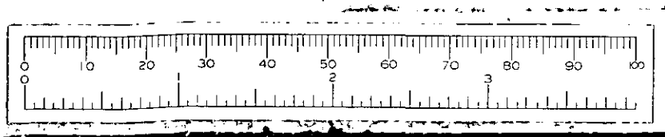
1:100 0 1 2 3 4 5 6 7 8m

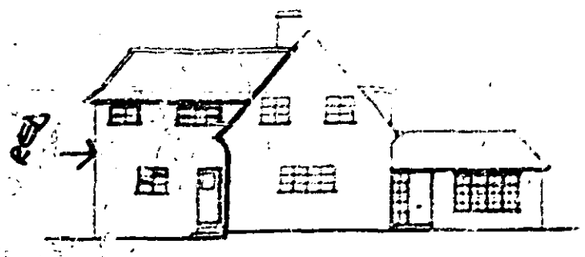
1:50 0 1 2 3 4m

1:2500 0 20 50 75 100 150 200m

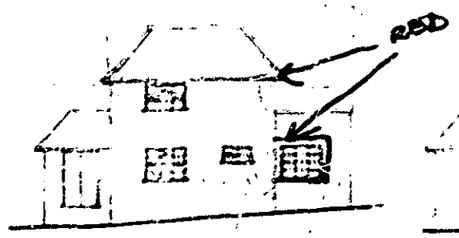
1:1250 0 10 30 50 75 100m

1:500 0 5 10 20 30 40m

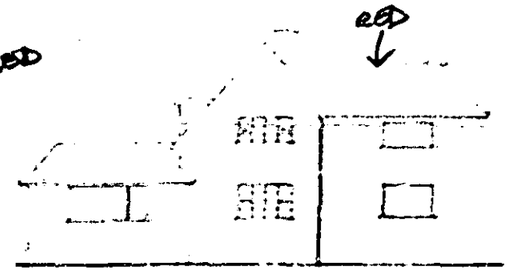




Front View

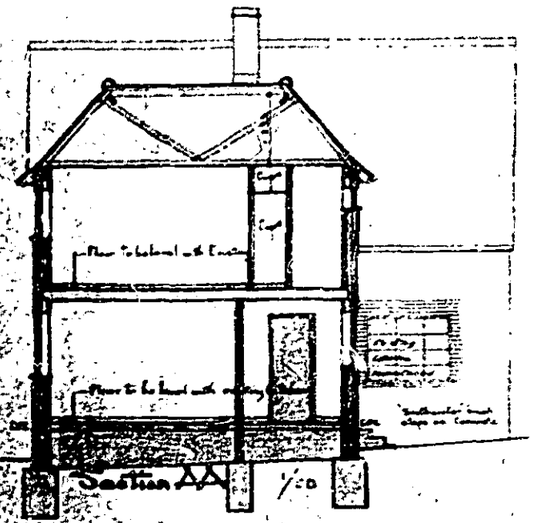


Side View

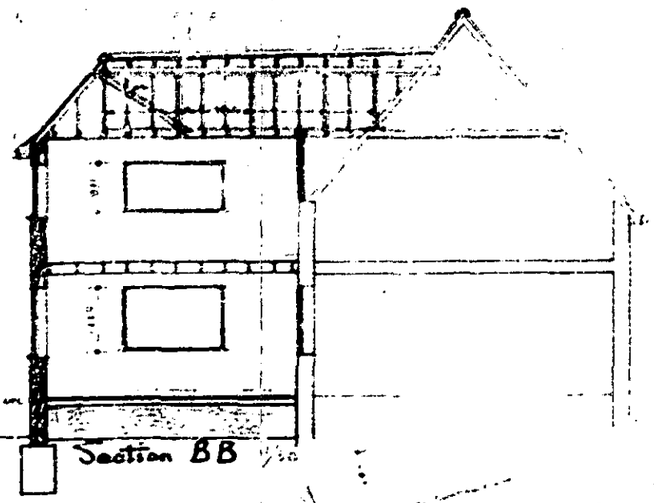


Rear View

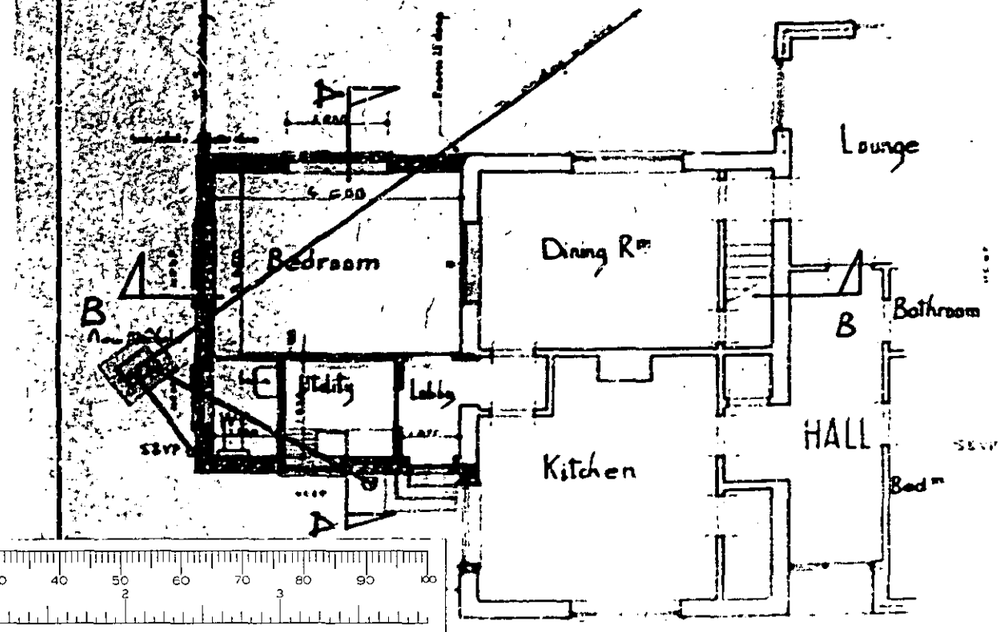
Elevations 1/100



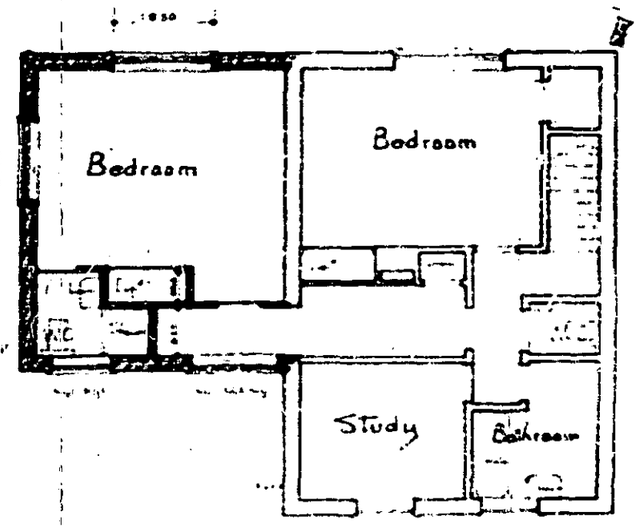
Section AA 1/50



Section BB 1/50



Ground Floor Plan 1/50



First Floor Plan

Location Plan

1:200 1:2500

1/16" 1/2"

Extension to Provide Two bedrooms with W.C.'s and a shower & Utility Room at Wheelacre Farm Cottage, Nr Beam Lane Swallowfield.

Owners Mr & Mrs R.J. Morley

Drawing Nº 7902

EDM

Leaders in Electronic
Document Management

FILE 2

WRITTEN
REPRESENTATION
APPEAL

EDM

Leaders in Electronic
Document Management

FILE ?

WRITTEN

REPRESENTATION

AFFIRM

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: LS

APPLICATION NUMBER: 6661

APPELLANT: Mr & Mrs Tolbod

SITE: Wheelers Farm Cottage, Nutbeam Lane, Swallowfield

APPEAL REF: APP/X0360/A/02/1106374

START DATE: 02/01/2003

DATE OF SITE VISIT 08/04/03.

Progress Record	Date Actioned	Initials
Appeal Logged:	06/01/03	
Entered on Access:	08/01/03	DG
Notification Letters Due:	**16/01/2003**	
Notification Letters Sent:	08/01/03	DG
Questionnaire Due:	**16/01/2003**	
Questionnaire Sent:	08/01/03	DG
Statement Due:	**13/02/03**	
Statement Sent:	24/01/03	DG
Comments on Statement Due	06/03/03	
Comments on Statement Sent		
Decision letter circulated:	22/05/03	DG
Decision entered on Access:	22/05/03	DG

Appeal Decision

Site visit made on 08 April 2003

by Stephen Roscoe BEng MSc CEng MICE

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
21 MAY 2003

Appeal Ref: APP/X0360/A/02/1106374
Wheelers Farm Cottage, Nut Bean Lane, Swallowfield, Berkshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs Tolbod against the decision of Wokingham District Council.
- The application (Ref.F/2002/6661), dated 8 May 2002, was refused by notice dated 26 July 2002.
- The development proposed is a first floor side and roof extension.

Summary of Decision: The appeal is dismissed.

Main Issue

1. I consider the main issue in this appeal to be the effect of the proposed development on the character and appearance of the surrounding area having regard to the visual impact of the proposal and planning policies regulating the extension of rural dwellings in relation to the available mix of house types.

Planning Policy

2. The development plan includes the *Loddon Area Local Plan* (1995). Whilst I have been referred to various policies within this plan, the most relevant is Policy LC19 which seeks to prevent major extensions or proposals which have an adverse impact on the rural environment. Paragraph 1.3.48 of the reasoned justification for this policy refers to the cumulative effect of large extensions leading to an increasingly urbanised appearance of the countryside and a reduction in the range of house types available in the rural areas.

3. The development plan also includes the *Berkshire Structure Plan* (1997), although in my view the policy to which I have been referred is not relevant to the appeal proposal.

4. My attention has also been drawn to the *Wokingham District Local Plan – Consolidated Modified Local Plan - November 2002*. Whilst I have again been referred to various policies within this emerging plan, the most relevant is Policy WCC7. Paragraph A of this policy seeks to ensure that extensions to dwellings do not have any adverse visual, physical or ecological impacts on the undeveloped character of the surrounding countryside. Paragraph 2.61(c) of the reasoned justification for Areas of Special Landscape Importance (ASLI) requires policies on these areas to have regard to the effect that any development on land surrounding an ASLI would have on its character and setting. I have not however been provided with any policies specifically relating to development on land surrounding an ASLI in the above version of the emerging local plan. Paragraph B of Policy WCC7 seeks to prohibit extensions where there is a significant alteration to the scale of the dwelling and development on the site. Paragraph 2.41 of the reasoned justification for this policy refers to the council seeking to avoid a reduction of the mix of house types available in the countryside areas. I understand that this plan has been through a local plan inquiry and that

the council has agreed to the proposed modifications following the Inspector's report. I have therefore attached considerable weight to this emerging policy and reasoned justifications in accordance with Planning Policy Guidance Note 1 (PPG1): *General Policy and Principles* as there is a strong possibility that they will be adopted.

5. I have also been provided with an extract of the emerging local plan at an earlier stage in its development and here I have been referred to a policy specifically relating to development on land surrounding an ASLI. Policy WLL3 of the *Wokingham District Local Plan: Consolidated Document Highlighting Proposed Amendments: February 2000* seeks to prevent development on land adjoining and visually prominent from an ASLI that would adversely affect the setting, character and special landscape qualities of the area. I am not aware of the status of this policy following the Inspector's report and therefore can only endow it with limited weight in accordance with PPG1.

6. In determining this appeal I have also had regard to PPG7: *The Countryside – Environmental Quality and Economic and Social Development* which gives government advice on development in rural areas.

Reasons

7. The appeal site is situated on Nut Bean Lane which is set in open countryside with few dwellings along the length of the lane, although the site is adjacent to Wheelers Farm which is now a dwelling. The lane is single track and crosses the slope of a hillside, which results in the appeal site having an open aspect to the south west. The appeal building was originally a chalet style house that has been significantly extended on each side. The side extensions have false hipped roofs with one side being single and the other 2-storey. The house is set in a 0.2 hectare plot which I understand lies adjacent to the Blackwater Valley ASLI. The appeal proposal would replace the 2-storey false hipped roof with a full height hipped roof and would add a first floor to the single storey extension on the opposite side of the house, with a similar roof to that proposed for the other side of the house.

8. The house is visible above the hedgerows from both directions along Nut Bean Lane although the proposed side extensions would generally be contained within the outline of the existing building when viewed from along the lane. The extensions would however be significant in terms of the existing mass of development on the site and would dominate the building when viewed from the front. In my view however they would improve the currently unbalanced appearance of the building and would present a more co-ordinated elevation to the lane.

9. Due to the topography of the area, distant views of the appeal site are obtained generally from the west and on the site visit I viewed the appeal site from the Part Lane and School Lane areas. The existing house is visible from these areas, but unobtrusive against the background of a partly wooded hillside. I consider that the proposed extension would be similarly unobtrusive.

10. In my view therefore the development would not harm the appearance of the surrounding countryside in respect of visual impact when viewed at close proximity, or from some distance away. I therefore conclude that the development would thus not conflict with Policy LC19 in the Local Plan in respect of visual impact on the rural environment or paragraph A of Policy WCC7 and Policy WLL3 in the emerging plan.

11. I now turn to the aspects of policy relating to the extension of rural dwellings and the availability of a mix of house types in the countryside. I have already considered the physical scale of the extension in relation to the existing property and in my view it would be significant. The proposal would also add 2 bedrooms to the 3 that already exist, again in my view a significant increase. I thus consider that the proposal would materially add to the scale of the property, making it less affordable to those who already live in the area and that it would remove a 3 bedroom house from the housing stock of the area. The appellant has not put forward any evidence to support the statement that the demand in the locality is equally applicable for 3 and 5 bedroom properties and in any event current demand may not reflect the future market. I have not been provided with any evidence that the relevant plan policies are solely applicable to small houses within rural areas. Paragraph 1.3.48 of the reasoned justification for Local Plan Policy LC19 generally warns that large extensions can reduce the range of house types available in rural areas, especially taking account of the cumulative effect of dwellings that have already been extended.

12. I therefore conclude that the development would harm the character of the surrounding countryside in relation to the available mix of house types. I further conclude that the development would thus conflict with Policy LC19 of the Local Plan in respect of major extensions and paragraph B of Policy WCC7 in the emerging local plan.

13. Local Plan Policy LC19 seeks to prevent major extensions whether or not there is an adverse visual impact on the rural environment. Although I have concluded that the development would not harm the appearance of the surrounding countryside in respect of visual impact, I consider that on balance, this is insufficient to overcome my conclusion in respect of the impact on the scale of the property and the available mix of housing. I therefore conclude that the development would harm the character of the surrounding area in these respects and would thus conflict with Policy LC19 of the Local Plan and Policy WCC7 of the emerging local plan.

Conclusion

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

Formal Decision

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

Information

16. 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.

Stephen Pame

INSPECTOR

The Planning Inspectorate

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

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624

GTN 1371-6079

PLANNING SERVICES HPT
PCL ILS
DC D.C. ENF
F/2002/6661
GS
22 MAY 2003
FILE

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

Your Ref:
Our Ref: APP/X0360/A/02/1106374
Date: 21 May 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS TOLBOD
SITE AT WHEELERS FARM COTTAGE, NUT BEAN LANE, SWALLOWFIELD, READING

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

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

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

Phone No. 0117 372 8252

Fax No. 0117 372 8139

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

Yours faithfully

cc Mrs Margaret Pocock

COVERDL1

Filing.

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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18 FEB 2003

COPIES TO

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

Your Ref: F/2002/6661
FILE:

Our Ref: APP/X0360/A/02/1106374

Date: 17 February 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS TOLBOD
SITE AT WHEELERS FARM COTTAGE, NUT BEAN LANE, SWALLOWFIELD, READING

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

06/03/03

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

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

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

Yours faithfully

Mrs M Pocock

211AL(BPR)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr & Mrs Tolbod
SITE: Wheelers Farm Cottage, Nutbean Lane, Swallowfield
APPLICATION NO.: 6661
PROPOSAL: Proposed 1st floor side extension to dwelling plus raising of roof on existing side extension

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Swallowfield

Mrs D Beatty

Clerk(s) of Parish / Town Council of Swallowfield

Mrs C Adams, Penton Cottage, The Street, Swallowfield RG7 1QX

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

WHEELERS FARM, NUTBEAN LANE SWALLOWFIELD RG7 1XL

NUTBEAN " " " " "

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT :	MR & MRS TOLBOD
APPEAL SITE :	WHEELERS FARM COTTAGE, NUTBEAN LANE, SWALLOWFIELD
REASON FOR APPEAL :	REFUSAL TO GRANT PLANNING PERMISSION FOR FIRST FLOOR SIDE EXTENSION TO DWELLING PLUS RAISING OF ROOF ON EXISTING SIDE EXTENSION

LOCAL PLANNING AUTHORITY REFERENCE : F/2002/6661

DEPARTMENT OF THE ENVIRONMENT,
TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/02/1106374

1.00 LOCATION AND SITE DESCRIPTION

1.01 The site is a detached dwelling situated in modest grounds within the countryside, which is designated as an Area of Special Landscape Importance and River Valley Policies Area under the Local Plan. The site is fairly exposed giving open views to the dwelling, especially from the south-west. (See Appendix 1).

2.0 RELEVANT PLANNING HISTORY

2.01 The original cottage pre-dates planning history. In October 1974 planning permission (01565) was granted for a small single storey side extension to the north-west elevation of the dwelling.

2.02 Planning permission (02273) was granted in April 1975 for a detached double garage to the front of the site and an additional single storey side extension to the north-west elevation of the dwelling.

2.03 In March 1979, planning permission (10178) gave consent for a two storey side extension to the south-east elevation of the dwelling.

2.04 In July 2002, planning permission (F/2002/6661) for a first floor side extension and raised roof on the existing side extension, was refused under delegated powers for the following reason:

"The proposed development by virtue of its bulk, design and siting, would both physically and visually detract from the sensitive open character and appearance of this rural setting. As such it is contrary to policy LC19 of the Loddon Area Local Plan and policy WCC7 of the Wokingham District Local Plan".

2.05 The above refusal forms the subject of this appeal.

3.00 POLICY BACKGROUND

3.01 The Development Plan that applies to the area in which the appeal site is located comprises the Berkshire Structure Plan and the Loddon Area

Local Plan. The Deposit Draft Wokingham District Local Plan will replace the adopted Loddon Area Local Plan.

Berkshire Structure Plan (1996-2006)
The Berkshire Structure Plan (1996-2006) was adopted on 4th November 1995 and is the statutory Structure Plan for the area.

Loddon Area Local Plan (Adopted 5th May 1995)
The Loddon Area Local Plan forms the statutory basis for the operation of planning policy in this part of the District.

Wokingham District Local Plan (Deposit Draft 1997)
Material consideration must also be given to the emerging Wokingham District Local Plan. This plan has been the subject of inquiry. The Council has now considered the Inspector's reports and has agreed modifications. These will be placed on deposit in Spring 2003. The Council's Executive agreed on 4th December 2002 that the Deposit Plan as agreed to be modified be implemented as the policy of the District Council for development control purposes with immediate effect.

3.02 The relevant Loddon Area Local Plan Policy is (See Appendix 2):

LC19: Extensions to existing dwellings in rural areas.

3.03 The relevant Wokingham District Local Plan (Deposit Draft) Policy is (See Appendix 3):

WCC7: Extensions to dwellings in the Countryside.

3.04 Policy WCC7 of the Wokingham District Local Plan has not been affected by the modifications detailed above.

4.00 CASE FOR THE LOCAL AUTHORITY

4. 01 The proposed replacement roof to the south-east elevation would be more dominant than the existing roofline. The roof would remain fully hipped, however the ridge would be raised by 1 metre and as such

would be approximately 0.1 metres taller than the roofline of the original dwelling. The proposed replacement roof would not be subservient to the host dwelling.

4.02 The proposed first floor side extension to the north-west elevation would project a width of 6 metres and a depth of 10.3 metres. Despite the hipped roofline, the proposal would represent a large and bulky extension to the host dwelling, with eaves level 1.2 metres above the eaves of the original dwelling. The ridge of the roof would be 0.1 metres taller than the roofline of the original dwelling and the extension would project 2.5 metres beyond the main rear wall of the dwelling.

4.03 Policy WCC7 of the Wokingham District Local Plan and policy LC19 of the Loddon Area Local Plan attribute importance to the undeveloped and open character of the countryside, stressing that development will only be acceptable where there is no significant increase in the scale of development on site. Policy LC19 asserts that the cumulative effects of extensions on site will be considered. Given the scale and extent of previous extensions discussed under sections 2.01 to 2.03, the proposed extensions would be disproportionate to the original dwelling, representing an over-development of this rural site.

4.04 The site lies in a sensitive rural setting and open views are possible to the site, especially to the south-west where the land levels are significantly lower. The site is bordered by open fields and Wheelers Farm House to the south-east of the site. The proposed extensions would be visible from all elevations and are cumulatively considered to detract from the open character of this sensitive rural setting.

5.00 CONCLUSION

5.01 The proposed extensions, by reason of their scale, massing and siting, would cumulatively result in an over-development of the site which would be harmful to the open character of the countryside.

6.00 CONDITIONS IN THE EVENT OF PLANNING PERMISSION BEING GRANTED

6.01 See Appendix 4.

Louise Smith
Planning Officer.

APPENDICES

1. Site Location Plan.

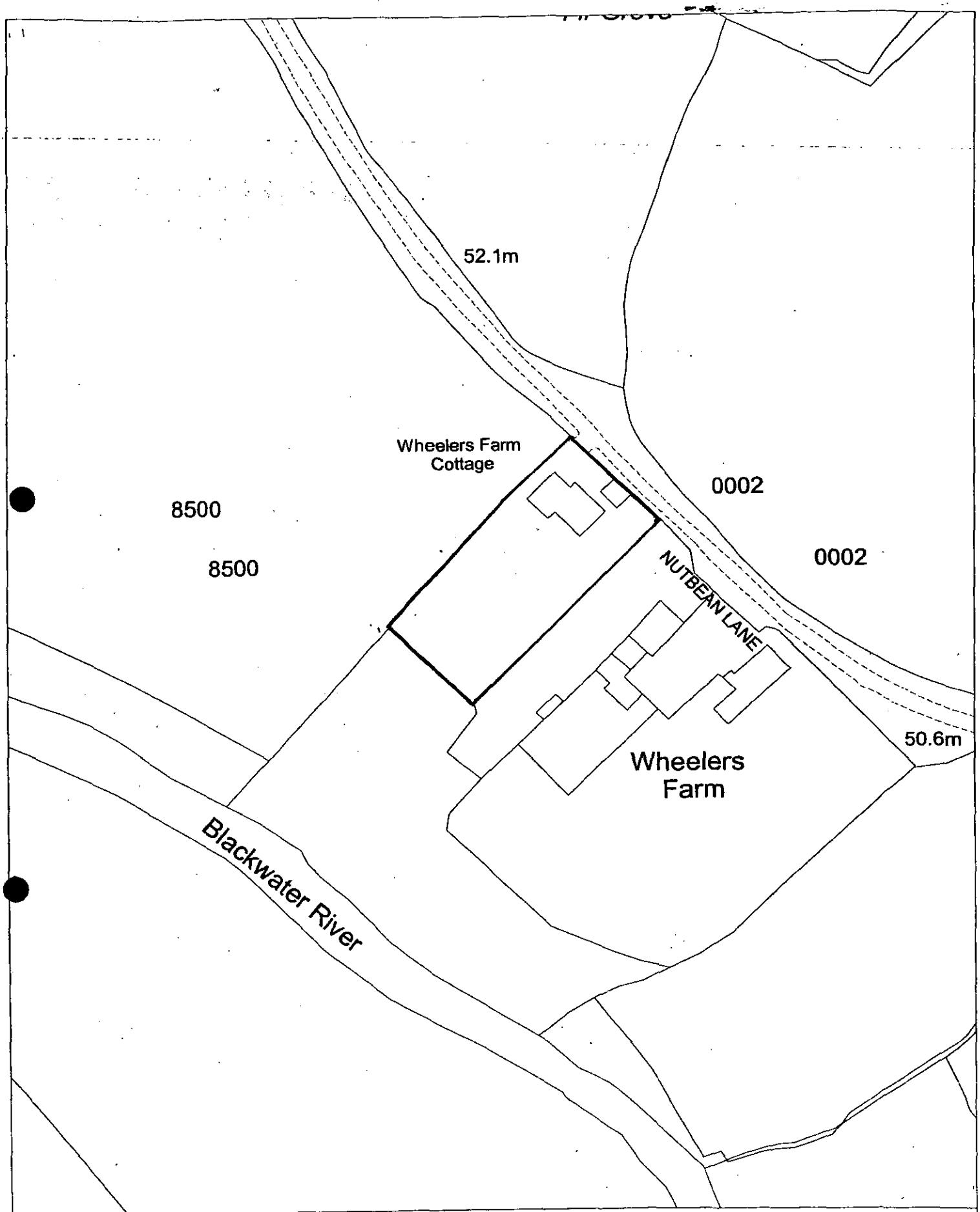
2. Policy LC19 of the Loddon Area Local Plan.

3. Policy WCC7 of the Wokingham District Local Plan (Deposit Draft).

4. Conditions in the event of planning permission being granted.

APPENDICES

APPENDIX 1



Site Plan, Scale: 1 to 1250

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Date: 8 January 2003

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Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: 08 January 2003
My ref: **F/2002/6661**

WOKINGHAM UNITARY
Aiming for Excellence

The Owner / Occupier
WHEELERS FARM
NUTBEAN LANE
SWALLOWFIELD
READING
RG7 1XL

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

Dear Sir/Madam

APPLICATION No: F/2002/6661
APPEAL BY: Mr & Mrs Tolbod
SITE: Wheelers Farm Cottage Nutbean Lane Swallowfield Reading
PROPOSAL: Proposed first floor side extension to dwelling plus raising of roof on existing side extension.

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

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

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. Please quote reference **APP/X0360/A/02/1106374**. Comments received after **13/02/2003** will not normally be seen by the Inspector & will be returned.

Documents relating to the appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during office hours (08:30- 17:00 Monday to Thursday, & 08:30-16:00 Friday).

A free booklet, "Guide to taking part in planning appeals" is available from this office.

If you would like a copy of the Appeal decision, please request one from Mrs Pocock at the Inspectorate.

Yours faithfully

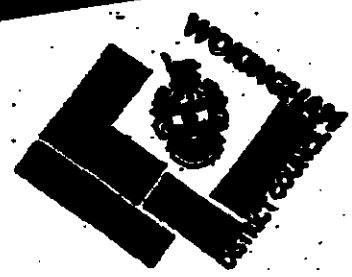
Denise Gumbrell

Appeals Assistant

APPENDIX 2

LODDON AREA LOCAL PLAN

Adopted 5 May 1995



Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR

REDEVELOPMENT AND EXTENSIONS IN RURAL AREAS

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

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

❖ LC18 REPLACEMENT DWELLINGS IN RURAL AREAS

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

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

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

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

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

❖ LC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS

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

AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS. WHERE THE VISUAL OR PHYSICAL SEPARATION BETWEEN SETTLEMENTS IS NOT FULLY EFFECTIVE AT THE PRESENT TIME THE DISTRICT COUNCIL WILL SEEK TO ENHANCE VISUAL SEPARATION BY THE ENCOURAGEMENT OF TREE PLANTING OR OTHER APPROPRIATE MEANS.

1.3.11 In addition to protecting land because of its significance in separating settlements from each other it is proposed that areas of importance because of their character and appearance in relationship to adjoining built-up areas should also be protected. These areas of land are either an important part of the landscape setting of the settlement concerned, such as an open area or sloping land around it, or are areas of land which have an intimate relationship with the settlement and which are thus important to the retention of its character and setting. Examples are enclosed fields and paddocks which are an inherent part of the character of some of the settlements in the plan area.

❖ LC2 SETTING OF SETTLEMENTS

DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD DETRACT FROM THE OPEN OR RURAL APPEARANCE OF THE AREAS OF LAND DEFINED ON THE PROPOSALS MAPS WHICH ARE OF SPECIAL SIGNIFICANCE IN MAINTAINING THE LANDSCAPE SETTING OR THE INDIVIDUAL CHARACTER OF THE SETTLEMENTS.

AREAS OF SPECIAL LANDSCAPE IMPORTANCE

1.3.12 The landscape character of the local plan area is influenced by the rivers and streams which flow northwards to the Thames. In the northern part of the plan area, near the confluence of the rivers Thames and Loddon is a valley bottom landscape in which the town of Woodley and village of Sonning to the west and villages of Twyford and Wargrave to the east occupy slightly elevated positions. The River Loddon flows from the south joined by the Blackwater north of Swallowfield, through a wide open valley landscape, wholly agricultural in the south, but increasingly gravel and water dominated in the north. The slopes which flank the valley and wooded hill tops which form their crests are prominent in views from within the valley and across it.



1.3.13 A plan-wide landscape survey has identified two tracts of countryside within the plan area, at Farley Hill and Bearwood, as being of special importance in landscape terms. Both are wooded, hilltop areas which feature in views from large parts of the plan area. The criteria used to identify these areas and the alternative boundaries considered are contained in Local Plan Working Paper Three which is available separately from this plan. The following policies are intended to:

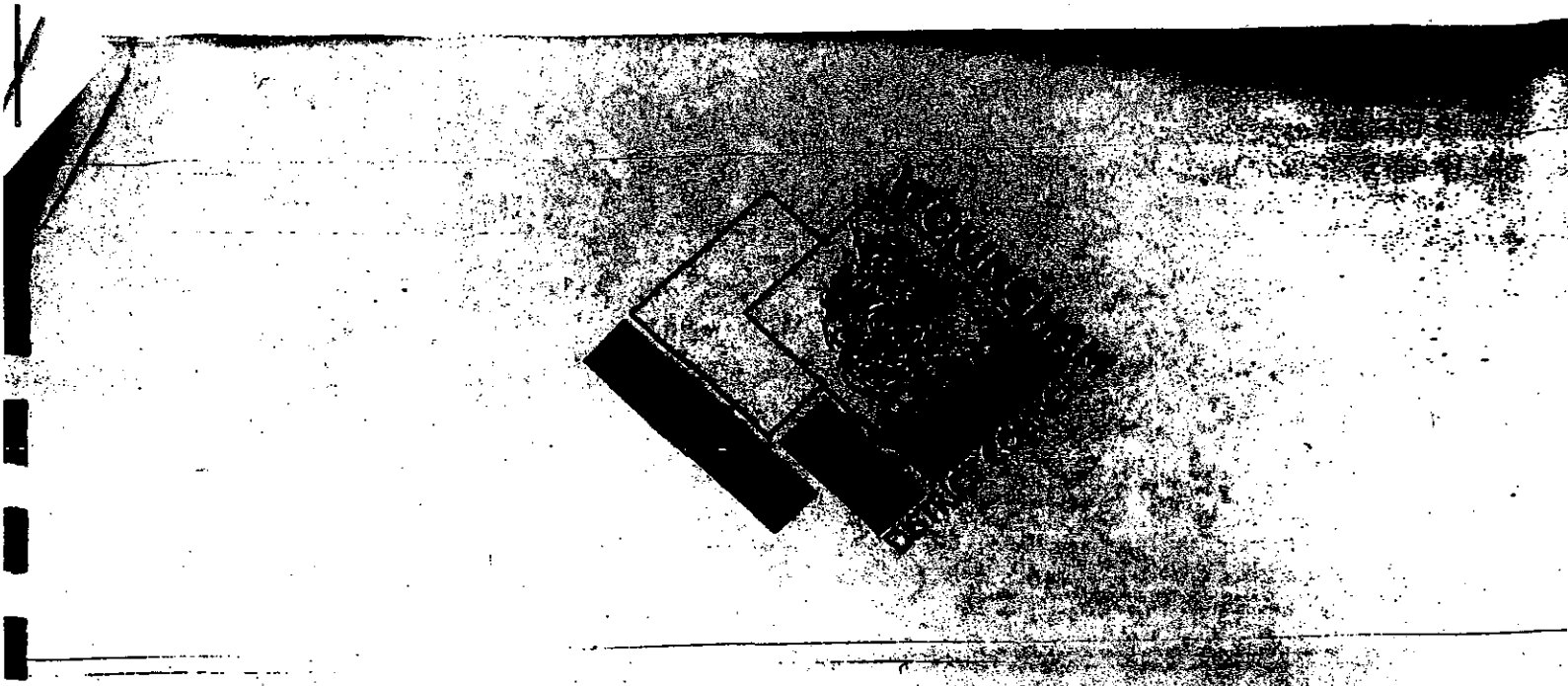
a) protect the areas of special landscape importance from development which would detract from their rural character and special landscape qualities;

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

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

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

APPENDIX 3



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

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

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

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

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

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

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

WHERE SUCH A DWELLING IS JUSTIFIED THE COUNCIL WILL ENSURE:

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Extensions to Existing Dwellings in the Countryside

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

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

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

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

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined.

PROTECTING AND MANAGING THE LANDSCAPE

INTRODUCTION

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

2.44 Landscape is important because it is:

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

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

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

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

APPENDIX 4

Appendix 4: Conditions in the Event of Planning Permission being granted

Conditions

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

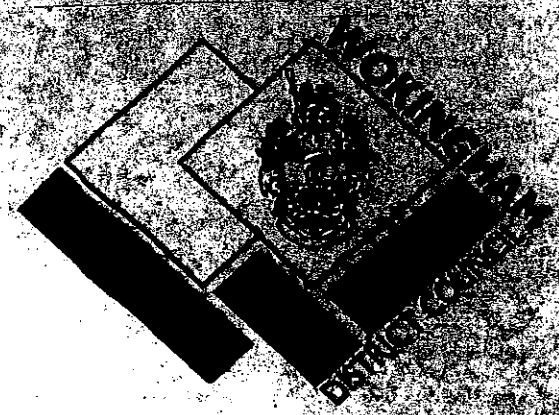
   Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

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.

   Reason: To ensure that the external appearance of the building is satisfactory.

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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

   Reason: To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.



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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.

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

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 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 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 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.

c) THE VIEWS OF THE LOCAL COMMUNITY.

Implementation: Through the annual capital programme of transport investment and environmental improvement *AND THE LOCAL TRANSPORT PLAN PROGRAMME.* {T/13}

Monitoring: Through road safety statistics, information on traffic flow and liaison with the Community Safety Officer.

ALTERNATIVES TO THE PRIVATE CAR

Pedestrians

10.43 ~~Walking is a particularly suitable mode for short trips. At the present time a marked proportion of such trips is made by car. Apart from a perceived saving of time the reason for this is a lack of a high quality environment for pedestrians. Good pedestrian access is required to ensure ease of movement to shops, schools, health facilities and community services. Easy pedestrian movement within town centres can enhance their attractiveness and reduces the demand for driving between different parts of the centre. At present some pavements are of inadequate width to accommodate the number of people using them, making their use unpleasant and, if pedestrians are forced in the road, dangerous.~~

10.43 *WALKING IS THE MOST SUSTAINABLE MODE OF TRANSPORT WITH MOST JOURNEYS STARTING OR ENDING WITH A WALK ELEMENT. WALKING IS THEREFORE THE KEY TO ACHIEVING INTEGRATION BETWEEN DIFFERENT MODES OF TRANSPORT - BUS/BUS, BUS/RAIL, CAR/RAIL ETC. IN ADDITION, RECENTLY PUBLISHED DETR RESEARCH, 'PERSONAL SECURITY ISSUES IN PEDESTRIAN JOURNEYS' CONCLUDED THAT A WALKING JOURNEY IS ONLY AS STRONG AS ITS WEAKEST LINK AND THAT IF ANY ASPECT IS FELT TO BE UNSAFE THEN THAT JOURNEY WILL NOT BE UNDERTAKEN IN THAT WAY. IT IS THEREFORE NECESSARY TO LOOK BOTH AT 'WHOLE ROUTES' RATHER THAN A SERIES OF UNCONNECTED PATHS AND TO CONSIDER WALKING AS PART OF A LONGER JOURNEY. THE LOCAL CENTRES STUDY AND THE INTERCHANGES STUDY ADDRESS BOTH THESE ISSUES AND THE STUDY OUTCOMES WILL BE DEVELOPED INTO MEASURES FOR INCLUSION IN THE LOCAL TRANSPORT PLAN.* {T/14}

10.44 Particular problems are created when a road with a substantial volume of traffic creates a problem of severance. This can be rectified by providing facilities to make crossing the road more easy.

10.45 Over the years patterns of activity have changed. This has meant that either traffic flows have increased, making roads unsuitable to be shared by pedestrians and motor vehicles, or by a higher demand from pedestrians. In both cases there can be a need to provide a footpath where none exists at present.

10.45A IN ORDER TO MITIGATE THE EFFECTS OF THE INCREASED TRAFFIC GENERATED BY NEW DEVELOPMENTS THE COUNCIL WILL MAKE EVERY EFFORT TO SECURE THE PROVISION OF FOOTPATHS ALONG RURAL ROADS AFFECTED BY SUCH TRAFFIC. **(PA 10/5)**

10.46 An important aspect of making proper provision for pedestrians is to ensure that an adequate proportion of the 'public realm' is reserved for them. There are examples of successful pedestrianisation schemes in the District e.g. Woodley precinct, Wokingham Market Place. Where necessary, in order to make walking more attractive and to improve the environment by controlling motor vehicle use, the widening of pavements and even full pedestrianisation will be considered.

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

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

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

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

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

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

WHERE SUCH A DWELLING IS JUSTIFIED THE COUNCIL WILL ENSURE:

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Extensions to Existing Dwellings in the Countryside

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

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

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

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

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined.

PROTECTING AND MANAGING THE LANDSCAPE

INTRODUCTION

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

2.44 Landscape is important because it is:

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

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

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

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

POLICY WLL1: HIGH QUALITY AGRICULTURAL LAND

DEVELOPMENT THAT WOULD RESULT IN THE IRREVERSIBLE LOSS OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND (GRADES 1, 2 AND 3A OF THE MINISTRY OF AGRICULTURE, FISHERIES AND FOOD'S AGRICULTURAL LAND CLASSIFICATION) WILL ONLY BE PERMITTED WHERE THERE IS AN OVERRIDING NEED FOR THE DEVELOPMENT AND NO OTHER SUITABLE SITE IS AVAILABLE.

WHERE DEVELOPMENT IS NECESSARY ON THE BEST AND MOST VERSATILE LAND IT SHOULD USE, AS FAR AS POSSIBLE, THE LOWEST GRADE OF LAND SUITABLE FOR THE DEVELOPMENT.

Implementation: The development control process.

Monitoring: Planning applications determined.

Areas of Special Landscape Importance (ASLI)

2.59 Four ASLI's were identified in the adopted local plans and are referred to in the text of the Berkshire Structure Plan 1991 - 2006. Three of these - The Blackwater Valley, Farley Hill and Bearwood - were the subject of extensive study prior to their inclusion in the local plans. These areas remain unchanged. The two new ASLI's are in:

a) Swallowfield/Beech Hill area (which is an extension to and takes account of adjoining District/Borough landscape designations. It is based on the Loddon river valley characteristics and provides a contiguous landscape feature in all areas).

b) Wargrave to Cookham new ASLI (which takes account of adjoining District/Borough landscape designations).

2.60 Both have not been previously defined and landscape studies have been carried out on which the proposed boundaries are based. Both have been subject to consultation processes. The areas have been divided into character zones which were surveyed and management issues defined.

2.61 The objectives of the policy on ASLI's are to:

a) protect the ASLI from development that would detract from its rural character and special landscape qualities
b) enhance the rural character and landscape qualities by encouraging appropriate management
c) protect the ASLI from development on land around it that would adversely affect its character and setting

2.62 The criteria for identifying the ASLI's are based on those in the Berkshire Structure Plan 1991 - 2006 which, in turn, are derived from the Countryside Commission's Landscape Assessment Guidance 1993 where:

a) the landscape should be of County significance
b) the landscape should be of generally acknowledged scenic quality and of distinctive character

c) the area and its landscape features should have an impact beyond their physical boundaries with prominent features being visible from long distances
d) the area should be rural in character and free from visually intrusive development
e) the area should contain sites of architectural and historic significance and sites of wildlife importance
f) the area should contain a diversity of landscape types that results from a combination of landform, vegetation and land use, creating areas of identifiable character.

2.63 The new ASLI based on the Loddon river valley in the Parish of Swallowfield, resulted from the public consultation in 1995 on the District Local Plan. The adjoining local planning authorities of Hart, Newbury and Basingstoke and Deane considered that their ASLI, River Heritage and Areas of Special Landscape Quality (ASLQ) designations should be taken account of in adjoining plan designations. This recognised the fact that District and Borough boundaries do not necessarily indicate a change in landscape types, character and quality.

2.64 A detailed study established that the area has a distinct and varied character. It comprises of the river valley with small enclosed field patterns adjoining the river itself. There are willow stands and alluvial pastures. The influence of the river on Man's activities is illustrated by the listed buildings of the Water Mills at Stanford End and Sheepbridge. Further out from the river valley, arable plateaus with more extensive field patterns and wooded ridges predominate. There are extensive long views across the river valley and beyond to Beech Hill, Stratfield Saye, Swallowfield and Spencers Wood. The River Loddon provides an element of continuity between these different areas. Whilst the A33 does appear to be a scar on the landscape, it does not dominate visually being contained largely within a cutting which also acts to reduce noise intrusion. There will be positive opportunities for further enhancement of the ASLI for conservation purposes. These could be funded from grants available from various agencies. The boundaries shown on the proposals map underwent a process of consultation with the Parish Council and landowners in 1996 - 97 to establish its quality and need for protection.

2.65 The detailed boundaries of the Wargrave/Cookham area (which extends into the Royal Borough of Windsor and Maidenhead) have not been previously defined. A landscape study has been carried out upon which the proposed boundaries are based. The area was divided into six character zones and the management issues defined. An area adjoining Wargrave on its northern side has an important dual function of providing an important landscape setting to the settlement as well as having a landscape quality that qualifies it as an ASLI. For the sake of clarity only the ASLI is shown on the proposals map, but its dual role should be noted and taken account of in considering any development proposals.

2.66 The proposed ASLI from Wargrave to Cookham has a distinct and varied character and comprises a mixture of wooded ridges and hills, arable plateaus and rolling chalk land, alluvial pasture, parkland and golf courses. The character of the area is influenced by the broad sweep of the River Thames to the west and north; the Chilterns Area of Outstanding Natural Beauty (AONB) and ASLI to the north; wooded knolls of Bowsey Hill and Ashley Hill to the east and the Lower Loddon to the south. There are extensive long distance views throughout the area along the Thames Valley from Sonning to Bowsey and Ashley Hill from the A4; from Henley up to the wooded escarpment of Park Place; and from the A423 to the Chilterns AONB in the north and Bowsey Hill in the south.

POLICY WLL2: AREAS OF SPECIAL LANDSCAPE IMPORTANCE

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

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

Implementation: The development control process

Monitoring: Planning applications determined.

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

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

POLICY WLL3: SETTING OF AREAS OF SPECIAL LANDSCAPE IMPORTANCE

DEVELOPMENT WILL NOT BE ALLOWED ON LAND THAT IS EITHER:

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined.

River Valleys

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

LODDON AREA LOCAL PLAN

Adopted 5 May 1995



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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 SING, 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 AN REFURBISHMENT THE DISTRICT COUNCIL WI

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 1 - 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 (NB. These to be applied to the total floor area eg. a parade of shops)	 30m² gfa 20m² gfa 10m² gfa	 1	 C.O.M. 1 min. plus 1 per 500m² gfa 1 per 1000m² above 2000m²
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 3m² nett floor area available for customers' use.		
Places of Worship (Use Classes Order D1)	10m² gfa		
Places of Entertainment and sports facilities (Use Classes Order D2)	5m² 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
Other 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
Nursery School, Play 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)

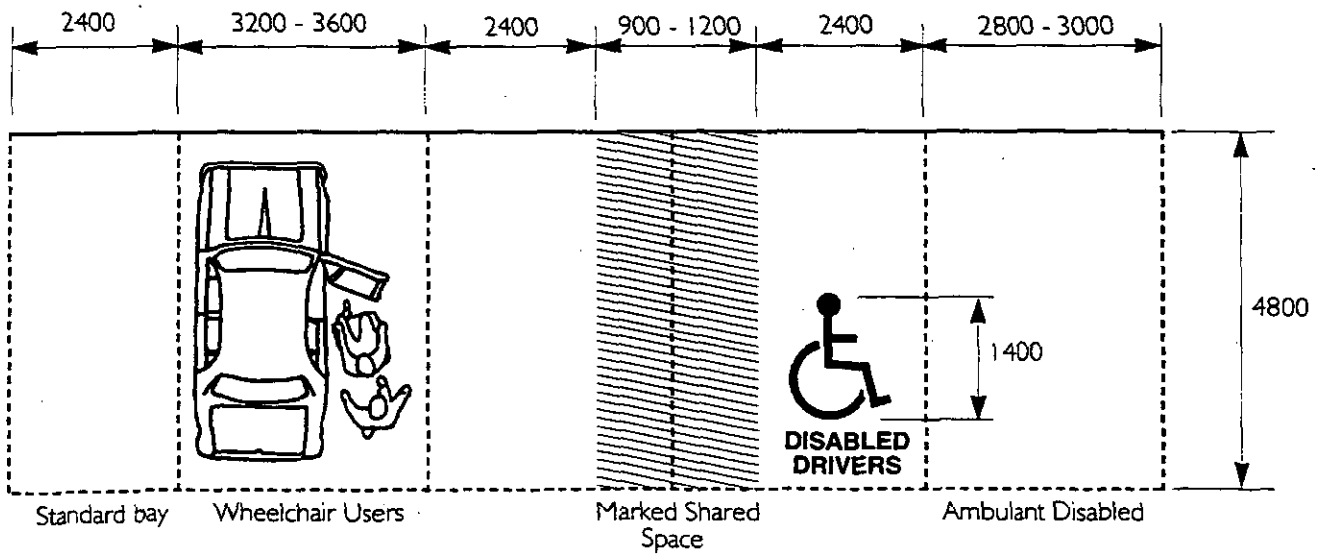
(NB. For developments requiring less than 25 car spaces provision shall be considered on the merits of a particular proposal, but consideration should be given to always providing at least one space wide enough for a disabled user).

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.

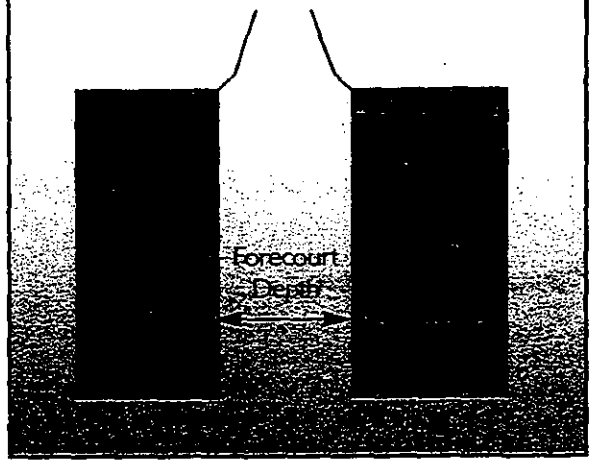
EXAMPLES OF GARAGE COURTS

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.

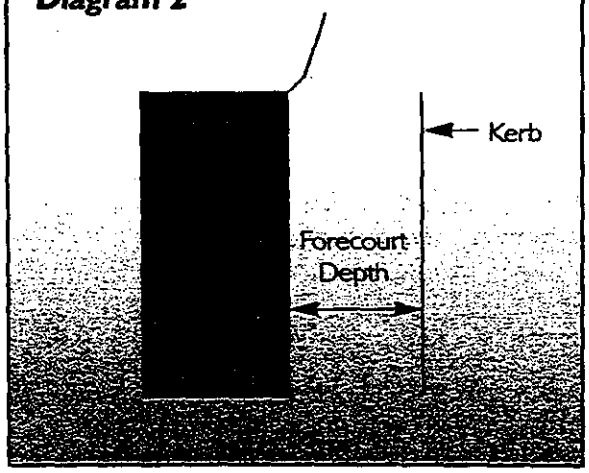
Diagram 1



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



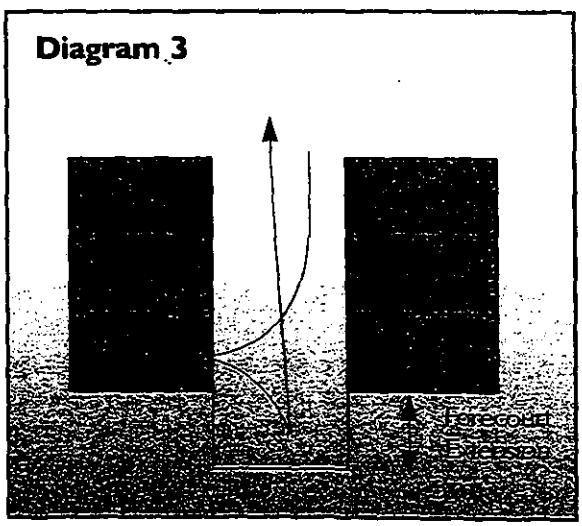
End conditions

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.

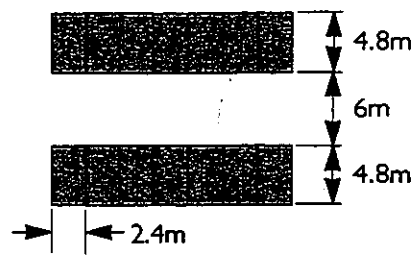
Where parking angles are less than 90 degrees, further reductions can be made to the forecourt's depth at the expense of increasing its length but it should be appreciated that unless one-way traffic systems are provided, a turning space will be required at the end of the court.

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.

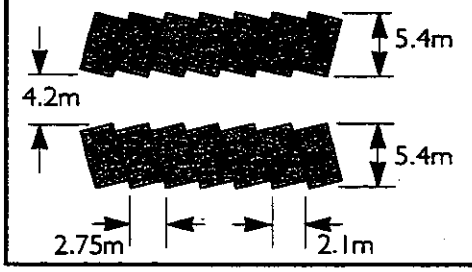
Diagram 4



60 degrees parking

For 60 degrees parking, a clear forecourt depth of 4.2m is required. This still allows room to two-way traffic.

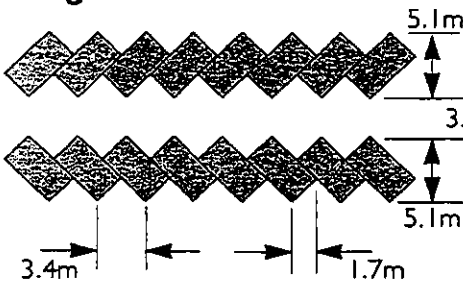
Diagram 5



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

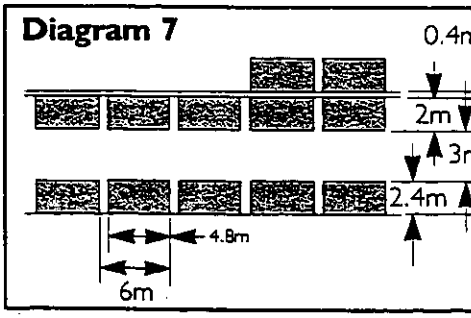
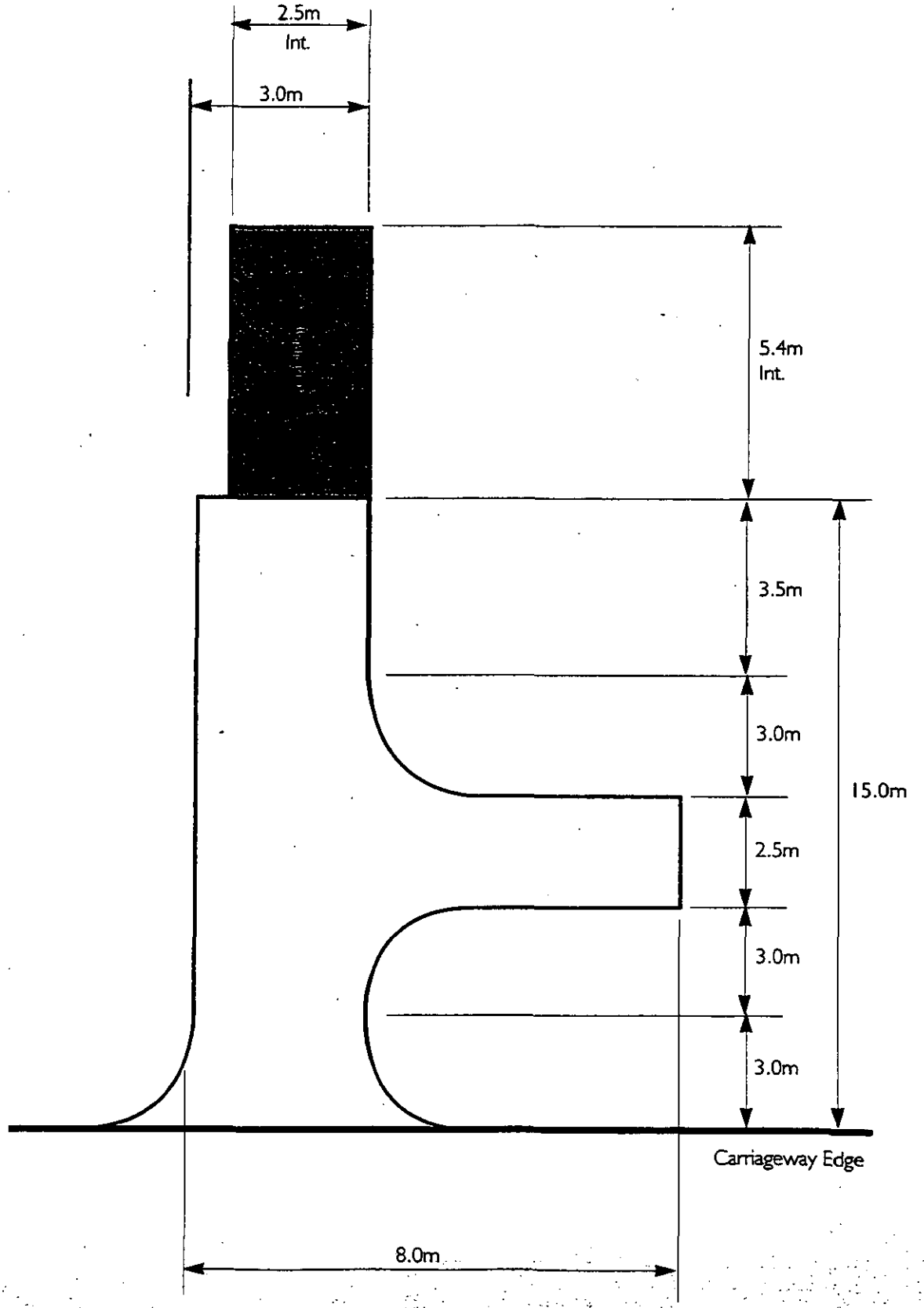


Diagram 8: Minimum Dimensions for Car Turning Area



REDEVELOPMENT AND EXTENSIONS IN RURAL AREAS

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

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

❖ LC18 REPLACEMENT DWELLINGS IN RURAL AREAS

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

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

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

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

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

❖ LC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS

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

AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS. WHERE THE VISUAL OR PHYSICAL SEPARATION BETWEEN SETTLEMENTS IS NOT FULLY EFFECTIVE AT THE PRESENT TIME THE DISTRICT COUNCIL WILL SEEK TO ENHANCE VISUAL SEPARATION BY THE ENCOURAGEMENT OF TREE PLANTING OR OTHER APPROPRIATE MEANS.

1.3.11 In addition to protecting land because of its significance in separating settlements from each other it is proposed that areas of importance because of their character and appearance in relationship to adjoining built-up areas should also be protected. These areas of land are either an important part of the landscape setting of the settlement concerned, such as an open area or sloping land around it, or are areas of land which have an intimate relationship with the settlement and which are thus important to the retention of its character and setting. Examples are enclosed fields and paddocks which are an inherent part of the character of some of the settlements in the plan area.

❖ *LC2 SETTING OF SETTLEMENTS*

DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD DETRACT FROM THE OPEN OR RURAL APPEARANCE OF THE AREAS OF LAND DEFINED ON THE PROPOSALS MAPS WHICH ARE OF SPECIAL SIGNIFICANCE IN MAINTAINING THE LANDSCAPE SETTING OR THE INDIVIDUAL CHARACTER OF THE SETTLEMENTS.

AREAS OF SPECIAL LANDSCAPE IMPORTANCE

1.3.12 The landscape character of the local plan area is influenced by the rivers and streams which flow northwards to the Thames. In the northern part of the plan area, near the confluence of the rivers Thames and Loddon is a valley bottom landscape in which the town of Woodley and village of Sonning to the west and villages of Twyford and Wargrave to the east occupy slightly elevated positions. The River Loddon flows from the south joined by the Blackwater north of Swallowfield, through a wide open valley landscape, wholly agricultural in the south, but increasingly gravel and water dominated in the north. The slopes which flank the valley and wooded hill tops which form their crests are prominent in views from within the valley and across it.



1.3.13 A plan-wide landscape survey has identified two tracts of countryside within the plan area, at Farley Hill and Bearwood, as being of special importance in landscape terms. Both are wooded, hilltop areas which feature in views from large parts of the plan area. The criteria used to identify these areas and the alternative boundaries considered are contained in Local Plan Working Paper Three which is available separately from this plan. The following policies are intended to:

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

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

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

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

❖ LC3 AREAS OF SPECIAL LANDSCAPE IMPORTANCE

WITHIN THE FARLEY HILL AND BEARWOOD AREAS AS DEFINED ON THE PROPOSALS MAP (SOUTH SHEET) LAND USES OR BUILT DEVELOPMENT WILL NOT BE ALLOWED WHICH WOULD CAUSE LONG-TERM DAMAGE TO THE RURAL CHARACTER OR SPECIAL LANDSCAPE QUALITIES OF THE AREA.

❖ LC4 SETTING OF AREAS OF SPECIAL LANDSCAPE IMPORTANCE

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

❖ LC5 MANAGEMENT OF AREAS OF SPECIAL LANDSCAPE IMPORTANCE

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

LANDSCAPE MANAGEMENT

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

1.3.16 Over recent years public awareness of changes in the countryside has increased. Modern farm production and management methods and the need for them are perhaps not readily understood by those not employed in agriculture. At the same time increased accessibility to the countryside for its recreational potential, and wide ecological awareness, have made many people question the changes that have taken place. Again the planning system has little scope to control or direct such changes. Nevertheless, planning policies provide a necessary degree of certainty for the future which enables investment in promoting the protection and enhancement of the rural landscape to take place.



1.3.17 Changes in agricultural priorities will mean that it may not be possible to rely on agriculture to maintain the countryside as we would wish to see it. New uses of rural land will involve change to the traditional landscape and in some cases offer significant opportunities. Landscape enhancement through forestry is one such opportunity, providing the mix of species and planting regime is appropriate. In some of the southern parts of the plan area sandy heathland soils make planting of certain types of conifers acceptable, but over most of the plan area broadleaved woodlands would be required.

1.3.18 In this context one of the areas in which the District Planning Authority is most active is in ensuring the continued visual effectiveness of tree cover, which is also the objective of Replacement Structure Plan Policy. EN20. Besides ensuring appropriate landscaping schemes when planning permission is granted, in an attempt to resist the

The Planning Inspectorate

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QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP /X0360/A/02/1106374 **GRID REF:** _____

APPEAL BY: Mr & Mrs Tolbod

SITE: Wheelers Farm Cottage, Nutbean Lane, Swallowfield

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 / [redacted]
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?	YES / NO
If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO
13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	YES / NO
b. If YES, was English Heritage consulted? Please attach a copy of any comments.	YES / NO
14.a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	YES / NO
b. Are any protected species likely to be affected by the proposals? If YES, please give details.	YES / NO

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

a Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~ / NO Sch1 Sch 2 col 1
b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	~~YES~~ / NO
c. Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.	~~YES~~ / NO

	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	1	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site;		✓
i. **For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***	2	
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? 13/02/02

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	3	
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? YES / ~~NO~~
If NO, please send the following information:-

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? YES / NO
If YES, please attach a copy of that notification.

b. Did the Mayor of London issue a direction to refuse planning permission YES / NO
If YES, please attach a copy of that direction.

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 Workington Unitary Council

Date sent to us and the appellant 08/01/03 Your Ref: F1200216661

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

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HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 18 June 2002

Application Number: F/2002/6661

Proposal: Proposed first floor side extension to dwelling plus raising of roof on existing side extension.

Parish: SWALLOWFIELD PARISH

Site Address:
Wheelers Farm Cottage, Nutbean Lane, Swallowfield, Reading.

Applicant:
Mr & Mrs Tolbod C/O Home Plans.

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

✓ below as applicable;

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

C049, R049
C138. R138.

Signed: _____ **Print name:** AC 24/06/02.

SWALLOWFIELD PARISH COUNCIL

PARISH COUNCIL OFFICE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.gov.uk

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10 JUL 2002
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9th July 2002

FAXED AND POSTED

Planning Dept.,
P.O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application F/2002/6661
Location: Wheelers Farm Cottage, Nutbean Lane, Swallowfield
Proposal: Proposed first floor side extension to dwelling plus raising of roof on existing side extension
Case Officer: Louise Smith

The Parish Council notes that this proposal will increase the overall massing of the dwelling at first floor level, which will have a noticeable visual impact on the surrounding countryside, particularly given that the ground to the south slopes away from the house.

However, the Parish Council considers that the proposal will improve the overall appearance of the dwelling, and in taking that into account, the Parish Council has no objection to this proposal.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

10.JUL. 2002 16:16 SWALLOWFIELD PARISH COUNCIL NO.1571 P.3/3
SWALLOWFIELD P C

Louise Smith

From: Andy Glencross
Sent: 02 July 2002 17:24
To: Louise Smith
Subject: PA F/2002/6661 Wheelers Farm Cottage Nutbeam Lane Swallowfield

WOKINGHAM UNITARY
Aiming for Excellence

Hi Louise

There appear to be no ecological grounds on which to object to this planning application.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/6661. (Case Officer:Louise Smith)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICE
FOR
DO
DATE
OS
COMMENTS TO
FOR
DATE 28/6

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/6661

YOUR NAME: W. H. LEWIS

YOUR ADDRESS: (if these details are incorrect please amend)
NUTBEAN FARM
NUTBEAN LANE
SWALLOWFIELD
READING
RG7 1XL

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

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- 5 FEB 2003
PINS AA PEP

Town and Country Planning Act 1990
Section 78 Appeal
by
Mr & Mrs Tolbod
Against the Refusal of Planning Permission for a
First Floor Side Extension
and Raising of Roof
at
Wheelers Farm Cottage
Nutbean Lane, Swallowfield

LPA Reference: F/2002/6661
Appeal Reference: APP/X0360/A/02/1106374

Prepared by

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18 FEB 2003
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1 INTRODUCTION

1.1 This statement has been prepared on behalf of Mr & Mrs Tolbod following the refusal by Wokingham District Council to grant planning permission for the erection of a first floor side extension and the raising of part of the roof at Wheelers Farm Cottage, Nutbean Lane, Swallowfield.

1.2 The application was registered on 11 June 2002, copies of which were forwarded with the initial appeal documents.

1.3 The local planning authority (LPA) undertook a number of consultations. Its highways engineers and countryside officer raised no objection to the proposal. Swallowfield Parish Council also raised no objection, commenting that the proposal would improve the overall appearance of the dwelling. The neighbouring property, Nutbean Farm, expressed support for the proposed extension.

1.4 The application was determined under delegated powers and refused for 1 reason on 26 July 2002. A copy of the decision notice is attached at Appendix 1.1.

2 SITE DESCRIPTION AND CONTEXT

2.1 Nutbean Lane is a typical "country lane", which runs to the south-east of Swallowfield. The hedgerows either side largely restrict long distance views when driving or walking along the lane, but gaps in the hedgerow do permit some outlooks across the fields either side. A number of buildings are also visible from the highway, most notably Wheelers Farm and Wheelers Farm Cottage.

2.2 The appeal site lies to the south-west of Nutbean Lane and covers an area of approximately 0.2 hectares. The front boundary of the site is marked by a hedgerow to a height of approximately 2 metres, interrupted at its northern end by a vehicular access point. The side and rear boundaries of the site are also marked by hedgerows approximately 2 metres in height.

2.3 The house is set back approximately 8 metres from the front boundary of the site and is divided from it by a driveway and flat roof double garage.

2.4 The house is a 2-storey detached dwelling that has been extended in the past. The downstairs consists of a WC, kitchen, utility room, study, family room, dining room and lounge, whilst the first floor contains 3 bedrooms, a balcony, 2 bathrooms and a WC. When combined with the considerable garden to the rear, the property is most definitely not a small, rural dwelling, but a reasonably sized family house.

2.5 The most prominent feature of the house when viewed from Nutbean Lane is the 2-storey, gable-ended frontage, which formed part of the original dwelling. The single and 2-storey, false hipped roof extensions to either side of the property, whilst built in a similar red brick and tile to that of the original, have rather unbalanced its appearance.

2.6 The dwelling is easily visible from Nutbean Lane. Its 2-storey form is apparent above the lane's hedgerows. When viewed from the east, it is seen alongside Wheelers Farm, a substantial building now used purely as a dwelling that appears to have been extended considerably in the past. The nearest public footpath runs to the east of Wheelers Farm. However, views of the appeal site from here are screened by the built development and planting associated with Wheelers Farm. Due to the local topography, the dwelling can be viewed up to 1 kilometre away, from some sections of Part Lane and School Road, from which it is seen against a backdrop of a tree-covered hillside.

2.7 Photographs attached at Appendix 2.1 help illustrate the appeal site and its surroundings.

3 PLANNING HISTORY

3.1 Permission was granted to build Wheelers Farm Cottage in 1960. The property was then extended to either side of the gable-ended central element, in accordance with a number of planning permissions granted in the 1970s. Prior to the current appeal proposal, there had been no recent applications to extend the house.

4 PLANNING POLICY

4.1 My detailed examination and assessment of the case put forward on behalf of the appellant appears in section 5 of this statement. Firstly, however, I propose to review the prevailing policy framework relevant to the appeal, which demonstrates that the proposal accords with relevant development plan policies and is supported by material considerations in the form of emerging local plan policies.

4.2 The development plan in this instance consists of the Berkshire Structure Plan (BSP), adopted in August 1997, and the Loddon Area Local Plan (LALP), produced by Wokingham District Council and adopted in May 1995. Both of these plans are currently under review, a deposit draft of the Berkshire Structure Plan having been published in March 2002 and a Consolidated Modified Local Plan (CMLP) having been published by Wokingham District Council in November 2002, following consideration of the local plan inspector's report.

Berkshire Structure Plan Adopted 1997

4.3 Policy C2 of the structure plan, attached at Appendix 4.1, attempts to control the type of development permitted within rural areas and puts forward 3 types of development considered appropriate, one of which is:

> *"For the re-use, adaptation or redevelopment of existing buildings, particularly to assist the diversification of the rural economy and to maintain or enhance the rural environment".*

4.4 The appeal proposal relates to work on an existing building that will improve its appearance and, as a result, will enhance the rural environment and is therefore considered to accord with this policy.

Loddon Area Local Plan

4.5 Policies LBE1 and LBE2 refer to the need for new developments to incorporate a high standard of design, appropriate to the character of the area. Policy LBE2 advises that schemes which would adversely affect the character of an area by virtue of their siting, scale, form, massing, materials, colour or texture will not normally be permitted.

4.6 The design of the appeal proposal is considered to be appropriate in terms of the existing dwelling and its location in the countryside and will actually represent an improvement upon the current appearance of the dwelling.

4.7 Policy LC3 and LC4 of the local plan refer to Areas of Special Landscape Importance (ASLIs), advising that development will not be allowed if it results in the long-term damage to the rural character or special landscape qualities of the area.

4.8 The appeal site does lie towards the edge of an ASLI. The boundary line of the ASLI follows the rear boundary of the appeal site. It is not considered that the appeal proposal will cause damage to the rural character or special landscape qualities of the area and, as a result, the proposal is considered to comply with the ASLI policies.

4.9 Policy LC19 of the local plan specifically refers to extensions to existing dwellings in rural areas, advising that:

> *"Appropriately designed and sited minor extensions to existing dwellings in rural areas will normally be acceptable. Major extensions or any proposal which has an adverse impact on the rural environment will generally not be approved. Where a dwelling has already been extended the cumulative effect of all of the extensions to the original building will be taken into account."*

4.10 No definition is given of major or minor extensions. However, it is apparent from both the policy itself and the supporting text at paragraph 1.3.48 that the reason behind the policy is to resist an urbanised appearance of the countryside and the reduction of house types available in rural areas. For reasons to be set out in section 5 of this statement, the appeal proposal is not considered to adversely affect the rural environment and will not reduce the range of house types available.

All of the relevant adopted local plan policies are attached at Appendix 4.2.

Consolidated Modified Local Plan Published November 2002

4.11 The above document includes amendments following the LPA's consideration of the local plan inspector's report. It will be subject to public consultation for a 6-week period during the start of 2003. As a result, whilst the plan is a considerable way through the adoption process, objections may still be raised that result in further amendments and consequently full weight cannot be afforded to it at this time.

4.12 Policy WOS3 puts forward the general development control principles applicable to all developments, including the requirement to be appropriate in scale and character to the area in which they are located and be of a high quality of design, respecting the local context.

4.13 For reasons to be set out in section 5, the appeal proposal will comply with such requirements.

4.14 Policy WCC7 refers to extensions to dwellings in the countryside, advising that:

> *"Extensions to dwellings in areas outside built-up areas and settlement boundaries should be acceptable if:*
> *a) there are no adverse visual, physical or ecological impacts on the undeveloped character of the surrounding countryside,*
> *b) there is no significant alteration to the scale of the dwelling and the scale of development on site,*
> *c) the design respects the context of the development, including local or regional building traditions and materials."*

4.15 The policy is supported by explanatory text at paragraph 2.41, which advises that:

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

4.16 The proposal is considered to comply with both the underlying reasoning behind the policy, as set out in the above explanatory text and the policy itself, as will be explained in section 5.

4.17 Policy WLL2 refers to ASLIs and advises that developments within such designations will not be permitted if they result in a detrimental impact upon the open, countryside character, or special landscape qualities of the area. The proposed development will retain such characteristics of the area.

All of the relevant Consolidated Modified Local Plan policies are attached at Appendix 4.3.

5 CASE ON BEHALF OF THE APPELLANT

5.1 Following consideration of the policies referred to in section 4 and the council's reason for refusal, I believe there are a number of issues that need to be assessed in detail. All of the issues relate to the impact that the appeal proposal will have upon its rural location, which I consider to be the underlying concern in determining the appeal, as set out in the adopted and emerging local plan.

5.2 Firstly, I intend to assess the appropriateness of the design of the extensions. This will lead on to the consideration of the proposal's visual and physical impact upon its surroundings, taking into account its location within an ASLI. I will then assess the increase in scale of the dwelling as a result of the extensions, including consideration of the size of the original dwelling. Finally, reference will be made to the concern over the loss of smaller dwellings in the countryside.

A) DESIGN

5.3 The adopted and emerging local plan policies relating to design refer to a number of different aspects of design that should be considered when determining an application. I now turn to the various aspects which help illustrate that the design put forward is respectful of both the individual dwelling and the wider area.

Siting

5.4 Both of the extensions are taking place within the existing footprint of the dwelling. As a result, the extensions will be no closer to any of the site boundaries than the existing dwelling. The siting of the extensions is therefore entirely reflective of the existing dwelling, which is itself well established in this part of the countryside.

Massing

5.5 The roof extension on the eastern side of the property will introduce a fully hipped roof, where only a partial one currently exists. This will have the effect of raising the ridgeline to 7.6 metres in height, compared with the false ridge of 6.9 metres at present. The increase of 0.7 metres in height will result in this part of the dwelling having the same height of ridgeline as the existing central section of the house. The new roof will result in a shallower pitch than that currently in place and therefore the bulk or massing of this section of the roof will actually appear less than that which currently exists, especially when viewed from the east. For example, the depth of the roof at the existing false ridge height is 3.2 metres. This will be reduced to 1.8 metres if the appeal is allowed.

5.6 The main extension is to the western side of the house and involves the introduction of a first floor level above an existing single storey section. The first floor extension will be set back 1 metre from the front line of the house, meaning that its mass will not be apparent when approaching the house from the east. It is only when directly in front of or to the west of the house that this extension will be clearly visible from public viewpoints.

5.7 When viewed from the front, the first floor extension will tidy up what is currently a rather disjointed appearance that consists of the original dwelling, a flat roof dormer and ground floor false hipped-roof extension that has not fully respected the design and form of the original dwelling. Whilst the current appeal proposal will introduce an increase in mass when viewed from the front of the dwelling, it will not be out of proportion with the existing dwelling and the specific design proposed will actually result in a more coherent building form, hence the support from the parish council in this instance.

5.8 When viewed from the west, the proposed side elevation of the extension will be visible. However, its mass, compared with that of the existing building, will not be particularly apparent because the proposed extension will largely only screen views of the side elevation of the existing house, rather than interrupting any open outlooks. As with the existing front elevation, the western side elevation of the property is not particularly attractive, consisting of various piecemeal extensions and alterations that have not respected the form of the original dwelling. Their replacement with a more coherent extension, even if adding a degree of mass to the overall building, will result in a more coherent dwelling that does not detract from its rural setting.

Materials, Colour and Texture

5.9 It is the intention of the appellant to introduce a facing brick and tile to match that of the existing dwelling. The appellant is, however, willing to agree with the LPA the use of materials and any other aspects involving colour or texture by way of condition on the consent notice.

5.10 The hipped roof additions to the property will introduce a ridgeline to the same height as that of the original dwelling on both sides of the property. This is considered to add an element of balance to the appearance of the property, which is currently not in evidence. The retention of a partial pitched roof at ground floor level, resulting in the first floor extension being set back from the 2-storey gable end, is considered to add interest to the appearance of the property, as well as reducing its impact when viewed from the lane.

5.11 Given the above comments, the appeal proposal is considered to accord with the design requirements set out most notably at Policy LBE2 of the adopted local plan and WOS3(F) of the CMLP.

B) VISUAL AND PHYSICAL IMPACT

5.12 The impact that the proposal will have upon its surroundings has inevitably been touched upon above in reference to the design of the proposal. The importance of the impact upon the undeveloped character of the countryside does, however, receive specific mention in Policy WCC7 of the CMLP and, as a result, I believe warrants further comment.

5.13 In order to assess the impact of a proposal, it is first necessary to establish what is currently in place. In this instance, as described in section 2, the existing dwelling is of a significant size and is easily visible from a number of public viewpoints. As a result, there can be no suggestion in this case that the impact of the proposal will be to introduce development where none is visible at present. It will simply represent an alteration to an already apparent dwelling.

5.14 If the appeal is allowed, a good sized house will be visible above the hedgerows along Nutbean Lane and from some longer distance views on the other side of the valley, as currently occurs. When viewed from Part Lane and School Lane, the house is occasionally visible, but is set against the hillside, much of which is tree covered, and as a result the outline of the dwelling is not particularly apparent. The house is not seen on the horizon and consequently alterations in its size will not be obvious when viewed from longer distances.

5.15 The dwelling would not be significantly larger than that already in place and no larger than the other dwellings on Nutbean Lane, one of which is very near to Wheelers Farm Cottage. This is by no means an area of small rural dwellings whose character would be altered if the appeal proposal is allowed. The extensions would only introduce development to land which is already built upon and will not block any existing views of the surrounding countryside. I would therefore suggest that the potential impact is no greater than that which is already provided by the existing dwelling at Wheelers Farm Cottage and consequently I would contend that the appeal proposal would not cause any

adverse visual, physical or ecological impact on the undeveloped character of the surrounding countryside, as required by Policy WCC7(A) of the CMLP.

5.16 Given the site's location within an ASLI, the impact of any proposal upon the countryside character of the area is particularly relevant. However, for the reasons set out above, the proposal will not have a "detrimental impact on the open countryside character of the area" and will not cause "long term damage to the rural character of the area", as required by the relevant adopted and emerging local plan policies respectively. Wheelers Farm Cottage is already a significant house, visible in the ASLI, and this will remain the case if the appeal is allowed.

C) SCALE

5.17 If allowed, the current proposal would introduce an additional 60 square metres of floor space to the dwelling, which would equate to a 25% increase upon that of the existing dwelling. Such an increase is considered to be reflective of the existing scale of the building and, as touched upon previously, whilst improving its appearance, will not alter the general character of the dwelling.

5.18 However, both the adopted and emerging policies regarding extensions to dwellings in the countryside refer to the consideration of cumulative extensions. In this case, Wheelers Farm Cottage has already been extended by approximately 115% from its original floor space. Such a scale of extension would in all likelihood be considered to be "major" or "significant" and, as a result, the previous additions to the dwelling would be considered to conflict with the strict interpretation of Policies LC19 and WCC7. If such an interpretation were to be continued along the grounds of a cumulative total, then any further extension to Wheelers Farm Cottage would similarly be classed as "major" or "significant" and subsequently be refused. I consider such an approach to be wrong for the following reason.

5.19 If an application was made to add a 1-square-metre ground floor extension to the rear of the property that was well designed and not visible to anyone other than people within the rear garden, the "cumulative" approach would still class the extension as "major" or "significant" and planning permission would be refused. This would be regardless of the impact that the proposed extension would have upon the surrounding countryside, which would clearly be none whatsoever. Such an approach is considered to be unnecessarily arbitrary and does not give due consideration to the actual impact a proposal will have. It ignores the principle set out in national planning guidance that each application should be considered on its own merits.

5.20 I consider, in this instance, that the existing dwelling is so notably extended from the original dwelling that an assessment of the proposal on the grounds of the cumulative increase in scale from the original is not appropriate, because any proposal would automatically be refused regardless of its merits. The underlying reasoning behind Policies LC19 and WCC7 is to ensure extensions do not have an adverse impact on the countryside. I have already set out in detail why the specific design put forward in this instance will not detract from the character or appearance of the countryside. I therefore conclude, firstly, that the scale of the proposed extension is respectful of the existing dwelling and, secondly, that the cumulative increase to the original dwelling should not warrant dismissal of the appeal, because it does not give fair consideration to the individual merits or otherwise of the proposal.

5.21 I do understand that the LPA may have concern with regard to continual piecemeal extensions to properties. However, I consider other policies within the adopted and emerging local plan will enable them to resist inappropriate extensions if such extensions do actually have an adverse impact upon the countryside. For reasons set out elsewhere, I do not consider the current appeal proposal will have such an impact.

D) HOUSE TYPES IN RURAL AREAS

5.22 As set out in the explanatory text to Policy LC19, a further reason for the LPA to control the extension of dwellings in the countryside is to ensure that an appropriate range of house types are available within rural areas, where supply is inevitably limited. The LPA has expressed specific concern with regard to the provision of small houses within rural areas, as these are the most attainable for those who have grown up, and wish to remain, within the countryside.

5.23 Section 2 of this statement has described the accommodation currently available at Wheelers Farm Cottage, which when considered alongside the photographs at Appendix 2.1, illustrates that the property is most definitely not likely to be appropriate for first time buyers currently living in the local area.

5.24 Whilst there may be a demand for a 3-bedroom property in large grounds, I would suggest that such demand is equally applicable for a 5-bedroom property, which will be the result if the appeal is allowed. Effectively, the existing dwelling does not provide the type of accommodation for which there is considered to be a strong need locally. As a result, its extension will not adversely affect the range of houses available in the area.

6 CONCLUSIONS

6.1 This statement has explained why the proposed extension relates well to the existing dwelling and its surroundings and will actually improve the current appearance of the property in the countryside, as recognised by the local parish council. With regard to the impact of the proposal upon the countryside, it has been demonstrated that the scale and design of the extension will not detract from the character of the area. If the appeal is allowed, a good-sized detached dwelling will be visible on the site from public viewpoints, which is precisely the present situation.

6.2 For the above reasons the proposal is considered to be in accordance with relevant development plan policy, the underlying intention of which is to protect the character and appearance of the countryside. I therefore respectfully request that the appeal be allowed in accordance with Section 54A of the 1990 Act.

APPENDIX 1.1

Application No: F/2002/6661 LS

974 6461

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Tolbod
C/O Home Plans
Church Gardens
Church Hill
Harefield
Mddx
UB9 6DU

Application Number: F/2002/6661

Parish: **SWALLOWFIELD**

Location: **Wheelers Farm Cottage, Nutbean Lane, Swallowfield, Reading.**

Proposal: **Proposed first floor side extension to dwelling plus raising of roof on existing side extension.**

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

Reason

1. The proposed development by virtue of its bulk, design and siting, would both physically and visually detract from the sensitive open character and appearance of this rural setting. As such it is contrary to policy LC19 of the Loddon Area Local Plan and policy WCC7 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:

Loddon Area Local Plan Policies LBE1, LBE2, LT5, LT6, LC19, LC3 and LC4.

Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6, WCC7, WLL2 and WLL3.

T. G Watson

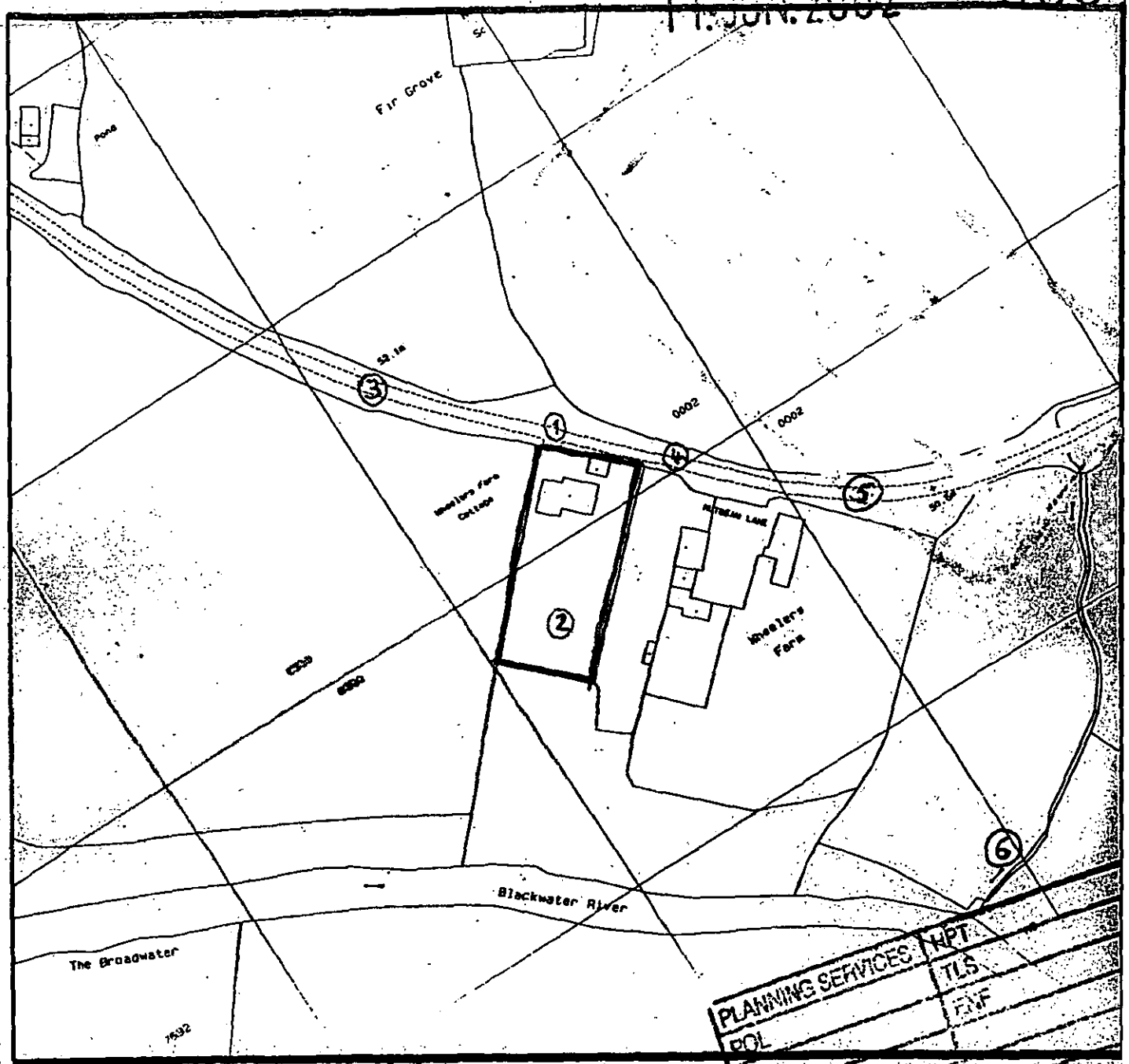
Trevor Watson
Development Control Manager
Date: 26/07/2002

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.

APPENDIX 2.1

11.JUN.2002 6661



PLANNING SERVICES
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Photo Location Map

Photo 1



Photo 2



Photo 3

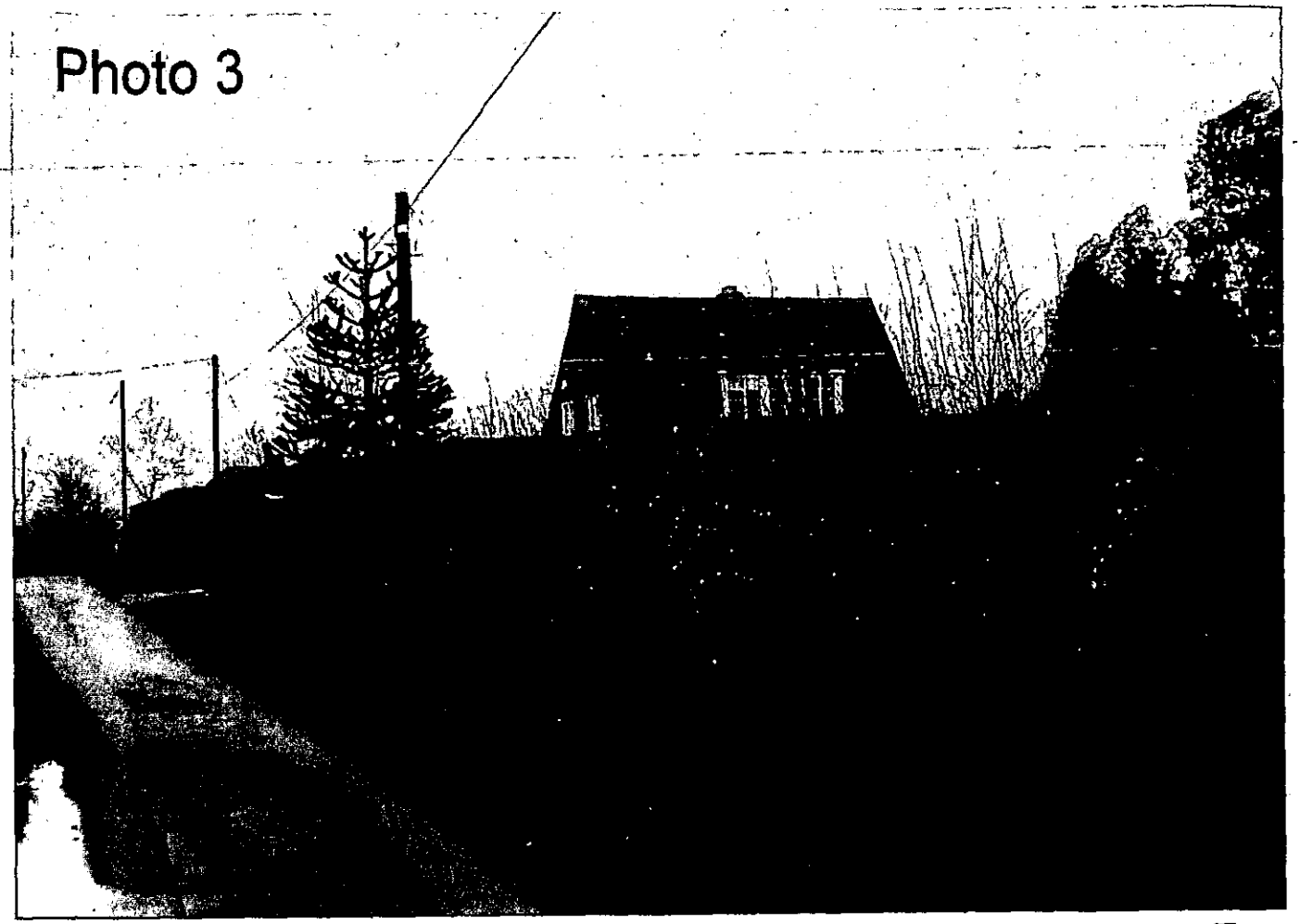


Photo 4

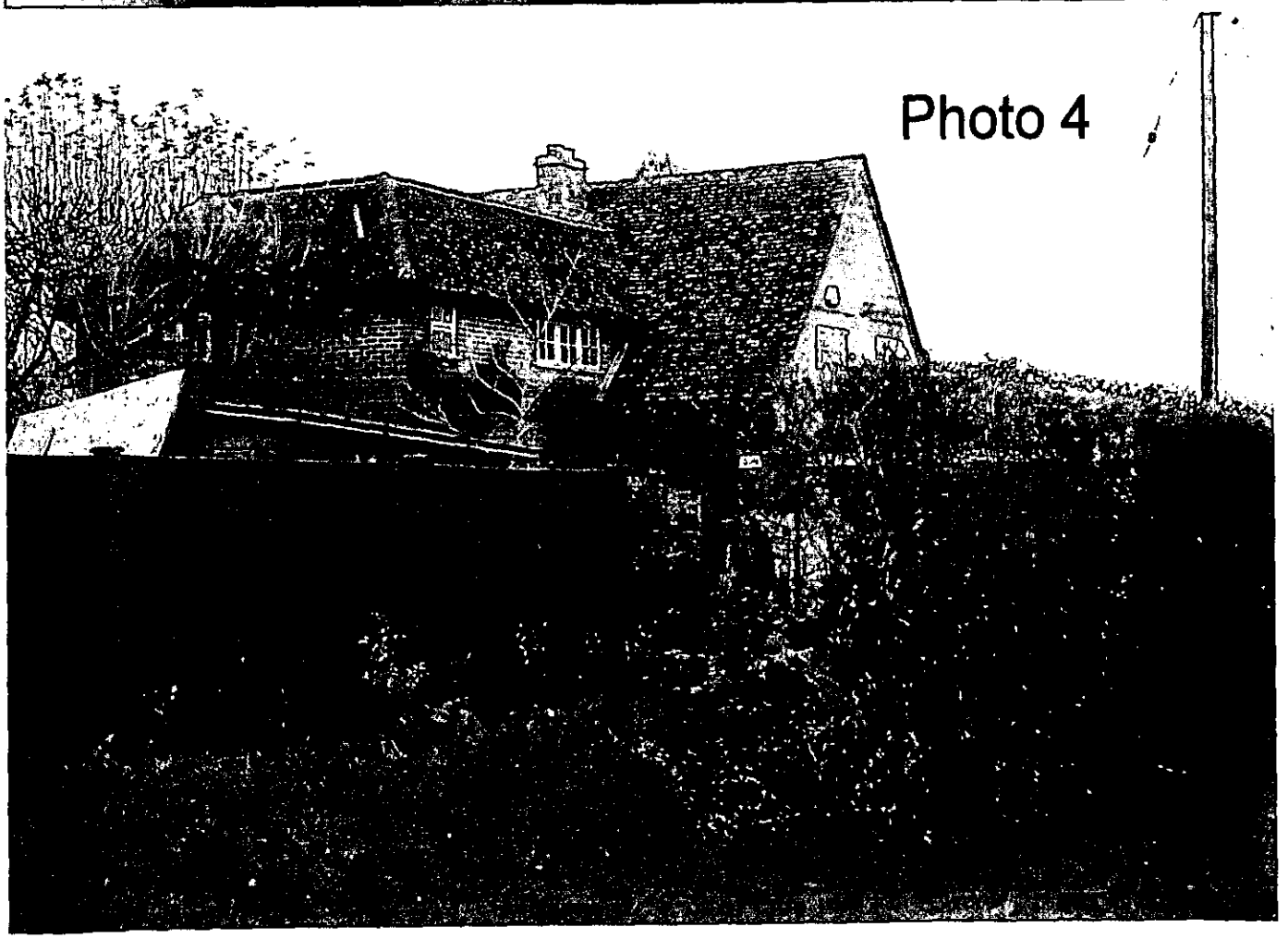



Photo 5

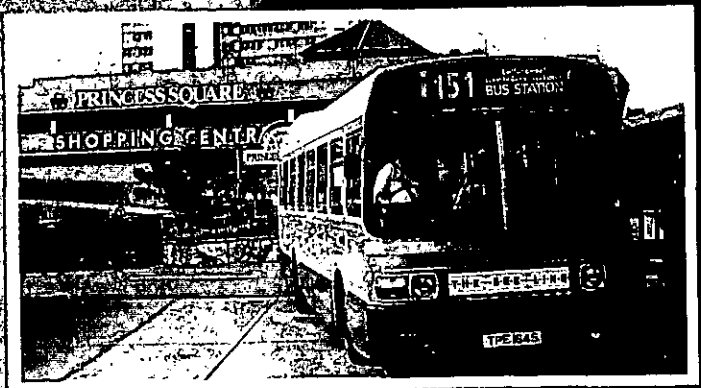

Photo 6

APPENDIX 4.1



BERKSHIRE STRUCTURE PLAN 1991 - 2006

Incorporating Alterations adopted in August 1997





Babtie

Public Services Division

LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

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

Development Outside Built-Up Areas and Settlements

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

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

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

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

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

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

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

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

APPENDIX 4.2


WOKINGHAM DISTRICT COUNCIL
Wargrave
Twyford
Charvil
Sonning
Woodley
Hurst
Earley
Winnersh
Sindlesham
Shinfield
Three Mile Cross
Spencers Wood
Arborfield Cross
Arborfield Garrison
Swallowfield
Riseley

AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS. WHERE THE VISUAL OR PHYSICAL SEPARATION BETWEEN SETTLEMENTS IS NOT FULLY EFFECTIVE AT THE PRESENT TIME THE DISTRICT COUNCIL WILL SEEK TO ENHANCE VISUAL SEPARATION BY THE ENCOURAGEMENT OF TREE PLANTING OR OTHER APPROPRIATE MEANS.

1.3.11 In addition to protecting land because of its significance in separating settlements from each other it is proposed that areas of importance because of their character and appearance in relationship to adjoining built-up areas should also be protected. These areas of land are either an important part of the landscape setting of the settlement concerned, such as an open area or sloping land around it, or are areas of land which have an intimate relationship with the settlement and which are thus important to the retention of its character and setting. Examples are enclosed fields and paddocks which are an inherent part of the character of some of the settlements in the plan area.

❖ LC2 SETTING OF SETTLEMENTS

DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD DETRACT FROM THE OPEN OR RURAL APPEARANCE OF THE AREAS OF LAND DEFINED ON THE PROPOSALS MAPS WHICH ARE OF SPECIAL SIGNIFICANCE IN MAINTAINING THE LANDSCAPE SETTING OR THE INDIVIDUAL CHARACTER OF THE SETTLEMENTS.

AREAS OF SPECIAL LANDSCAPE IMPORTANCE

1.3.12 The landscape character of the local plan area is influenced by the rivers and streams which flow northwards to the Thames. In the northern part of the plan area, near the confluence of the rivers Thames and Loddon is a valley bottom landscape in which the town of Woodley and village of Sonning to the west and villages of Twyford and Wargrave to the east occupy slightly elevated positions. The River Loddon flows from the south joined by the Blackwater north of Swallowfield, through a wide open valley landscape, wholly agricultural in the south, but increasingly gravel and water dominated in the north. The slopes which flank the valley and wooded hill tops which form their crests are prominent in views from within the valley and across it.



1.3.13 A plan-wide landscape survey has identified two tracts of countryside within the plan area, at Farley Hill and Bearwood, as being of special importance in landscape terms. Both are wooded, hilltop areas which feature in views from large parts of the plan area. The criteria used to identify these areas and the alternative boundaries considered are contained in Local Plan Working Paper Three which is available separately from this plan. The following policies are intended to:

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

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

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

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

❖ LC3 AREAS OF SPECIAL LANDSCAPE IMPORTANCE

WITHIN THE FARLEY HILL AND BEARWOOD AREAS AS DEFINED ON THE PROPOSALS MAP (SOUTH SHEET) LAND USES OR BUILT DEVELOPMENT WILL NOT BE ALLOWED WHICH WOULD CAUSE LONG-TERM DAMAGE TO THE RURAL CHARACTER OR SPECIAL LANDSCAPE QUALITIES OF THE AREA.

❖ LC4 SETTING OF AREAS OF SPECIAL LANDSCAPE IMPORTANCE

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

❖ LC5 MANAGEMENT OF AREAS OF SPECIAL LANDSCAPE IMPORTANCE

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

LANDSCAPE MANAGEMENT

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

1.3.16 Over recent years public awareness of changes in the countryside has increased. Modern farm production and management methods and the need for them are perhaps not readily understood by those not employed in agriculture. At the same time increased accessibility to the countryside for its recreational potential, and wide ecological awareness, have made many people question the changes that have taken place. Again the planning system has little scope to control or direct such changes. Nevertheless, planning policies provide a necessary degree of certainty for the future which enables investment in promoting the protection and enhancement of the rural landscape to take place.



1.3.17 Changes in agricultural priorities will mean that it may not be possible to rely on agriculture to maintain the countryside as we would wish to see it. New uses of rural land will involve change to the traditional landscape and in some cases offer significant opportunities. Landscape enhancement through forestry is one such opportunity, providing the mix of species and planting regime is appropriate. In some of the southern parts of the plan area sandy heathland soils make planting of certain types of conifers acceptable, but over most of the plan area broadleaved woodlands would be required.

1.3.18 In this context one of the areas in which the District Planning Authority is most active is in ensuring the continued visual effectiveness of tree cover, which is also the objective of Replacement Structure Plan Policy EN20. Besides ensuring appropriate landscaping schemes when planning permission is granted, in an attempt to resist the

REDEVELOPMENT AND EXTENSIONS IN RURAL AREAS

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

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

❖ *LC18 REPLACEMENT DWELLINGS IN RURAL AREAS*

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

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

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

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

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

❖ *LC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS*

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

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

APPENDIX 4.3

WOKINGHAM DISTRICT COUNCIL



WOKINGHAM UNITARY
Aiming for Excellence

WOKINGHAM DISTRICT LOCAL PLAN

CONSOLIDATED MODIFIED LOCAL PLAN

November 2002

~~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).~~ (M/1/16)

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. (M/1/17)

1.12B People with disabilities are a diverse population and may include individuals with visual, hearing or cognitive impairments, ambulant disabled, the elderly, or wheelchair users. Many of these groups may be denied access to development by ill-considered design solutions.

1.12C PPG1 states that "When a new building is proposed, or when planning permission is required for the alteration or change of use of an existing building, the developer and local planning authority should consider the needs of people with disabilities at an early stage in the design process. They should be flexible and imaginative in seeking solutions, taking account of the particular circumstances of each case."

1.12D Policy WOS3 seeks to ensure appropriate facilities are provided for disabled people in all developments to ensure equal access for everybody. (M/1/18)

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 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 (M/1/19)

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 SUITABLE FOR~~CAPABLE OF~~ USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT (M/1/20)

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 could include infrastructure required to provide necessary statutory services. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations* and PPG12 paragraph 6.16). 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. (M/1/21)

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 REGARD TO EXISTING LEVELS OF INFRASTRUCTURE, SERVICES AND AMENITIES.

WHERE THE DEVELOPMENT GIVES RISE TO THE NEED FOR THE PROVISION OF NEW OR EXTENDED PUBLIC AND COMMUNITY SERVICES, THE COUNCIL WILL ASSESS THE NATURE AND EXTENT OF PLANNING OBLIGATIONS

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

WHERE SUCH A DWELLING IS JUSTIFIED THE COUNCIL WILL ENSURE:

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

II. ~~THAT THE OTHER REQUIREMENTS OF POLICY WCC4 (NEW BUILDINGS IN COUNTRYSIDE AREAS) ARE COMPLIED WITH~~ ANY NEW DWELLING IS WELL SITED, DESIGNED AND INTEGRATED INTO ITS SURROUNDINGS SO AS TO HAVE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACT UPON THE COUNTRYSIDE.

III. THAT ~~THE DWELLING REMAINS IN THAT USE AND IS NOT SEPARATED FROM THE ENTERPRISE HOLDING~~ AN OCCUPANCY CONDITION IS IMPOSED TO ENSURE THAT THE DWELLING REMAINS IN AGRICULTURAL OR FORESTRY USE. (M/2/33)

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Extensions to Existing Dwellings in the Countryside

2.41 Extensions to existing dwellings in rural areas need to be considered on a site-specific basis. Generally the aim will be to ensure that any extension does not impact on the surrounding countryside or significantly increase the scale of built development on the site. **In assessing extensions and the alteration of the scale of a dwelling and scale of development on site, the Council will take account of the cumulative effect of all the extensions to the original building. "Original" means, in relation to a building existing on 1st July 1948, as existing on that date and, in relation to a building built on or after 1st July 1948, as so built. The Council shall seek to avoid a more urbanised appearance to the countryside character and/or the reduction of the mix of house types available in the countryside areas, taking account of the factors set out in paragraph 2.15 of this Chapter.** (M/2/34)

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

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

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

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined.

PROTECTING AND MANAGING THE LANDSCAPE

INTRODUCTION

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

2.44 Landscape is important because it is:

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

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

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

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

Land Cover: describes vegetation cover and land use patterns. It can include built up elements as well as open land, i.e. landscape and human interaction.

Landscape Elements: are significant or characteristic elements that can include buildings and structures as well as individual trees, hedgerows and other small scale vegetation features, i.e. flora and fauna, and human interaction.

2.47 It is the relationship between landform, land cover and landscape elements that combine to give the overall character and relative value of a landscape. Any

Monitoring: Planning applications determined.

Areas of Special Landscape Importance (ASLI)

2.59 Four ASLI's were identified in the adopted local plans and are referred to in the text of the Berkshire Structure Plan 1991 - 2006. Three of these - The Blackwater Valley, Farley Hill and Bearwood - were the subject of extensive study prior to their inclusion in the local plans. These areas remain unchanged. The two new ASLI's are in:

~~a)~~ a) Swallowfield/Beech Hill area (which is an extension to and takes account of adjoining District/Borough landscape designations. It is based on the Loddon river valley characteristics and provides a contiguous landscape feature in all areas).

~~b)~~ b) Wargrave to Cookham new ASLI (which takes account of adjoining District/Borough landscape designations).

2.60 Both have not been previously defined and landscape studies have been carried out on which the proposed boundaries are based. Both have been subject to consultation processes. The areas have been divided into character zones which were surveyed and management issues defined.

2.61 The objectives of the policy on ASLI's are to:

~~a)~~ a) **protect the ASLI from development that would detract from its rural character and special landscape qualities**

~~b)~~ b) **enhance the rural character and landscape qualities by encouraging appropriate management**

~~c)~~ c) **have regard to the effect that any development on land surrounding an ASLI would have on its character and setting (M/2/45)**~~protect the ASLI from development on land around it that would adversely affect its character and setting~~**(M/2/44)**

2.62 The criteria for identifying the ASLI's are based on those in the Berkshire Structure Plan 1991 - 2006 which, in turn, are derived from the Countryside Commission's Landscape Assessment Guidance 1993 where:

~~a)~~ a) the landscape should be of County significance

~~b)~~ b) the landscape should be of generally acknowledged scenic quality and of distinctive character

~~c)~~ c) the area and its landscape features should have an impact beyond their physical boundaries with prominent features being visible from long distances

~~d)~~ d) the area should be rural in character and free from visually intrusive development

~~e)~~ e) the area should contain sites of architectural and historic significance and sites of wildlife importance

~~f)~~ f) the area should contain a diversity of landscape types that results from a combination of landform, vegetation and land use, creating areas of identifiable character.

2.63 The new ASLI based on the Loddon river valley in the Parish of Swallowfield, resulted from the public consultation in 1995 on the District Local Plan. The adjoining local planning authorities of Hart, ~~Newbury~~West Berkshire (M/2/46)and Basingstoke and Deane considered that their ASLI, River Heritage and Areas of

Special Landscape Quality (ASLQ) designations should be taken account of i *adjoining plan designations. This recognised the fact that District and Boroug* boundaries do not necessarily indicate a change in landscape types, character an quality.

2.64 A detailed study established that the area has a distinct and varied character. I comprises of the river valley with small enclosed field patterns adjoining the rive itself. There are willow stands and alluvial pastures. The influence of the river or Man's activities is illustrated by the listed buildings of the Water Mills at Stanford Enc and Sheepbridge. Further out from the river valley, arable plateaus with more extensive field patterns and wooded ridges predominate. There are extensive long views across the river valley and beyond to Beech Hill, Stratfield Saye, Swallowfielc and Spencers Wood. The River Loddon provides an element of continuity between these different areas. Whilst the A33 does appear to be a scar on the landscape, it does not dominate visually being contained largely within a cutting which also acts to reduce noise intrusion. There will be positive opportunities for further enhancement of the ASLI for conservation purposes. These could be funded from grants available from various agencies. The boundaries shown on the proposals map underwent a process of consultation with the Parish Council and landowners in 1996 - 97 to establish its quality and need for protection.

2.65 The detailed boundaries of the Wargrave/Cookham area (which extends into the Royal Borough of Windsor and Maidenhead) have not been previously defined. A *landscape study has been carried out upon which the ~~proposed~~ boundaries are* based. The area was divided into six character zones and the management issues defined. ~~An area adjoining Wargrave on its northern side has an important dual function of providing an important landscape setting to the settlement as well as having a landscape quality that qualifies it as an ASLI. For the sake of clarity only the ASLI is shown on the proposals map, but its dual role should be noted and taken account of in considering any development proposals.~~ (M/2/47)

2.66 The proposed ASLI from Wargrave to Cookham has a distinct and varied character and comprises a mixture of wooded ridges and hills, arable plateaus and rolling chalk land, alluvial pasture, parkland and golf courses. The character of the area is influenced by the broad sweep of the River Thames to the west and north; the Chilterns Area of Outstanding Natural Beauty (AONB) and ASLI to the north; wooded knolls of Bowsey Hill and Ashley Hill to the east and the ~~Lower~~ Loddon to the south. There are extensive long distance views throughout the area along the Thames Valley from Sonning to Bowsey and Ashley Hill from the A4; from Henley up to the wooded escarpment of Park Place; and from the A423 to the Chilterns AONB in the north and Bowsey Hill in the south.

POLICY WLL2: AREAS OF SPECIAL LANDSCAPE IMPORTANCE

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

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

Tel. (0118) 974 6448 (Direct Line)
Date: January 24, 2003
My ref: F/2002/6661
Your ref: APP/X0360/A/02/1106374

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

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs Tolbod
SITE: Wheelers Farm Cottage, Nutbean Lane, Swallowfield

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: January 8, 2003
My ref: F/2002/6661
Your ref: APP/X0360/A/02/1106374

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

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs Tolbod
SITE: Wheelers Farm Cottage, Nutbeam Lane, Swallowfield

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. January 8, 2003
My ref: F/2002/6661
Your ref: BKS 444

DLP Consultants
Salisbury House
Milton Rd
Wokingham
RG40 1DB

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 Sirs

APPEAL BY: **Mr & Mrs Tolbod**
SITE: **Wheelers Farm Cottage, Nutbean Lane, Swallowfield**

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

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

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GTN 1371-6079

PLANNING SERVICES | HPT 64662
POL | TLS
DC DG | ENF
CS
06 JAN 2002
COPIES TO | FILE:

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

Your Ref: F/2002/6661

Our Ref: APP/X0360/A/02/1106374

Date: 2 January 2003

16/1 LS

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS TOLBOD
SITE AT WHEELERS FARM COTTAGE, NUTBEAN LANE, SWALLOWFIELD, READING

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

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

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

The following documents must be **submitted** 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 with copies of all necessary supporting documents, to the appellant and me. It is essential that details of all the relevant development plan policies are included with it at this early stage.

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

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

Site visit arrangements

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

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

G. Nall

pp Mrs Margaret Pocock

102(BPR)

Site visit arrangements

As stated in the enclosed letter, it is our aim to arrange the visit within 12 weeks of the starting date. However, a steep rise in the number of appeals submitted means that there is currently a backlog of some 6 weeks or so in arranging site visits. As a result most visits may not take place until 18 – 20 weeks after the date of this letter, but steps are being taken urgently to address the problem.

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

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 MR + MRS TOBOLD

Address C/O AGENT

Postcode

Daytime phone no

Fax no

E-mail address

B. AGENT DETAILS (if any)

Name DLP CONSULTANTS

Address SALISBURY HOUSE
MILTON ROAD
WOKINGHAM, BERKS

Postcode RG40 1DB

Your reference BKS 444

Daytime phone no 0118 978 9595

Fax no 0118 978 6551

E-mail address andy.meader@dlpconsultants.co.uk

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

Date of the planning application 8/5/2

LPA's application reference no F/2002/6661

Date of LPA's decision notice (if issued) 26/7/2

D. APPEAL SITE ADDRESS

Address WHEELERS FARM COTTAGE, NUTBEAN LANE,
SWALLOWFIELD, 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 FIRST FLOOR SIDE EXTENSION TO DWELLING PLUS RAISING OF ROOF ON EXISTING SIDE EXTENSION

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.

Please turn over

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.

- The proposed development will not have an adverse impact upon the open character and appearance of the countryside. The design and scale of the extension is considered to be appropriate for its location.

- The proposal complies with relevant national guidance set out in PPG7 and the adopted and emerging Local Plan policies regarding the extension of dwellings in the countryside.

- Given the above the proposal should be granted planning permission in accordance with section 54a of the 1990 Act

I. APPEAL SITE OWNERSHIP DETAILS

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

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

CERTIFICATE A ☑

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

OR

CERTIFICATE B ☐

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

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

CERTIFICATES C and D ☐

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

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

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

✔

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

OR

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

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

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 A Meador (on behalf of) MR + MRS TOBOD

Name (in capitals) A. MEADOR Date 10/12/02

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

NOW SEND:

- **1 COPY to us at:**
  The Planning Inspectorate
  Customer Support 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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Telephone: 0118 978 9595 Facsimile: 0118 978 6551
E-mail wokingham@dlpconsultants.co.uk
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Offices also at Bedford, Sheffield, Bristol and Dartmouth

PLANNING SERV...
POL
DC
APP
17 DEC 2002
COPIES TO

AM/GB/BKS444

16 December 2002

The Planning Inspectorate
Customer Support Section
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Sirs

RE: PLANNING APPEAL AT WHEELERS FARM COTTAGE, SWALLOWFIELD

Following the recent refusal of a planning application at the above address, I now enclose a completed appeal form and accompanying documents for your attention.

I can confirm that a copy of the appeal from has today been sent to the local authority.

Yours faithfully

Andy Meader BSc (Hons) DipTP MRTPI
Associate Director

encS

cc Head of Planning, Wokingham District Council