APPLICATION NO:
O/2000/0989

LOCATION:
Land Adjacent To Tanglewood Hollybush Ride, Finchampstead Wokingham.

APPLICANT:
Manor Country Homes Ltd C/O Development Land And Planning Consultants Ltd

PROPOSAL:
Outline application for the proposed erection of one detached dwelling.

EARLIEST DATE FOR DECISION: **22/04/2000**

APPLICATION EXPIRY DATE: **17/05/2000**

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE FP7

Appeal Decision

Hearing conducted on 31 August 2000

by Roland Punshon BSc(Hons), MRTPI

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

The Planning Inspectorate
Tollgate House,
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927
14 SEP 2000
COPIES TO: ACK: FILE:
Date 13 SEP 2000

Appeal Ref: APP/X0360/A/00/1043344/P7

- 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 brought by Manor Country Homes Ltd against Wokingham District Council.
- The site is located at land adjoining Tanglewood, Hollybush Ride, Finchampstead.
- The application (ref: O/2000/0989), dated 22 March 2000, was refused on 9 May 2000.
- The development proposed is erection of detached house.

Decision: The appeal is dismissed.

The main issues

1. I consider that the main issues in this case are:

   - The effect of the proposal on the character and appearance of the area resulting from the consolidation and intensification of development outside settlement boundaries; and,

   - The effect of the proposal on the character and appearance of the street scene resulting from the location of the proposed dwelling in relation to the site boundaries.

The development plan and other policies

2. The development plan for the area includes the Berkshire Structure Plan, revisions to which were adopted in 1997, and the South East Area Local Plan adopted in 1994. Structure Plan Policy C2 states that development outside settlement boundaries and built-up areas will be strictly controlled and only permitted where, amongst other things, a rural location is necessary and the proposal incorporates appropriate design characteristics. Structure Plan Policy C6 requires that the setting and identity of settlements should be conserved and protected. It states that wedges and gaps where there is a risk of, amongst other things, increased urbanised character will be identified in Local Plans and that development will not be permitted where it would threaten areas which provide physical or visual separation between settlements.

3. Local Plan Policy STV2 states development will not normally be allowed outside identified settlements except in certain specified circumstances. These include the rounding off of settlements by the development of smaller sites. I note that the County Council has informed the Local Planning Authority that this Policy does not conform to the more up-to-date Structure Plan. It will, therefore, carry little weight in my consideration of this appeal. In order to maintain a clear separation between settlements, Local Plan Policy SC1 states that development will not be permitted in defined areas which would detract from their undeveloped appearance or intensify existing sporadic development. I note that the Local Plan identifies the appeal site as being located in an area of sporadic development which is outside the settlement boundary and which separates settlements. Local Plan Policy SBE2

states that development will not normally be permitted where there would be an inappropriate relationship with adjoining sites and buildings or where it would adversely affect the character of the area by reason of, amongst other things, scale, siting and form.

4. I note that these development plan policies were drawn up before the publication of the latest guidance contained in PPG7: The Countryside - Environmental Quality and Economic and Social Development and that they do not reflect the advice contained in paragraph 3.21 regarding infilling within small groups of houses.

5. My attention has been drawn to the Deposit Draft version of the Wokingham District Local Plan. Policy WCC1 states that development outside settlement boundaries will only be allowed in exceptional circumstances and will be strictly controlled through detailed policies. It states that development involving sensitive infilling of 1 or 2 dwellings in a small gap in an otherwise built-up frontage will be acceptable in principle provided that there is no adverse effect on the character and appearance of the area, it is appropriate in design terms and it is consistent with other policies. Policy WCC2 deals with the separation of settlements and contains similar provisions to those in Structure Plan Policy C6 and Local Plan Policy SC1. Policy WBE1 sets out criteria which proposals should meet to achieve development which respects local context.

6. A public local inquiry into the emerging Local Plan was underway at the time of the Hearing. I was informed at the Hearing that objections had been raised to Policies WCC1 and WCC2, although none of the objections to the latter Policy were relevant to the appeal proposal. Given the early stage that this Plan has reached in the plan preparation procedure and, having regard to the advice contained in paragraph 48 of Planning Policy Guidance (PPG) 1: General Policy and Principles, I will give its provisions limited weight in my consideration of this appeal.

Inspector's reasons

Effect on the character and appearance of the area

7. Hollybush Ride marks the boundary between the settlement to the east and the designated countryside to the west and south. The settlement boundary does not, in my opinion, mark a clear distinction between the built-up area and the countryside. There are large, detached houses on both sides of the road set within substantial plots with a large number of mature trees and hedges. In overall terms, the character and appearance of the area is dominated by the vegetation with the development being largely screened. However, the development to the east of the road, within the settlement, is made up of generally smaller properties which tend to more closely fill the width of their narrower plots and it, therefore, appears more continuous and cohesive. The development outside the settlement boundary is more sporadic with occasional gaps linking to areas of wider open space to the rear.

8. The appeal site, together with the large and densely wooded frontage of the property immediately to the south, forms a significant gap in the development on this side of the road. This gap is so large that I do not consider that its development, in part or in whole, could be described as infilling within an otherwise built-up frontage. Nonetheless, in certain circumstances PPG7 advises that the infilling of small gaps within groups of houses or minor extensions to groups may be acceptable. However, the guidance makes clear that such infilling needs to be sensitive and much will depend on the character of the surroundings and the number of such groups in the area.

9. The proposal would partly close the existing gap in development. The consolidation of the development on the western side of the road would increase the impression of a continuously built-up frontage and would blur the distinction between development inside and outside the settlement boundary. By itself the proposal would not significantly close the gap between distinct settlements. However, its contribution to the intensification of development outside the settlement boundary would detract from the ability of that land to perform its designated function of keeping settlements distinctly separate. I do not, therefore, consider that the proposal would be sensitive to the character and appearance of the fragmented and dispersed pattern of development in the wider area.

10. On the first main issue, therefore, I conclude that the proposal would be harmful to the character and appearance of the area due to the consolidation and intensification of development outside settlement boundaries. It would, therefore, be contrary to Structure Plan Policies C2 and C6, Local Plan Policies STV2 and SC1, Policies WCC1 and WCC2 of the emerging Local Plan, and to the advice in PPG7.

Effect on the character and appearance of the street scene

11. The appeal site is much narrower than other plots outside the settlement boundary. The building shown on the appeal plans would be close to both side boundaries. The appellants' agent suggested in his statement that the siting of the building could be reserved for subsequent approval if the indicated siting was unacceptable. However, in my opinion, any dwelling of the size proposed would be likely to substantially fill the width of the plot. I consider that such a building would appear cramped and incongruous in the context of the large dwellings occupying spacious grounds which make up development outside the settlement boundary. The front garden area would be largely taken up by vehicle manoeuvring space which would contrast with the mature and dense planting at the front of other properties. In my opinion, this would be harmful to the well-established and mature character and appearance of the street scene. The proposal would involve the re-location of the existing electricity sub-station. However, its size, low-key fencing and surrounding vegetation prevent the sub-station from intruding into the street scene to any significant extent. I do not, therefore, consider that this benefit to the street scene would outweigh the harm which I have identified above.

12. On the second main issue, therefore, I conclude that the proposal would be harmful to the character and appearance of the street scene. It would, therefore, be contrary to Structure Plan Policy C2, Local Plan Policy SBE2 and Policies WCC1 and WBE1 of the emerging Local Plan.

Other material considerations

13. I have taken into account the effect of the proposal on the living conditions of the occupiers of the adjacent dwelling. Details of design and external appearance are reserved for subsequent approval. At this stage it is not possible to say whether there would be windows directly facing the neighbouring property. Any overlooking of garden areas from windows in the front and rear elevations would be from oblique angles and I do not consider that the loss of privacy would be sufficient to justify the refusal of permission.

14. The proposal would be to the south of the adjacent dwelling. However, having taken into account the height of the trees on the boundary and other trees on the appeal site, I do not consider that the loss of light to the conservatory on the side of the adjacent property, to the

side study window or to the first floor bedroom window would be so significant that, by itself, it would justify the refusal of permission.

15. Having regard to the number of other dwellings served by Hollybush Ride, I do not consider that the occupation of another dwelling would have any significant effect on traffic volumes on that road.

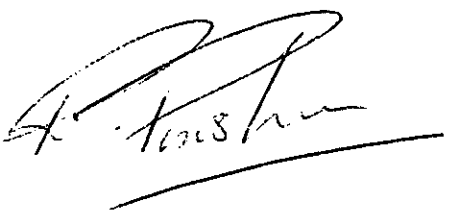
16. I was informed at the Hearing that none of the trees on the site were formally protected. Nonetheless, these mature and semi-mature trees contribute to the dominance of vegetation over built development which I consider to be an important part of the character and appearance of the area. The proposal would result in the loss of some of these trees and the proximity of the remaining trees to the proposed building would be likely lead to pressure for further works of removal in order to improve the living conditions of the occupiers. I consider that the loss of these trees would be harmful to the character and appearance of the street scene and this reinforces my conclusion on the second main issue.

17. During my site visit I noted a number of opportunities for other infill developments which would consolidate and intensify existing development in the area. In the context of surrounding development and the size of the adjacent open space separating the settlements, the proposal is relatively minor. However, it could be repeated too often. Each planning decision must be made on its own merits and it is on this basis that I have considered this appeal. Nonetheless, my concern that the granting of planning permission in this case could be cited as a precedent for other similar proposals which would have a cumulative impact on the character and appearance of the area reinforces my conclusions on the first main issue.

18. I have taken into account all the other matters raised including the issue of drainage. However, none are sufficient to outweigh my conclusions on the main issues which have led to my decision on this appeal.

Conclusions

19. I have concluded that the proposal would be harmful to the character and appearance of the area due to the consolidation and intensification of development outside settlement boundaries and would be harmful to the character and appearance of the street scene. For these reasons I conclude that the appeal should not succeed and I shall exercise the powers transferred to me accordingly by dismissing this appeal.



Inspector

Appeal Ref. APP/X0360/A/00/1043344/P7

APPEARANCES

FOR THE APPELLANTS

Mr J Bailey BA(Hons), MRTPI	Development Land and Planning Consultants Ltd

FOR THE LOCAL PLANNING AUTHORITY

Mrs A Odell BA(Hons), MPhil	Senior Planning Officer

INTERESTED PERSONS

Mr G Lovell-Read	Tanglewood, Hollybush Ride
Mrs C Lovell-Read	Tanglewood, Hollybush Ride

DOCUMENTS

Document 1	List of those attending the hearing
Document 2	Notification letter and 1 response
Document 3	Statement and appendices by Mr J Bailey
Document 4	Statement and appendices by Mrs A Odell
Document 5	Copy of plan showing appellants' land ownership provided by the appellants' agent
Document 6	Copies of objections made to Policy WCC1 of the emerging Local Plan provided by the appellants' agent
Document 7	Key to Local Plan Proposals Map provided by the Local Planning Authority

PLANS

Plan A	1:2500 scale location plan ref. BKS/277/1
Plan B	1:500 scale site plan ref. BKS/277/2

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Manor Country Homes Ltd
C/O Development Land and Planning Consultants Ltd
Ritz Plaza House
10 Denton Road
WOKINGHAM
Berkshire RG40 2DX

Application Number: O/2000/0989

Parish:	**FINCHAMPSTEAD**
Location:	**Land Adjacent To Tanglewood, Hollybush Ride, Finchampstead, Wokingham**
Proposal:	**Outline application for the proposed erection of one detached dwelling**

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

Reason
1. The proposal would be inappropriate development outside a settlement boundary and in a gap/green wedge between settlements. The proposal would consolidate and intensify existing development and have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to Berkshire Structure Plan Policies C2 and C6, South East Area Local Plan Policies STV2 and SC1, to Wokingham District Local Plan (Deposit Draft) Policies WCC1 and WCC2 and PPG7.

Reason
2. As the application plot is relatively narrow and the proposed house and garage would be close to the plot's side boundaries, the proposed development would appear relatively cramped in the street scene, having a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to South East Area Local Plan Policy SBE2 and Wokingham District Local Plan (Deposit Draft) Policy WBE1.

John Mitchell
Development Control Manager
Date: 09 May 2000

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

Department of the Environment and
Department of Transport
Common Services
Room 1420
Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct line 0272-218 927
Switchboard 0272-218811
GTN 2074

Clifton Ingram Esq
11 Hargrave Road
TWYFORD
Berkshire
RG10 9NX

Your reference
AY
Our reference
T/APP/H0330/A/85/36306/P4
Date
28 JUNE

ET

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY L C WEBB AND SON BUILDERS LTD
APPLICATION NO:- F23491

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal against the decision of the Wokingham District Council to refuse planning permission for the erection of 4 No 5-bedroomed detached houses and garages and erection of chain link security fence on land north of Long Acre, Hollybush Ride, Wokingham. I have considered the written representations made by you and by the council and also those made by the Parish Council and interested persons. I inspected the site on 22 November 1985.

2. The application can be readily divided into 2 parts. Firstly, your clients' wish to erect 4 dwellings. Secondly, they wish to erect a fence along a substantial length of Hollybush Ride's frontage. I intend to deal with both matters separately and with the housing proposal in the first instance.

3. The appeal site lies within the central section of the western frontage of Hollybush Ride. To the south along this frontage development extends in ribbon fashion to the junction of Hollybush Ride with Heath Ride. Immediately northwards is King's Mere, a shallow lake used for recreational purposes. The eastern frontage of Hollybush Ride is also developed in ribbon fashion, although at its northernmost point an estate development is gradually taking shape. Surrounding street frontages, for example, Heath Ride, Nine Mile Ride and Lower Wokingham Road have similar development characteristics. Whilst there is clear visual evidence of extensive development in the locality, some of it relatively modern, the area has nevertheless retained a distinct rural character. This I attribute to the luxuriant tree cover which manages to effectively camouflage what lies beneath. The Council are anxious to retain the area's rural character and to prevent the erosion of gaps between established settlements. Local planning policies in the Structure Plan and draft Local Plan are designed to secure these goals. The appeal site is located outside the areas designated by the Council for future housing growth. Outside such areas there is a presumption against new development except in specific circumstances, none of which apply here, or where the development could be regarded as "infilling", "rounding-off" or "redevelopment". In the Council's view, none of these terms could be taken as describing what your clients propose here.

4. In so far as the housing proposal is concerned I have concluded, in the light of the representations made and my inspection of the site and its surroundings, that the determining issue is whether or not the proposals, if implemented, would represent an unacceptable loss of rural land, materially affecting the character and appearance of the locality.

5. The appeal site's tree cover has been partly cleared. It is a relatively flat and featureless site, which, although undeveloped, makes no positive or significant contribution, in my opinion, to one's preception of the character of the locality. In my view, the impact of development upon this site would be restricted and minimal, such development would only become noticeable from immediately adjacent vantage points. Whilst the housing proposal, if implemented, would involve a loss of open land I am not convinced that this, in itself, is a sufficiently cogent reason to turn away the appeal. The site is one of the very few remaining undeveloped open areas along Hollybush Ride but its development would not contribute to a coalescing of settlements, given the pattern of surrounding land use, nor would it materially harm the character of the locality. Accordingly, whilst the Council have argued that the proposal is contrary to policy they have not convinced me that the release of the site would materially affect the major thrust of their policies. In my view, given the specific land use circumstances of the case and the observations set out above, the rationale of their policies for the area should remain undiluted.

6. Whilst, as a matter of principle, I have concluded that the release of this land is acceptable, I have reservations as to the details of the proposals. To my mind, the scheme as presented is somewhat mundane and regimented and makes little allowance for the tree cover remaining on site. In my view, the acceptable development of the site calls for more care and imagination than is evident in the presented plans.

7. Turning to the proposal in respect of the fence I have concluded that the case turns on whether or not its erection would harm the visual amenities of the area.

8. Your clients, who own King's Mere and the land surrounding it, wish to erect the fence to prevent trespass. The recreational activities carried on in and around the lake have, apparently, been severely disrupted by acts of trespass. The fence would run for about 250 m along the frontage of Hollybush Ride. Whilst I accept that your clients have experienced problems because of lack of enclosure, in my view, the erection of this length of fence represents a rather crude attempt to find a solution. It is, to my mind, an unacceptable form of development in these surroundings. I feel sure that a form of enclosure which more readily reflects the locality's environment can be devised.

9. I have taken into account all other matters raised in the representations but can find no points or arguments of such strength which override those which led me to my conclusions.

10. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Sir
Your obedient Servant

G POWYS JONES BSc(Lond) MSc(Wales) FRTPI
Inspector

Tel: (0118) 974 6445

Date: 26.4.00

My ref: O/2000/0989

CONFIDENTIAL

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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: O/2000/0989
Land Adjacent To Tanglewood, Hollybush Ride,
Finchampstead, Wokingham.
Outline application for the proposed erection of one detached dwelling.

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 8.5.00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **O/2000/0989**
Land Adjacent To Tanglewood, Hollybush Ride, Finchampstead, Wokingham.
Outline application for the proposed erection of one detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Cundy

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

Tel: (0118) 974 6445

Date: 26.4.00

My ref: O/2000/0989

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

CONFIDENTIAL

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Dear Councillor

Application Number: O/2000/0989
Land Adjacent To Tanglewood, Hollybush Ride, Finchampstead, Wokingham.
Outline application for the proposed erection of one detached dwelling.

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 8.5.00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Angela Odell** Application Number: **O/2000/0989**
Land Adjacent To Tanglewood, Hollybush Ride, Finchampstead, Wokingham.
Outline application for the proposed erection of one detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor T Charlesworth

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

WORK SHEET FOR : Angela Odell

Application Number : O/2000/0989

Applicant : Manor Country Homes Ltd C/O Development Land And Planning Consultants Ltd.

Location : Land Adjacent To Tanglewood, Hollybush Ride, Finchampstead, Wokingham.

Proposal : Outline application for the proposed erection of one detached dwelling.

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

Date of Neighbour Notifications : .....

Date of Site Visit : 30. 3. 00

Date Registered : 22/03/2000

Earliest Date for Decision : 22/04/2000

Latest Consultation Date/Site Notice Expiry Date : 22/04/2000

Application Expiry Date: 17/05/2000

Consultation Responses : P. C. No objection.

- HWs: No objection
- landscape: No objection in principle, but recs conditions.
- 3 letters of objection from 2 properties: site too narrow compared with other plots & would look out of place, set precedent, add to traffic dangers, loss of privacy, daylight/sunlight, overbearing, tree loss, noise disturbance.
- 1 letter of comment re: electricity sub-station.
- CPRE: object as contrary to policies.

Planning Issues :

Application Number: O/2000/0989

Appraisal : Outline: means of access and siting to be determined.

Site is outside a settlement boundary and in a gap between settlements. BSPC2 + C6, SEALP STV2 + SC1, WDLP WCC1 (inc WCC1(h)) + WCC2, PPG7 apply. Under Policy WCC1 (h), do not consider the proposal is acceptable as sensitive infilling in a small gap in an otherwise built up frontage. This is because, first, although both sides of Hollybush Ride do generally constitute built-up up frontages in the vicinity, to the south of the application site, Long Acre is so far set back with vegetated front garden, and wide plot that it does not appear as obviously part of such a built up frontage. Also proposed plot is only 13 ½ m. wide, compared with 26 ½ m for Tanglewood and the similar houses to the N. of it, 41 m. for Long Acre, and 30 ½ m. for Louma cottage. The proposed dwelling would therefore appear relatively grouped in the street scene and with an attached front double garage would fill across the plot, and be out of keeping contrary to SBE2 + WBE1.

Whilst side of dwelling will be near near part of rear garden of Tanglewood and would lead to some loss of sunlight + outlook, the main part of the dwelling at Tanglewood is some distance from this boundary and most of the garden would not be greatly affected. As the dwelling would be behind most of the conservatory on the south side elevation of Tanglewood, there would be loss of sunlight over a limited period from the SW. Due to distance of house (exc. conservatory) of Tanglewood from side boundary 6 m. consider effect not so great as to be a reason for refusal.

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

Application Number O/2000/0989
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposal would be inappropriate development outside a settlement boundary and in a gap / green wedge between settlements. The proposal would consolidate and intensify existing development and have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to BSP Policies C2 and C6, SEARP Policies STV2 and SC1, and to WDLP(DD) Policies WCC1 + WCC2 and PPG7.
2			~~The~~ As the ~~plot~~ application plot is relatively narrow and the proposed house and garages would be close to the plot's side boundaries, the proposed development would appear relatively cramped and ~~out of~~ in the street scene, having a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to SEARP Policy SBE2 and WDLP (DD) Policy WBE1.

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjacent To Tanglewood Hollybush Ride Finchampstead Wokingham.

APPLICATION NUMBER: O/2000/0989

OFFICER: Angela Odell

DATE OF SITE VISIT: 30.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Ribbon dev. in semi-rural wooded area.

3. DESCRIPTION OF SITE/BUILDING Vacant site - trees on it. elec sub-station at front.

4. RELATIONSHIP TO ADJOINING PROPERTIES On N side Tanglewood has a conservatory on its south side (a detached 2 storey house). On S. side is undeveloped land of front of Layacre. Opposite house (Monday side. and bungalow (Birchenwood)

5. SITE CONSTRAINTS

TREES Pines/birch along south side boundary. Small trees within site.

ACCESS/PARKING none at present.

LEVELS slight slope to rear (west)

BOUNDARY TREATMENT wire fence.

OTHERS

TO: DEVELOPMENT CONTROL
Angela Odell

FROM: Environmental Design

DATE: 19th April 2000

Location:	Land Adjacent to Tanglewood, Hollybush Ride, Finchampstead
Proposal:	OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF ONE DETACHED DWELLING
Application Number:	O/2000/0989

In response to your consultation dated 29th March 2000 for the above application, the tree and landscape comments are as follows:

Although the site lies within the Green Gap Designation (Policy WCC2) I do not believe that the development which would infill a small area of land between existing housing (Tanglewood and Long Acre) would affect or detract from the character of the area. Consequently I have on objections to the proposal in principle. However the site contains a number of mature trees which should be retained within the development. The site is also well vegetated with young secondary woodland which I consider to be of only minor significance.

Should the applicant wish to make a full application then the following landscape conditions should be attached:

Submit a detailed tree survey to BS 5837 accurately showing trees to be retained, removed and any tree surgery works. The applicant should demonstrate that the existing mature trees can be successfully retained.

Protective fencing details to the same BS for trees to be retained and a methodology to demonstrate that the development would not harm any of the trees protected by a TPO to the rear of the site.

Submit a detailed landscape scheme. This should give full details of species name. Location of each species, size of plants at time of planting and planting densities.

All of the above should be submitted and approved before planning consent is given.

ROBERT PETROW
Consultant Landscape Architect



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Landscape Section, Environmental Services, Wokingham District Council.

7 April 2000

Scale: 1 : 3272

N W E S

[redacted]WAYS CONSULTATION SHEET

From: Angela Odell

Date: 29 March 2000

Application Number: O/2000/0989

Proposal: Outline application for the proposed erection of one detached dwelling.

Site Address:
Land Adjacent To Tanglewood, Hollybush Ride, Finchampstead, Wokingham.

Applicant:
Manor Country Homes Ltd C/O Development Land And Planning Consultants Ltd.

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

✓ below as applicable;

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

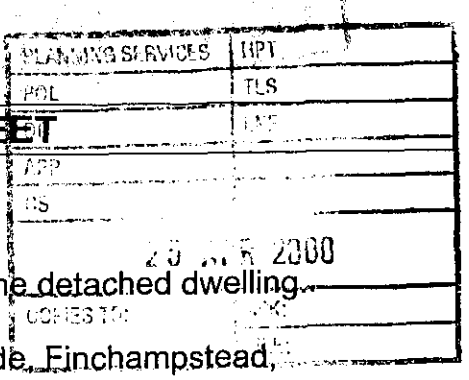
Sc 21 - Parking

Signed: N.S.Trotter **Print name:** N TROTTER

19-4-00

FROM: Angela Odell

DATE: 29 March 2000



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: O/2000/0989

Proposal: Outline application for the proposed erection of one detached dwelling.

Site Address: Land Adjacent To Tanglewood, Hollybush Ride, Finchampstead, Wokingham.

Applicant: Manor Country Homes Ltd C/O Development Land And Planning Consultants Ltd.

Your observations are required in respect of this application **by 22/04/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl DATE: 20-4-00

Clerk To Finchampstead Parish/Town Council.

TO: DEVELOPMENT CONTROL
Angela Odell

FROM: Environmental Design

DATE: 19th April 2000

Location:	Land Adjacent to Tanglewood, Hollybush Ride, Finchampstead
Proposal:	OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF ONE DETACHED DWELLING
Application Number:	O/2000/0989

In response to your consultation dated 29th March 2000 for the above application, the tree and landscape comments are as follows:

Although the site lies within the Green Gap Designation (Policy WCC2) I do not believe that the development which would infill a small area of land between existing housing (Tanglewood and Long Acre) would affect or detract from the character of the area. Consequently I have on objections to the proposal in principle. However the site contains a number of mature trees which should be retained within the development. The site is also well vegetated with young secondary woodland which I consider to be of only minor significance.

Should the applicant wish to make a full application then the following landscape conditions should be attached:

Submit a detailed tree survey to BS 5837 accurately showing trees to be retained, removed and any tree surgery works. The applicant should demonstrate that the existing mature trees can be successfully retained.

Protective fencing details to the same BS for trees to be retained and a methodology to demonstrate that the development would not harm any of the trees protected by a TPO to the rear of the site.

Submit a detailed landscape scheme. This should give full details of species name. Location of each species, size of plants at time of planting and planting densities.

All of the above should be submitted and approved before planning consent is given.

ROBERT PETROW
Consultant Landscape Architect

17,Copse Drive,
Wokingham,
Berks. RG41 1NA

OBS AMO

The Chief Planning Officer,
Environmental Services Dept.,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham.

12 April,2000

Dear Sir,

APPLICATION NO.O/2000/0989 - PROPOSED ERECTION OF ONE DWELLING ON LAND ADJACENT TO TANGLEWOOD,HOLLYBUSH RIDE,FINCHAMPSTEAD.

The land involved in this application is outside the limit of Identified Settlement in both the South East Area Local Plan(SEALP) and the draft Wokingham District Plan(1997).The land is designated as Sporadic Development in the SEALP and as Green Gap/Wedge in the draft Wokingham District Plan(1997) : the above proposal is contrary to Policy STV2 of the SEALP and to Policy WCC2 of the draft Wokingham District Plan(1997).

Wokingham District CPRE therefore ask the District Council to reject the above application.

Yours faithfully,

S.P. Wilford

Dr.S.P.Wilford(Chairman,Wokingham District CPRE)

Applicationo	Name & Address
O/2000/0989	Mr & Mrs Lovell-Read Tanglewood Hollybush Road Finchampstead Rg40 3QR
O/2000/0989	Dr SP Wilford 17 Copse Drive Wokingham RG41 1NA
O/2000/0989	P Burgess Deers Leap Hollybush Ride Finchampstead RG40 3QR
O/2000/0989	J & D Wood Morningside Hollybush Ride Finchampstead RG40 3QP

App refused, letter sent
09/05/00

Received by Wokingham District Council

Application No: O/2000/0989

Proposal:
Outline application for the proposed erection of one detached dwelling.

Location:
Land Adjacent To Tanglewood, Hollybush Ride, Finchampstead, Wokingham.

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

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

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

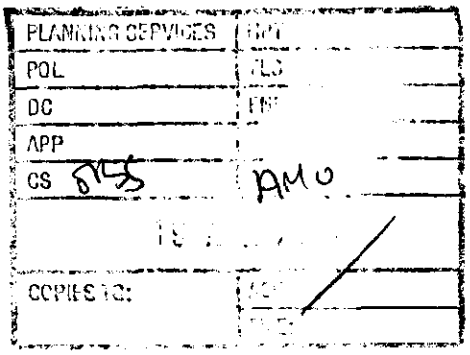
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/04/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

☎ 01344 775 282

Deers Leap
Hollybush Ride
Finchampstead
Berkshire
RG40 3QR



17th April 2000

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sirs

REF: Planning Application 0/2000/0989

I must write to voice my objections to the planning proposal to erect a new dwelling on the land adjacent to Tanglewood, Hollybush Ride.

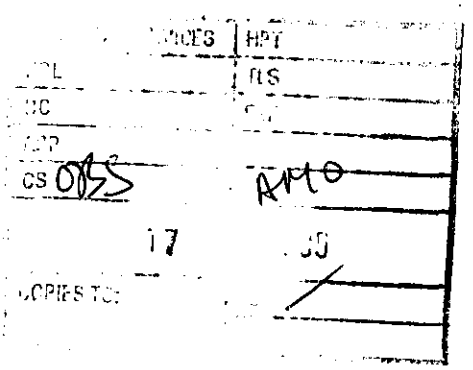
The plot is extremely narrow compared to all the other plots in the Lane. A house built on this land would look completely out of place, and is definitely not in keeping with the other houses in the Lane.

Hollybush Ride is a road of outstanding beauty, much enjoyed by residents and other members of the community, who walk the Lane. Its beauty would be damaged by the erection of a house on this plot and it would also open the flood gates from people wanting to profit by converting part of their garden into additional houses.

I appreciate the Council has a very difficult job in balancing "the need of housing against the protection and enhancement of the District's pleasant semi-rural environment" but it is roads such as these which makes the District as appealing as it is. I would urge the Council to maintain a firm stance and not grant further developments in this road, so that it long remains a haven for wildlife and people alike.

Yours faithfully

Jacqueline Burgess



Morningside
Hollybush Ride
Finchampstead
WOKINGHAM
Berks RG40 3QP.

Re application no.
0/2000/0989

11/4/2000

Dear Miss Odell,

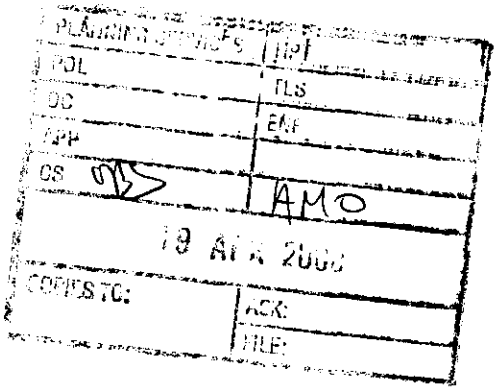
After viewing the above application to develop land adjacent to Tanglewood, Hollybush Ride, I have noted that the developers plan to "re-locate" the electricity sub-station at the front of the property. There is no indication where it will be relocated to and as access must be from the road there is no obvious place it can be moved to.

Providing the site will not be further developed, we have no objection to the erection of one detached dwelling on the site.

Yours sincerely

Janet + David Wood

☎ 01344 775 282



Deers Leap
Hollybush Ride
Finchampstead
Berkshire
RG40 3QR

17th April 2000

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sirs

REF: Planning Application 0/2000/0989

I write and would like to strongly request that you refuse the above application for the erection of a new dwelling. Hollybush Ride is a private road and is unlikely to be adopted by the council. It's narrow and in places dangerous to pedestrians who regularly walk the lane and enjoy the beautiful scenery. Any additional houses will only add to the traffic in the lane, increasing the potential for a serious accident to children or pedestrians.

I urge the council to refuse the building of additional houses, squeezed in to parts of existing gardens for financial gain and in disregard of the surrounding beauty. If not, then unfortunately it will cease to be an area of beauty and serious consideration will need to be given to the safety of pedestrians and children in the lane. The council will then have to accept some obligation to adopt the lane, add pavements, lighting, main drainage and the other services expected in order to provide a safe living environment.

This application itself, I believe, is misleading and inaccurate. It states that the current use of the land is residential. The only residents on this plot are wildlife and there certainly has never been any dwelling that could in any way be categorised as a residence.

How will sewage be disposed? Into the existing system. The existing "private" system finishes at Tanglewood and in response to my own investigations, the owners of all the houses connected would have to agree before anyone else would be able join into their system. The whole system would also need to be upgraded for any additional connections. The pumps and pipes apparently are of insufficient capacity to carry any additional waste. This means that the stream at the end of the land will take even more soil discharge.

Please, Hollybush Ride is lovely as it is. It does not need, nor can it support any more additional houses.

Thank you for your time

P. Burgess

Philip Burgess

'Tanglewood'
Hollybush Ride
Finchampstead
Berkshire
RG40 3QR

PLANNING SERVICES	[illegible]
POL	[illegible]
DC	[illegible]
APP	
CS 0155	APPO
10 APR 2000	
COPIES TO:	ACK:
	FILE:

April 3rd 2000

Angela Odell
Planning Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Mrs Odell,

Re: Planning Application No: 0/2000/0989

Further to the letter we received from Chris Wood regarding the above planning application on land adjacent to Tanglewood, Hollybush Ride, Finchampstead, we write as residents of Tanglewood to advise that we are **totally opposed** to this application. Our objections are as follows :-

1) **Impact on Privacy**

According to the plans the proposed new building will be 2 metres from our boundary, directly next to the side of our property. On the land between the boundary and the side of our house we have a conservatory (which is not shown on the map). This extends to approx 2 ½ metres from the boundary. The proposed dwelling would directly overlook the conservatory and the windows of the upper and lower floor at this end of the house. At such a small distance it is likely that residents would be able to see right into our property. The proposed dwelling will also have full view of our back garden eliminating any area of privacy. (The general character of Hollybush Ride is such that properties are within plots of sufficient size to minimize any such intrusion).

2) **Loss of daylight/sunlight**

The location of the proposed dwelling is to the south of our property and will directly obstruct the light/sunlight to both house and garden. Our living room is located in the corner of the house closest to the proposed dwelling and is likely to be made very dark by the obstruction of light. All sunlight to the conservatory is likely to be lost - this currently benefits from any sunshine between 11 am and 5 pm as the sun passes directly to the south of our property.

Also, the shade imposed by the proposed dwelling would severely affect our existing garden which has been planted to benefit from the existing sun. Many of these plants would fail to thrive in the reduced light and we would incur a significant cost in having to replace them.

3) Overbearing

The proposed dwelling is too close to our boundary and, therefore, will dominate our house and garden. The distance between the two properties will be smaller than most of the internal rooms of our property! At no point in our garden would we be free from the impact of the proposed construction.

4) Loss of trees

At present there are a number of trees on the land adjacent to Tanglewood which would have to be felled to make way for the building of the property (These are not shown on the map).

In the spring of 1999 we approached the current owner with a view to purchasing the land adjacent to Tanglewood to extend our garden. (The owner later responded that he had no plans to sell the land). When obtaining details of ownership from the Planning Department (there was a planning application on the owners property which borders two sides of ours) we were advised by the department to clarify whether we would be able to change the land usage to residential curtilage before committing ourselves. The advice of the planning department was that our proposal 'may be considered acceptable, providing no trees are removed'. Therefore, it seems inappropriate to allow the removal of trees for the purposes of erecting a dwelling.

The planning department also identified that 'as the land is *outside a settlement boundary* in the Local Plan, any proposal for a dwelling on the plot is likely to be resisted.' This is not consistent with the current planning application in that it identifies on item 11 that the existing use of the land is 'residential'.

5) Character of the area

Hollybush Ride is at present a private lane characterised by substantial properties contained comfortably within their own grounds. Our property has probably the smallest plot on the lane and has a total of 20 rooms. To build a house on the significantly smaller (less than half) plot of land adjacent to Tanglewood, which is so narrow the property will fill the width of the land, would be to establish a dwelling quite out of character with the area, both in terms of size and ratio of size of dwelling to plot. The removal of trees from the land to make way for the house, is again out of character for the area.

6) Noise levels/Pollution proximity

We are concerned about the potential noise pollution - the garage and parking spaces are marked as being adjacent to the side of our house where our study and living room are located on the ground floor (with windows and a door facing the boundary), and our childrens bedrooms on the upper floor (again with windows facing the boundary). As mentioned earlier, we also have a conservatory which is located between the end of the house as marked on the map, and the boundary. This would be immediately next

to the parking facilities of the proposed property, and would therefore be subject to both noise and air pollution from the site.

7) Substation

The planning application indicates that the electricity substation will be relocated, but it does not indicate where. We understand that a substation must be a given distance from any residence, so it is unclear where this might be re-sited. As public access is only from the front of the land on Hollybush Ride, we do not understand where an alternative location might be found. (The access alongside the land adjacent to Tanglewood which is indicated on the map is the private drive to Long Acre. As this is private property, the entrance is regularly barred with a gate, prohibiting access to the rear of the plot of land under discussion.) We are totally opposed to the substation being moved any nearer our property.

8) Sewage

The planning application indicates that the foul sewage will be disposed of to the 'existing system'. We should like to point out that there is no sewer to the land south of Tanglewood. Long Acre and the other houses to the south of Tanglewood are not connected to a mains sewer. Tanglewood is connected to the end of a private sewer which runs through our land and the adjacent land to the north. We understand there are attendant rights requiring the permission of the owners of the land through which the sewer runs before any work may be carried out on the sewer. The proposed dwelling cannot therefore be connected to the 'existing system' as no sewer extends to the land adjacent to Tanglewood.

Summary

We are **totally opposed** to the erection of the proposed dwelling on the land adjacent to Tanglewood. We believe the land can not support a dwelling of this size which totally dominates not just its own plot but ours as well. The building of this property will deny us existing daylight, sunlight and privacy and will cause both noise and air pollution which we do not suffer at present. The negative effect on our property will be huge and likely to devalue our property considerably.

We are further concerned by the problems of sewage disposal and the unexplained proposal to relocate the electricity substation.

As the residents most directly affected by this planning application we urge you to take these points into consideration when considering this planning application.

Yours sincerely,

Mrs Cathryn Lovell-Read

Mr Gordon Lovell-Read

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 MAR 2000

Officer: AO | Application No. 0/2000/0989

Map No. 10B Site ...0.08....

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description: OUTLINE APPLICATION FOR THE (D) PROPOSED ERECTION OF DETACHED DWELLING

Location: ADJ TANGLEWOOD HOLLYBUSH RIDE

Parish: FINCHAMPSTEAD Ward: Finch. North.

29.3.2000

Applicant: MANOR COUNTRY HOMES LTD

Fee Received 190-00 (6) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 29.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

..... ✓

NEIGHBOURS:

Tanglewood, Morning Side, Birchen Wood, Linwood House, Longacre, all of Hollybush Ride. Kingsmere, Nine Mile Ride.

22MAR2000* 0989

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: (0118) 978 9595 Facsimile: (0118) 978 6551
e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

JB/GB/BKS277

22 March 2000

The District Planning Officer
Wokingham District Council
Planning Department
P O Box 157
Council Offices
Shute End
WOKINGHAM
RG40 1WR

Dear Sir

RE: LAND ADJOINING TANGLEWOOD, HOLLYBUSH RIDE, FINCHAMPSTEAD

I enclose for your attention an outline application for the erection of a single dwelling at the above site. I enclose the following:

- 6 copies completed planning application form
- Section 66 Certificate B
- Agricultural Holdings Certificate
- 6 copies 1:2500 scale location plan
- 6 copies 1:500 scale site plan
- Planning application fee of £190

Although the application site lies outside of the settlement boundary and within an area designated as 'gap', I consider that the proposal is one of logical infilling of a small gap in an otherwise built-up frontage. Government advice in PPG7 states that this form of development, even outside settlement boundaries, should normally be considered acceptable unless harm is caused to interests of acknowledged importance. It can be seen from the plan that there will be no loss of residential amenity as a result of the development, as the proposed siting takes into account the proximity of adjoining dwellings. Although a small number of trees will need to be removed, these are of little amenity value and can be replaced within the site as part of a landscaping scheme. With regard to 'gap' policy, it is considered that the site is too small and enclosed to be considered a material loss to the gap between settlements. Therefore, it is submitted that the application is acceptable in policy terms and planning permission should be granted.

I trust that the application can be dealt with positively and within a reasonable timescale. If your officer has any queries, please do not hesitate to contact me.

Yours faithfully

Jim Bailey BA (Hons) MRTPI
Director

encs

cc Manor Country Homes Ltd

22 MAR 2000* 0989

Town and Country Planning General Development Order 1988

CERTIFICATES UNDER ARTICLE 12A

[For use with applications and appeals for planning permission (articles 12A and 12C(1) of the Order). One of Certificates A, B, C or D (or the appropriate Certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.]

Certificate A

I certify that on the date 21days before the date of the accompanying application/appeal* nobody, except the applicant/appellant*, was the owner of any part of the land to which the application/appeal* relates.

Signature: . . . . . .

On behalf of: . . . . . .
(if completed by Agent)

Date: . . . . . .

* delete where inappropriate

Note: "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

Certificate B

I certify that I have/~~the applicant has/the appellant has~~* given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application/~~appeal~~*, was the **owner** of any part of the land to which the application/~~appeal~~* relates, as listed below.

Owner's name Southern Electric
Address at which Notice was served Mapping Services Department, P O Box 6206
Basingstoke, RG24 8BW
Date on which Notice was served 22 March 2000

Signature: . . . . . .

On behalf of: Manor Country Homes Ltd
(if completed by Agent)

Date: 22 March 2000

Town and Country Planning General Development Order 1988

CERTIFICATES UNDER ARTICLE 12A

[For use with applications and appeals for planning permission (articles 12A and 12C(1) of the Order). One of Certificates A, B, C or D (or the appropriate Certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.]

Agricultural Holdings Certificate

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D.

If you are the sole agricultural tenant you must delete the first alternative and insert *not applicable* as the information required by the second alternative.

I certify that:

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

or:

● I have/the applicant has/the appellant has given the requisite notice to everyone else who, on the day 21 days before the date of the application/appeal*, was a **tenant** of an agricultural holding on all or part of the land to which the application/appeal* relates, as follows:

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

* delete where inappropriate

Signature: . . . . . .

On behalf of: . . Manor Country Homes Ltd . . . . . .
(if completed by Agent)

Date: . . 22 March 2000 . . . . . .

M55

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

22 MAR 2000 * 0989

1.	APPLICANT'S NAME	Manor Country Homes Ltd
	ADDRESS	c/o Agent
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Development Land & Planning Consultants Ltd
	ADDRESS	Ritz Plaza House, 10 Denton Road Wokingham
	POST CODE	RG40 2DX PHONE 0118 978 9595
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	Land adjoining Tanglewood, Hollybush Ride, Finchampstead
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Erection of detached house
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.066
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner and prospective purchaser
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1) 1:2500 location plan 2) 1:500 site plan

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(X)

CHANGE OF USE	[ ]	REDEVELOPMENT	[ ]
ERECTION OF NEW BUILDING	[X]	ALTERATION or EXTENSION	[ ]

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

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

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

SITING	[X]	EXTERNAL APPEARANCE	[ ]
DESIGN	[ ]	MEANS OF ACCESS	[X]
LANDSCAPING	[ ]		

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

Residential

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/~~NO~~ — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

To be agreed with LPA

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

To be agreed with LPA

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Soakaway

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

Existing gate

Proposed driveway (see site plan)

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

N/A

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 9	* / *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

* STATE No. OF HABITABLE ROOMS

~~YES~~/NO — If YES, complete Part 2 of the form

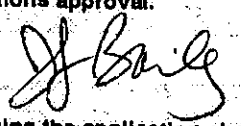
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

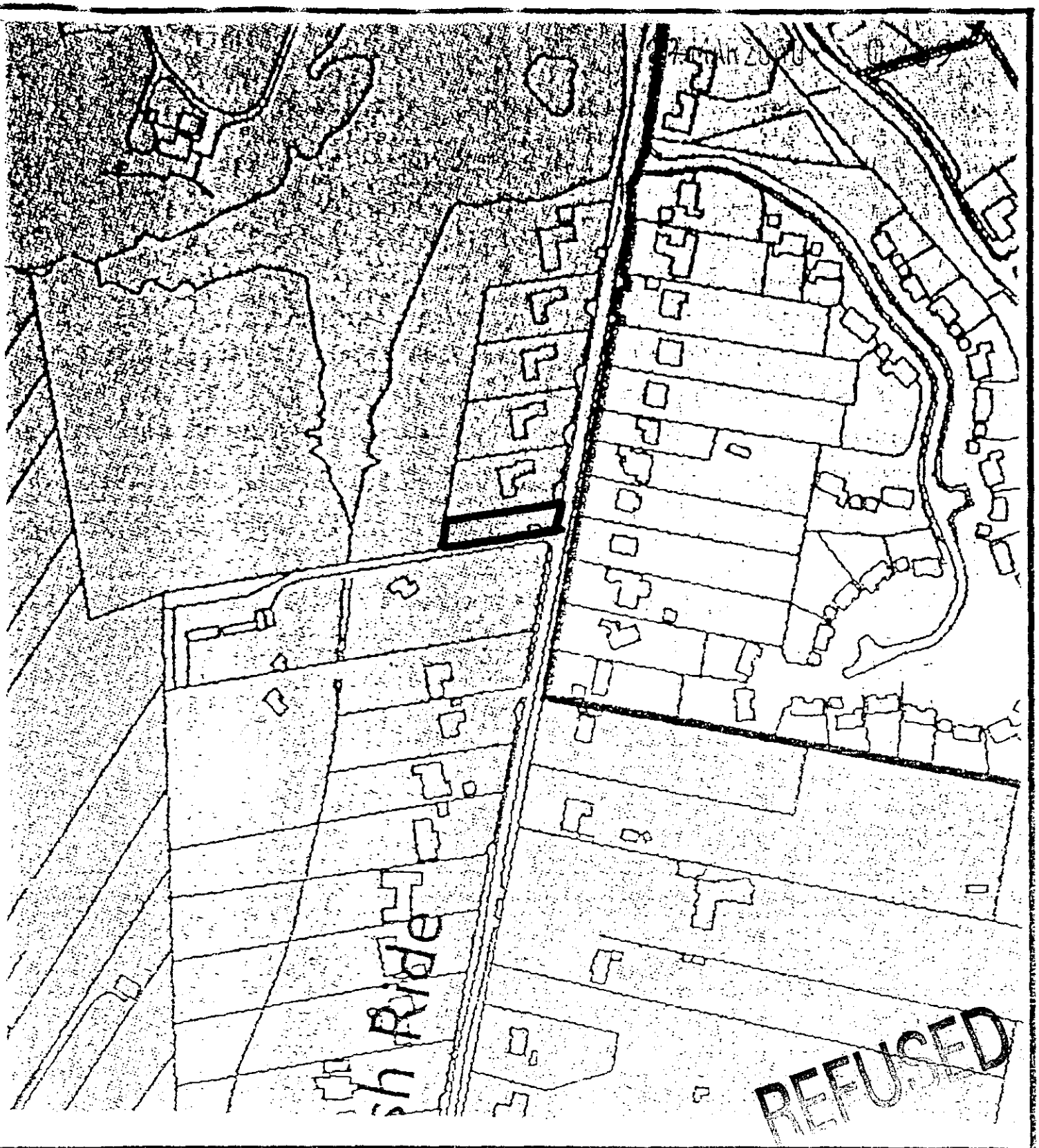
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£190

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

SIGNED  ON BEHALF OF Manor Country Homes Ltd DATE 22 March 2000

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



CLIENT

Manor Country Homes Ltd

PROJECT

Land adjoining Tanglewood,
Hollybush Ride, Finchampstead

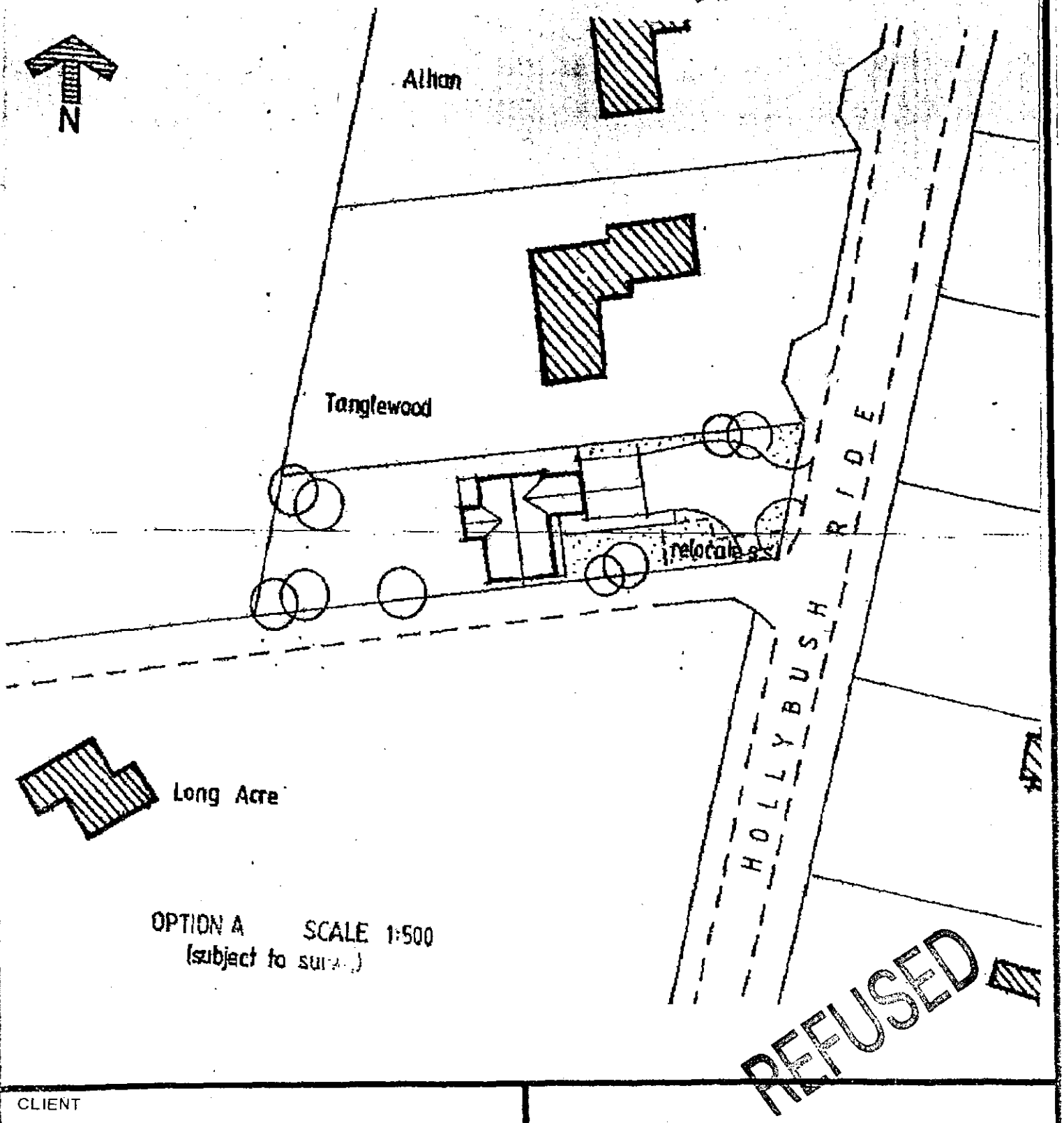
DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKS., RG40 2DX
TELEPHONE (0118) 9789595 FACSIMILE (0118) 9786551
Offices also at Bedford and Sheffield

Date	Rev	Drawn By
March 2000		JB
Scale 1:2500	OS Ref	Checked
ing no. BKS/277/1		

DRAWING TITLE

Location Plan

22 MAR 2000* 0989



CLIENT

Manor Country Homes Ltd

PROJECT

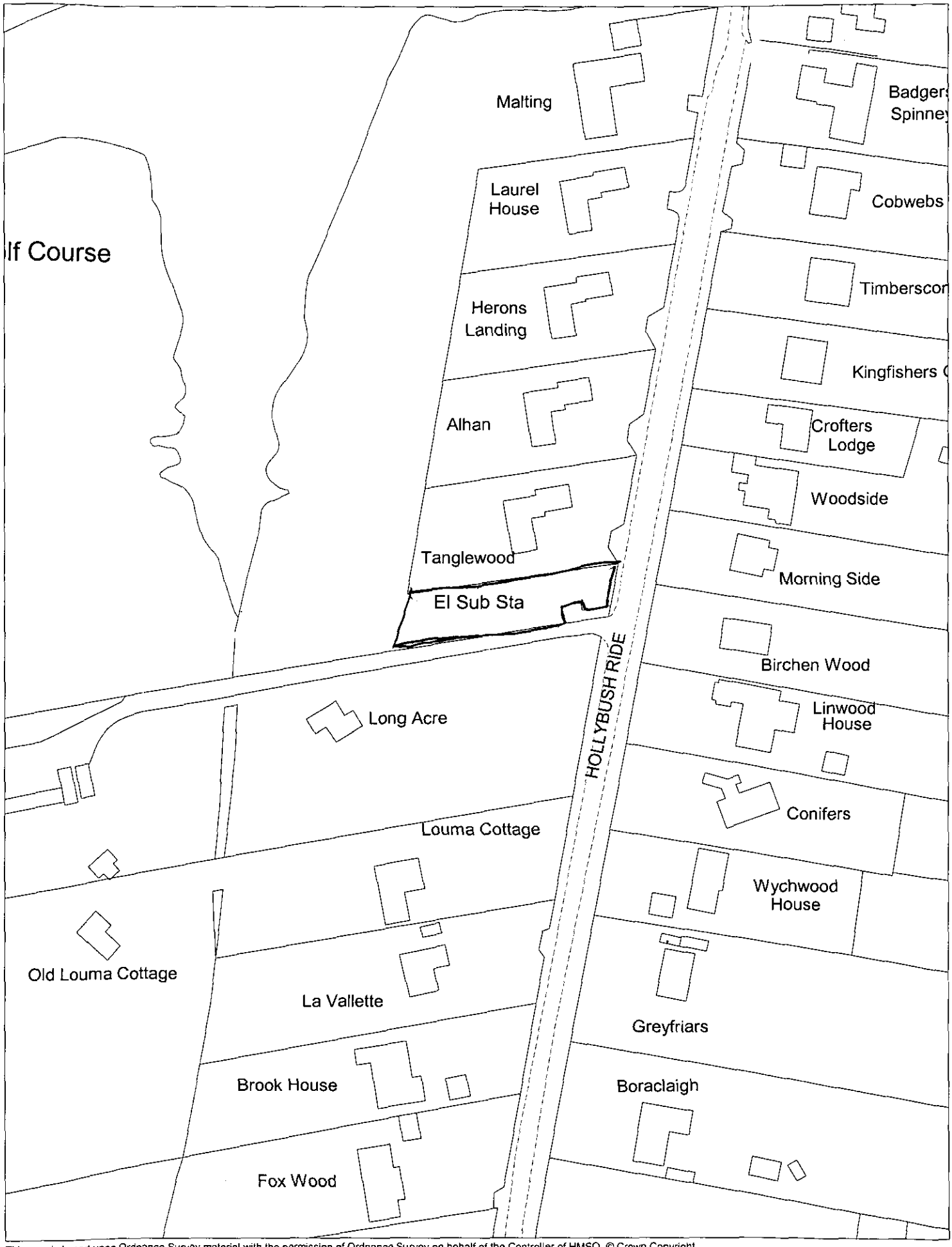
Land adjoining Tanglewood,
Hollybush Ride, Finchampstead

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKS., RG40 2DX
TELEPHONE: (0118) 9789595 FACSIMILE: (0116) 9786551
Offices also at Bedford and Sheffield

Date	Rev	Drawn By
March 2000		
Scale 1:500	OS Ref	Checked
Drawing no. BKS/277/2		

DRAWING TITLE

Site Plan



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Development Control Section, Environmental Services, Wokingham District Council.

3 April 2000

Scale: 1 : 1250

N
W E
S

Name of appellant:
Manor Country Homes Ltd

Site address:
Land adjoining Tanglewood, Hollybush Ride

Proposal:Erection of a detached house

Case Officer:AO

INFORMAL HEARING APPEAL

CASE OFFICER: AO

APPLICATION NUMBER: 0989

APPELLANT: Manor Country Homes Ltd

SITE: Land adjoining Tanglewood, Hollybush Ride, Finchampstead

APPEAL REF: APP/X0360/A/00/1043344

START DATE: 19/05/00

DATE OF HEARING 31/8/00

Progress Record	Date Actioned	Initials	Time Hours : Mins.
Appeal Logged:	22/05/00	DG	
Entered on Access:	25/05/00	DG	
Notification Letters Due: (after hearing date received)	~~16/06/00~~		
Notification Letters Sent:	23/6/00	DG.	
Questionnaire Due:	**02/06/00**		
Questionnaire Sent:	25/5/00	DG.	
Venue Booked:	✓ CR2.	DG.	
File received by Officer:			
Statement Due:	10/8/00		
Checked by Team Leader:			
Statement Sent: Den **(Don't forget to inform ~~Zena~~!)**	9/8/00	DG.	
Hearing:	31/8/00 CR2.		
Decision Letter circulated:	14/9/00	DG.	
Decision entered on Access.	14/9/00	DG	

Appeal Decision

Hearing conducted on 31 August 2000

by Roland Punshon BSc(Hons), MRTPI

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

The Planning Inspectorate
Tollgate House,
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927
14 SEP 2000
COPIES TO: ACK: FILE:
13 SEP 2000

Appeal Ref: APP/X0360/A/00/1043344/P7

- 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 brought by Manor Country Homes Ltd against Wokingham District Council.
- The site is located at land adjoining Tanglewood, Hollybush Ride, Finchampstead.
- The application (ref: O/2000/0989), dated 22 March 2000, was refused on 9 May 2000.
- The development proposed is erection of detached house.

Decision: The appeal is dismissed.

The main issues

1. I consider that the main issues in this case are:

   - The effect of the proposal on the character and appearance of the area resulting from the consolidation and intensification of development outside settlement boundaries; and,

   - The effect of the proposal on the character and appearance of the street scene resulting from the location of the proposed dwelling in relation to the site boundaries.

The development plan and other policies

2. The development plan for the area includes the Berkshire Structure Plan, revisions to which were adopted in 1997, and the South East Area Local Plan adopted in 1994. Structure Plan Policy C2 states that development outside settlement boundaries and built-up areas will be strictly controlled and only permitted where, amongst other things, a rural location is necessary and the proposal incorporates appropriate design characteristics. Structure Plan Policy C6 requires that the setting and identity of settlements should be conserved and protected. It states that wedges and gaps where there is a risk of, amongst other things, increased urbanised character will be identified in Local Plans and that development will not be permitted where it would threaten areas which provide physical or visual separation between settlements.

3. Local Plan Policy STV2 states development will not normally be allowed outside identified settlements except in certain specified circumstances. These include the rounding off of settlements by the development of smaller sites. I note that the County Council has informed the Local Planning Authority that this Policy does not conform to the more up-to-date Structure Plan. It will, therefore, carry little weight in my consideration of this appeal. In order to maintain a clear separation between settlements, Local Plan Policy SC1 states that development will not be permitted in defined areas which would detract from their undeveloped appearance or intensify existing sporadic development. I note that the Local Plan identifies the appeal site as being located in an area of sporadic development which is outside the settlement boundary and which separates settlements. Local Plan Policy SBE2

states that development will not normally be permitted where there would be an inappropriate relationship with adjoining sites and buildings or where it would adversely affect the character of the area by reason of, amongst other things, scale, siting and form.

4. I note that these development plan policies were drawn up before the publication of the latest guidance contained in PPG7: The Countryside - Environmental Quality and Economic and Social Development and that they do not reflect the advice contained in paragraph 3.21 regarding infilling within small groups of houses.

5. My attention has been drawn to the Deposit Draft version of the Wokingham District Local Plan. Policy WCC1 states that development outside settlement boundaries will only be allowed in exceptional circumstances and will be strictly controlled through detailed policies. It states that development involving sensitive infilling of 1 or 2 dwellings in a small gap in an otherwise built-up frontage will be acceptable in principle provided that there is no adverse effect on the character and appearance of the area, it is appropriate in design terms and it is consistent with other policies. Policy WCC2 deals with the separation of settlements and contains similar provisions to those in Structure Plan Policy C6 and Local Plan Policy SC1. Policy WBE1 sets out criteria which proposals should meet to achieve development which respects local context.

6. A public local inquiry into the emerging Local Plan was underway at the time of the Hearing. I was informed at the Hearing that objections had been raised to Policies WCC1 and WCC2, although none of the objections to the latter Policy were relevant to the appeal proposal. Given the early stage that this Plan has reached in the plan preparation procedure and, having regard to the advice contained in paragraph 48 of Planning Policy Guidance (PPG) 1: General Policy and Principles, I will give its provisions limited weight in my consideration of this appeal.

Inspector's reasons

Effect on the character and appearance of the area

7. Hollybush Ride marks the boundary between the settlement to the east and the designated countryside to the west and south. The settlement boundary does not, in my opinion, mark a clear distinction between the built-up area and the countryside. There are large, detached houses on both sides of the road set within substantial plots with a large number of mature trees and hedges. In overall terms, the character and appearance of the area is dominated by the vegetation with the development being largely screened. However, the development to the east of the road, within the settlement, is made up of generally smaller properties which tend to more closely fill the width of their narrower plots and it, therefore, appears more continuous and cohesive. The development outside the settlement boundary is more sporadic with occasional gaps linking to areas of wider open space to the rear.

8. The appeal site, together with the large and densely wooded frontage of the property immediately to the south, forms a significant gap in the development on this side of the road. This gap is so large that I do not consider that its development, in part or in whole, could be described as infilling within an otherwise built-up frontage. Nonetheless, in certain circumstances PPG7 advises that the infilling of small gaps within groups of houses or minor extensions to groups may be acceptable. However, the guidance makes clear that such infilling needs to be sensitive and much will depend on the character of the surroundings and the number of such groups in the area.

9. The proposal would partly close the existing gap in development. The consolidation of the development on the western side of the road would increase the impression of a continuously built-up frontage and would blur the distinction between development inside and outside the settlement boundary. By itself the proposal would not significantly close the gap between distinct settlements. However, its contribution to the intensification of development outside the settlement boundary would detract from the ability of that land to perform its designated function of keeping settlements distinctly separate. I do not, therefore, consider that the proposal would be sensitive to the character and appearance of the fragmented and dispersed pattern of development in the wider area.

10. On the first main issue, therefore, I conclude that the proposal would be harmful to the character and appearance of the area due to the consolidation and intensification of development outside settlement boundaries. It would, therefore, be contrary to Structure Plan Policies C2 and C6, Local Plan Policies STV2 and SC1, Policies WCC1 and WCC2 of the emerging Local Plan, and to the advice in PPG7.

Effect on the character and appearance of the street scene

11. The appeal site is much narrower than other plots outside the settlement boundary. The building shown on the appeal plans would be close to both side boundaries. The appellants' agent suggested in his statement that the siting of the building could be reserved for subsequent approval if the indicated siting was unacceptable. However, in my opinion, any dwelling of the size proposed would be likely to substantially fill the width of the plot. I consider that such a building would appear cramped and incongruous in the context of the large dwellings occupying spacious grounds which make up development outside the settlement boundary. The front garden area would be largely taken up by vehicle manoeuvring space which would contrast with the mature and dense planting at the front of other properties. In my opinion, this would be harmful to the well-established and mature character and appearance of the street scene. The proposal would involve the re-location of the existing electricity sub-station. However, its size, low-key fencing and surrounding vegetation prevent the sub-station from intruding into the street scene to any significant extent. I do not, therefore, consider that this benefit to the street scene would outweigh the harm which I have identified above.

12. On the second main issue, therefore, I conclude that the proposal would be harmful to the character and appearance of the street scene. It would, therefore, be contrary to Structure Plan Policy C2, Local Plan Policy SBE2 and Policies WCC1 and WBE1 of the emerging Local Plan.

Other material considerations

13. I have taken into account the effect of the proposal on the living conditions of the occupiers of the adjacent dwelling. Details of design and external appearance are reserved for subsequent approval. At this stage it is not possible to say whether there would be windows directly facing the neighbouring property. Any overlooking of garden areas from windows in the front and rear elevations would be from oblique angles and I do not consider that the loss of privacy would be sufficient to justify the refusal of permission.

14. The proposal would be to the south of the adjacent dwelling. However, having taken into account the height of the trees on the boundary and other trees on the appeal site, I do not consider that the loss of light to the conservatory on the side of the adjacent property, to the

side study window or to the first floor bedroom window would be so significant that, by itself, it would justify the refusal of permission.

15. Having regard to the number of other dwellings served by Hollybush Ride, I do not consider that the occupation of another dwelling would have any significant effect on traffic volumes on that road.

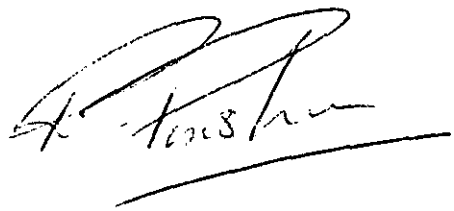
16. I was informed at the Hearing that none of the trees on the site were formally protected. Nonetheless, these mature and semi-mature trees contribute to the dominance of vegetation over built development which I consider to be an important part of the character and appearance of the area. The proposal would result in the loss of some of these trees and the proximity of the remaining trees to the proposed building would be likely lead to pressure for further works of removal in order to improve the living conditions of the occupiers. I consider that the loss of these trees would be harmful to the character and appearance of the street scene and this reinforces my conclusion on the second main issue.

17. During my site visit I noted a number of opportunities for other infill developments which would consolidate and intensify existing development in the area. In the context of surrounding development and the size of the adjacent open space separating the settlements, the proposal is relatively minor. However, it could be repeated too often. Each planning decision must be made on its own merits and it is on this basis that I have considered this appeal. Nonetheless, my concern that the granting of planning permission in this case could be cited as a precedent for other similar proposals which would have a cumulative impact on the character and appearance of the area reinforces my conclusions on the first main issue.

18. I have taken into account all the other matters raised including the issue of drainage. However, none are sufficient to outweigh my conclusions on the main issues which have led to my decision on this appeal.

Conclusions

19. I have concluded that the proposal would be harmful to the character and appearance of the area due to the consolidation and intensification of development outside settlement boundaries and would be harmful to the character and appearance of the street scene. For these reasons I conclude that the appeal should not succeed and I shall exercise the powers transferred to me accordingly by dismissing this appeal.



Inspector

Appeal Ref. APP/X0360/A/00/1043344/P7

APPEARANCES

FOR THE APPELLANTS

Mr J Bailey BA(Hons), MRTPI	Development Land and Planning Consultants Ltd

FOR THE LOCAL PLANNING AUTHORITY

Mrs A Odell BA(Hons), MPhil	Senior Planning Officer

INTERESTED PERSONS

Mr G Lovell-Read	Tanglewood, Hollybush Ride
Mrs C Lovell-Read	Tanglewood, Hollybush Ride

DOCUMENTS

Document 1	List of those attending the hearing
Document 2	Notification letter and 1 response
Document 3	Statement and appendices by Mr J Bailey
Document 4	Statement and appendices by Mrs A Odell
Document 5	Copy of plan showing appellants' land ownership provided by the appellants' agent
Document 6	Copies of objections made to Policy WCC1 of the emerging Local Plan provided by the appellants' agent
Document 7	Key to Local Plan Proposals Map provided by the Local Planning Authority

PLANS

Plan A	1:2500 scale location plan ref. BKS/277/1
Plan B	1:500 scale site plan ref. BKS/277/2

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878445
GTN 1374-6079

PLANNING SERVICES
POL | FLS
DC | ENF
APP
ICS
COPIES TO: | ACK:
FILE:
14 SEP 2000

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

Your Ref: 0/2000/0989

Our Ref: APP/X0360/A/00/1043344

Date: 13 September 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MANOR COUNTRY HOMES LTD
SITE AT LAND ADJACENT TO TANGLEWOOD, HOLLYBUSH RIDE, FINCHAMPSTEAD, WOKINGHAM

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:

The Complaints Officer
The Planning Inspectorate
Room 14/04
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Phone No. 0117 987 8927 Fax No. 0117 987 6219

Yours faithfully

Miss A Bibi

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date. August 9, 2000
My ref: O/2000/0989
Your ref:BKS/277

file copy.

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

Development Land & Planning Consultants Ltd
Ritz Plaza House
10 Denton Rd
Wokingham
Berks
RG40 2DX

Dear Sirs

APPEAL BY: **Manor Country Homes Ltd**

SITE: **Land adjoining Tanglewood, Hollybush Ride.**

With reference to this appeal, I enclose a copy of the Council's statement of the case.

I have also sent a copy to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: August 9, 2000
My ref: O/2000/0989
Your ref: APP/X0360/A/00/1043344

file copy.

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

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Bibi

APPEAL BY: Manor Country Homes Ltd
SITE: Land adjoining Tanglewood, Hollybush Ride, Finchampstead.

With reference to this appeal, I enclose a copy of the Council's statement of the case. I am also arranging to exchange statements with the agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

Room 12/02 West
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-9878460
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8460

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

Your Ref:
0/2000/0989

Our Ref:
APP/X0360/A/00/1043344

19 June 2000

PCL
DC
APP
22 JUN
COPIES TO:
ASK:
FILE:

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MANOR COUNTRY HOMES LTD
SITE AT LAND ADJACENT TO TANGLEWOOD, HOLLYBUSH RIDE, FINCHAMPSTEAD, WOKINGHAM

I am writing to advise you that [redacted] at The Council Offices, Shute End, WOKINGHAM. Please arrange a car-parking space for the Inspector, and send the details to the case officer quoting our appeal reference number.

We will confirm the Inspector to you at a later date.

The hearing date has been imposed upon yourselves.

Please tell those interested in the development about these arrangements, including those who wrote to you at application stage, and give such other publicity as you think necessary. They will need to know:

a. the location of the site and a description of the appeal proposals;

b. details of the hearing arrangements;

c. that they can send their views to the case officer, not later than 21 days before the date of the hearing, quoting our reference number, and that these will be disclosed to the parties and may be read out at the hearing;

d. where your and appellant's statements, proofs of evidence and summaries can be inspected;

e. that they may attend the hearing if they wish and at the discretion of the Inspector take part in the discussion;

f. that we will send a copy of the decision letter only to those who ask for one.

Please send a copy of the 'Code of Practice for Hearings' to all those notified of the arrangements, because the hearing will be conducted in accordance with the Code.

If you have not already done so, please send your written statement to the case officer and the appellant no later than 3 weeks before the hearing.

Usually Inspectors issue their decision letters 7 weeks after the date of the hearing, although this may vary in individual cases. If the letter is likely to be significantly delayed, due for example to the receipt of late representations, we will let you know.

Please note that disabled people who may be concerned about facilities at the hearing venue have been advised to write to or contact your Council to confirm that proper provisions are in place.

Yours faithfully

Miss H Langridge

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

206J

Tel: (0118) 974 6448(Direct Line)
Fax: (0118) 974 6484
Date: June 28, 2000
My ref: O/2000/0989
Your ref: APP/X0360/A/00/1043344

file copy

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

Mrs Bate
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Mrs Bate

APPEAL BY: MANOR COUNTRY HOMES LTD
SITE: Land adjacent to Tanglewood, Hollybush Ride, Finchampstead

INQUIRY DATE: THURSDAY 31ST AUGUST 2000

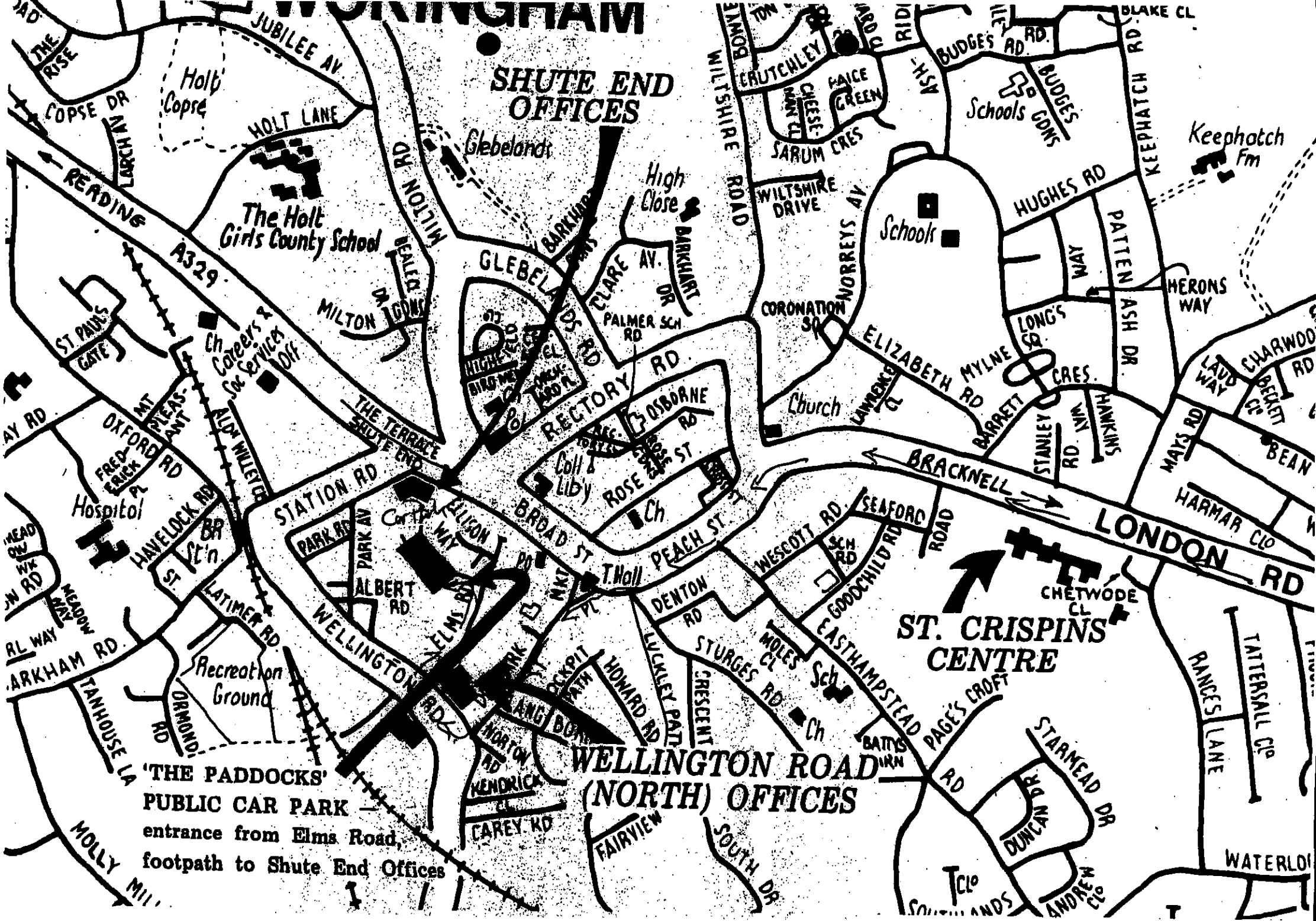
On the reverse of this letter is a map showing the Pay and Display car park, The Paddocks, recommended for the Inspector's use during the Inquiry.

Please forward this letter to the Inspector concerned.

I hope this is helpful, and that the Inspector finds a parking space without a problem.

Yours sincerely

Denise Gumbrell
Appeals Assistant


WOKINGHAM
SHUTE END OFFICES
ST. CRISPINS CENTRE
WELLINGTON ROAD (NORTH) OFFICES
'THE PADDOCKS' PUBLIC CAR PARK — entrance from Elms Road, footpath to Shute End Offices
JUBILEE AV
THE RISE
Holt Copse
COPSE DR
HOLT LANE
LARCH AV
READING A329
The Holt Girls County School
MILTON RD
Glebelands
High Close
BARKHART DR
CLARE AV.
PALMER SCH RD
GLEBELANDS RD
RECTORY RD
OSBORNE RD
ROSE ST
Coll & Lib'y
Ch
BROAD ST
PEACH ST
T.Hall
THE TERRACE
SHUTE END
STATION RD
PARK RD
PARK AV
ALBERT RD
ELMS RD
WELLINGTON RD
LATIMER RD
Recreation Ground
ORMOND RD
TANHOUSE LA
MOLLY MILL
HAVELOCK RD
Hospital
OXFORD RD
FREDERICK PL
MT PLEASANT
ALDN WILLEY CL
ST PAULS GATE
Careers & Soc Services Off
Ch
BR St'n
ARKHAM RD
MEADOW WAY
RL WAY
WILTSHIRE ROAD
BOWYER
CRUTCHLEY
CHEESEMAN CL
PAICE GREEN
SARUM CRES
WILTSHIRE DRIVE
NORREYS AV
CORONATION SQ
Schools
ELIZABETH RD
Church
LAWRENCE CL
BUDGES RD
BUDGES GDNS
Schools
KEEPHATCH RD
BLAKE CL
Keephatch Fm
HUGHES RD
PATTEN ASH DR
HERONS WAY
LONG'S SQ
MYLNE CRES
BARRETT
STANLEY RD
HAWKINS WAY
LAUD WAY
CHARWOOD RD
BECKETT CL
MAYS RD
BEAN
HARMAR CLO
BRACKNELL
LONDON RD
SEAFORD ROAD
WESCOTT RD
SCH RD
GOODCHILD RD
CHETWODE CL
DENTON RD
STURGES RD
MOLES CL
Sch
Ch
EASTHAMPSTEAD RD
PAGE'S CROFT
BATTYS IRN
STARMEAD DR
DUNCAN DR
ANDREW CLO
SOUTHLANDS CLO
RANCES LANE
TATTERSALL CLO
WATERLOO
LUCKLEY PATH
CRESCENT
HOWARD RD
NORTON RD
KENDRICK CL
CAREY RD
FAIRVIEW
SOUTH DR

Tel. (0118) 974 6448 (Direct Line)
Date: May 25, 2000
My ref: O/2000/0989
Your ref: APP/X0360/A/00/1043344

file copy

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

Mr S Raychell
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Mr Raychell

APPEAL BY: **MANOR COUNTRY HOMES LTD**

SITE: **Land adjoining Tanglewood, Hollybush Ride, Finchampstead**

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

I have also sent a copy to the appellant's agent.

Yours sincerely

Den Gumbrell
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. May 25, 2000
My ref: O/2000/0989
Your ref: BKS/277

file copy

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

Development Land & Planning Consultants Ltd
Ritz Plaza House
10 Denton Rd
Wokingham [illegible]
RG40 2DX

Dear Sirs

APPEAL BY: **Manor Country Homes Ltd**
SITE: **Land adjacent to Tanglewood, Hollybush Ride, Finchampstead**

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

I have also sent a copy to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell
Appeals Assistant

Enc

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

22 MAY 2000
ACK:
FILE:

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

Your Ref:
0/2000/0589

Our Ref:
APP/X0360/A/00/1043344

19 May 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MANOR COUNTRY HOMES LTD
SITE AT LAND ADJACENT TO TANGLEWOOD, HOLLYBUSH RIDE, FINCHAMPSTEAD, WOKINGHAM

I have received a planning appeal form and accompanying documents for this site. I am the case officer. I am checking the papers and if I need further information, or if for legal reasons the appeal is not acceptable, I will write again.

Please complete - within 14 days of the date of receipt of the appeal form - an appeal questionnaire for this appeal and send it to me together with all the necessary enclosures. **Remember that you must send the appellant a copy of any correspondence you send to us.**

The appellant has asked for the appeal to be heard at a hearing. Details of this procedure are in the attached 'Code of Practice for Hearings'. Hearings are designed to save time and expense for you and the appellant, and [redacted] a less formal setting than is usually possible at an inquiry. But:

- Substantial legal issues should not be involved.
- There should not be much local interest in the appeal proposals.
- Formal cross examination is not allowed.
- Costs can be awarded in hearing cases. Details can be found in DOE Circular 8/93.

It is important that you and the appellant keep to the timetable for the exchange of written documents. If not, the hearing may be cancelled and an inquiry held instead.

Any further correspondence should be sent to me, giving the full appeal reference number.

Unless you write within 7 working days from the date of this letter, giving reasons for your objections, we will arrange a hearing.

Yours faithfully

G. Wallpf

Mr S Raychell

H1B

HEARING & INQUIRY DATES

We have improved the time taken to fix a date for a hearing or inquiry. Most hearings are now arranged within 15 weeks from confirmation of procedure, and inquiries are within 25 weeks. Appeals dealt with by written representations and a site visit are decided much quicker. If both parties agree to this option, please let the case officer know immediately.

SECTION 106 AGREEMENTS

If you intend to rely on an obligation made under Section 106, we must receive a completed, signed and dated copy before the date of the hearing. We will not delay the issue of the decision letter to wait for the completion of a Section 106 obligation.

PLANNING APPEALS

CODE OF PRACTICE FOR HEARINGS

1. This code contains the procedure which the appellant and the local planning authority should follow when a hearing is to be held. The procedure is intended to save the parties time and money and to allow the inspector to lead a discussion about the issues. The aim is to give everybody, including interested third parties, a fair hearing and to provide the inspector with all the information necessary for his decision, but in a more relaxed and less formal atmosphere than at a local inquiry. Although the code does not have statutory force, all parties to a hearing are expected to comply with it.

2. A hearing is suitable where the development is small-scale; there is little or no third party interest; complex legal, technical or policy issues are unlikely to arise; and there is no likelihood that formal cross-examination will be needed to test the opposing cases.

3. The Secretary of State will decide whether a hearing is a suitable means for considering an appeal. Where either the appellant or the local planning authority wishes to exercise their right to be heard, the Planning Inspectorate will consider whether the case is suitable for a hearing, taking into account the circumstances of the appeal and the views of the principal parties. If it is suitable, the aim will be to arrange the hearing within 12 weeks of that decision. It is important that dates for hearings are set without undue delay. In this respect, the negotiations for dates will follow the same procedures as inquiries, and each party will be permitted one refusal of a date before the date, time and place of the hearing are fixed.

4. Not less than 28 days' notice of the arrangements for the hearing will be given. The local planning authority will send details of the arrangements to all those, other than the appellant, with an interest in the land and to all who wrote to them about the proposed development at the application stage, i.e. including any interested third parties. The authority will also give such other publicity to the hearing as they think advisable. Those notified of the arrangements for the hearing will be sent a copy of this code, and will be told by the local planning authority where and when they can inspect copies of the pre-hearing statements and any other associated documents. They will also be advised that they may, at the discretion of the inspector, participate in the discussion at the hearing.

5. An important element of this procedure is that the inspector must be fully aware of the relevant issues and arguments so that he can properly lead the discussion. It is therefore essential that **at least 3 weeks before the hearing,** the appellant and the local planning authority provide a written statement containing full particulars of the case they wish to make at the hearing, including a list of any documents to which they wish to refer. The statements will be passed to the inspector to enable him to prepare for the hearing. At the same time as sending their statement to the Inspectorate, the appellant and the local planning authority should send a copy to each other. If it is decided to hold a hearing after notification that an inquiry will be held, any written statement already provided for the purpose of the inquiry will be used for the purpose of the hearing. The parties should bear in mind that they may not seek the issue of any form of summons to compel any person to attend a hearing.

6. Failure to adhere to this timetable will be fatal to the procedure. If the inspector cannot be provided with the necessary information in sufficient time before the hearing it will be necessary to delay or defer it, or to hold a local inquiry with procedures governed by statutory rules. A party may become liable for costs if another party is put to unnecessary expense through the late submission of statements. Other circumstances in which costs may be awarded in respect of a hearing are set out in DOE Circular 8/93.

7. The arrangements for the hearing and the conduct of it will be designed to create the right atmosphere for discussion and to eliminate or reduce the formalities of the traditional local inquiry. To this end the accommodation provided for the hearing should also be informal and the inspector and the parties should wherever possible sit around a table: a small committee room is usually satisfactory and the more formal atmosphere of a council chamber should be avoided.

8. If at any time before or during the hearing the appellant or the local planning authority comes to the view that the informal procedure is inappropriate and that they no longer wish to proceed this way, they should explain their reasons to the Inspectorate or, during the hearing, the inspector, who will, after seeking the views of the other party, decide whether an inquiry should be held instead. If it becomes apparent during the hearing that the procedure is inappropriate, the inspector will close the proceedings and a local inquiry will be arranged.

9. After resolving any residual doubts about the application or plans, the inspector conducting the hearing will explain that it will take the form of a discussion which he will lead.

10. The inspector will then summarise his understanding of the case from reading the papers and any pre-hearing site visit. At that stage, the inspector will outline what he considers to be the main issues and indicate those matters for which further explanation or clarification is required. This will not preclude the parties from referring to other aspects which they consider to be relevant.

11. Appellants may present their case through an agent or adviser but such representation is not essential. Legal representation should not normally be necessary. The appellant will usually be asked to start the discussion. In some cases it may be appropriate for the local planning authority to start if, for example, it is necessary to clarify development plan policy matters in order to guide the debate. Written material should have been circulated and exchanged well beforehand and will not need to be read out at the hearing. Every effort should be made by the parties to avoid introducing at the hearing, material or documents which are new, i.e. not previously referred to, as this may necessitate adjournment of the hearing to a later date and frustrate the objectives of the hearing procedure.

12. Those at the hearing will be given the opportunity to participate. Any questions must be relevant and discussion should proceed in an orderly manner. The appellant will be allowed to make any final comments before the discussion is closed.

13. It may appear to the inspector that certain matters could be more satisfactorily resolved if the hearing was to be adjourned to the site, which could then be concluded there.

The inspector will only do this when, having regard to all the circumstances, including weather conditions, he is also satisfied that:-

(i) the discussion could proceed satisfactorily and that no-one involved would be at a disadvantage;

(ii) all parties present at the hearing have the opportunity to attend; and

(iii) no-one participating in the hearing has objected to the discussion being continued on the site.

The inspector will normally ask that applications for awards of costs (if any) be made at the end of proceedings in the hearing room and before adjournment to the site.

14. Unless the hearing is to be adjourned to the site, the inspector will ask the appellant and the local planning authority at the hearing whether they wish to be present at his inspection of the site. If an accompanied site visit is requested, the date and time of the visit will be arranged at the hearing. The appellant, landowner and representative of the local planning authority may attend the visit, as may any other person at the discretion of the inspector and with the consent of the landowner. The inspector should not be accompanied at any stage by the representative of one of the principal parties without the representative of the other also being present.

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The Planning Inspectorate

FOR OFFICIAL USE ONLY
Date received

PLANNING APPEAL

The appeal must reach the Inspectorate within 6 months of the date of the notice of the Local Planning Authority's decision, or within 6 months of the date by which they should have decided the application.

A. INFORMATION ABOUT THE APPELLANT(S)

Full Name: Manor Country Homes Ltd

Address: c/o Agent

Postcode: ..... Reference: .....
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: ..... Fax No: .....

Agent's Name (if appropriate): Development Land & Planning Consultants Ltd

Agent's Address: Ritz Plaza House, 10 Denton Road

Wokingham, Berkshire

Postcode: RG40 2DX Reference: BKS/277
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 0118 978 9595 Fax No: 0118 978 6551

B. DETAILS OF THE APPEAL

Name of the Local Planning Authority (LPA): Wokingham District Council

Description of the Development:

Erection of a detached house.

Address of the Site:

Land adjoining Tanglewood
Hollybush Ride, Finchampstead, Wokingham

Postcode:
Failure to provide the postcode may cause delay in processing your appeal.

National Grid Reference (see key on OS map for Instructions).
Grid Letters: Grid Numbers
eg TQ:298407

Date and LPA reference number of the application you made and which is now the subject of this appeal:

22 March 2000 O/2000/0989

Date of LPA notice of decision (if any):

9 May 2000

Are there any outstanding appeals for this site eg Enforcement, Lawful Development Certificate etc? If so please give details and any Planning Inspectorate reference number here:

None

C. REASON FOR THE APPEAL

THIS APPEAL IS AGAINST the decision of the LPA:- **(*Delete as appropriate)** **(✓)**

1. to *refuse/~~grant subject to conditions~~, planning permission for the development described in Section B. ☑
2. to *refuse/grant subject to conditions, approval of the matters reserved under an outline planning permission. ☐
3. to refuse to approve any matter (other than those mentioned in 2 above) required by a condition on a planning permission. ☐

Or the failure of the LPA:-

4. to give notice of its decision within the appropriate period on an application for permission or approval. ☐

D. CHOICE OF PROCEDURE

CHOOSE ONE OF THE FOLLOWING TYPES OF PROCEDURES - Appeals decided by written representations are normally decided much quicker than by the hearing/inquiry method. For further information see the booklet "Making your planning appeal" which accompanied this form.

1. WRITTEN REPRESENTATIONS ☐

If you have chosen the written representations procedure, please tick if the whole site can clearly be seen from a road or other public land. (An unaccompanied site visit will be arranged if the Inspector can adequately view the site from public land.) ☐

2. LOCAL INQUIRY Please give reasons why an inquiry is necessary ..... ☐

.....

3. HEARING Although you may prefer a hearing, the Inspectorate must consider your appeal suitable. ☑

E. ESSENTIAL SUPPORTING DOCUMENTS

A copy of each of the following should be enclosed with this form.

1. The application submitted to the LPA; ☑
2. The site ownership details (Article 7 certificate) submitted to the LPA at application stage; ☑
3. Plans, drawings and documents forming part of the application submitted to the LPA; ☑
4. The LPA's decision notice (if any); ☑
5. Other relevant correspondence with the LPA; please identify the correspondence by date or otherwise: .....22 March 2000..... ☑
6. A plan showing the site in red, in relation to two named roads (preferably on an extract from the relevant 1:10,000 OS map). **(Failure to submit this can delay your appeal).** ☑

Copies of the following should also be enclosed, if appropriate:

7. If the appeal concerns reserved matters, the relevant outline application, plans submitted and the permission; ☐
8. Any plans, drawings and documents sent to LPA but which do not form part of the submitted application (eg drawings for illustrative purposes); ☐
9. Additional plans or drawings relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ..... ☐

F. APPEAL SITE OWNERSHIP DETAILS

IMPORTANT: THE ACCOMPANYING NOTES SHOULD BE READ BEFORE THE APPROPRIATE CERTIFICATE IS COMPLETED. CERTIFICATES A AND B ARE GIVEN BELOW. IF NEEDED, CERTIFICATES C AND D ARE ATTACHED TO THE GUIDANCE NOTES

SITE OWNERSHIP CERTIFICATES

PLEASE DELETE INAPPROPRIATE WORDING WHERE INDICATED (*) AND STRIKE OUT INAPPLICABLE CERTIFICATE

CERTIFICATE A

I certify that:

On the day 21 days before the date of this appeal nobody, except the appellant, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates.

OR

CERTIFICATE B

I certify that:

I have/the appellant has *given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates, as listed below.

Owner's Name	Address at which notice was served	Date on which notice was served
Southern Electric	Mapping Services Dept P O Box 6206 Basingstoke RG24 8BW	17 May 2000

I further certify that:

AGRICULTURAL HOLDINGS CERTIFICATE (TO BE COMPLETED IN ALL CASES WHERE A, B, C OR D OWNERSHIP CERTIFICATE HAS BEEN COMPLETED)

*• None of the land to which the appeal relates is, or is part of, an agricultural holding.

OR

*• I have/the appellant has *given the requisite notice to every person other than my/him/her*self who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as follows:

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

*** Delete as appropriate. If the appellant is the sole agricultural tenant the first alternative should be deleted and "not applicable" should be inserted below the second alternative.**

Signed ..... (on behalf of) Manor Country Homes Ltd

Name (in capitals) J. BAILEY Date 17.5.00

G. GROUNDS OF APPEAL If the written procedure is requested, the appellant's FULL STATEMENT OF CASE MUST be made - otherwise the appeal may be invalid. If the written procedure has not been requested, a brief outline of the appellant's case should be made here.

Central Government advice states that infilling of small gaps between existing dwellings in rural areas may be acceptable. The gap/green wedge designation of the area is not sufficient justification to overrule this advice. The character of the rural area will not be harmed by the proposal.

The plot is of adequate width and matches existing plots nearby. It will be possible to design a house which will not appear cramped in the street scene.

The proposal complies with relevant policies and should not have been refused permission.

PLEASE SIGN BELOW

I confirm that a copy of this appeal form and any supporting documents relating to the application not previously sent to the LPA has been sent to them. I undertake that any future documents submitted in connection with this appeal will also be copied to the local planning authority at the same time.

Signed ..... (on behalf of) Manor Country Homes Ltd

Name (in capitals) J BAILEY Date 17.5.00

The Planning Inspectorate is registered under the Data Protection Act 1984, so that we may hold information supplied by you on our computer system for the purpose of processing this appeal.

CHECKLIST - Please check this list thoroughly to avoid delay in the processing of your appeal.

- This form signed and fully completed.
- Any relevant documents listed at Section E enclosed.
- Full grounds of appeal/outline of case set out at Section G.
- Relevant ownership certificate A, B, C or D completed and signed.
- Agricultural Holdings Certificate completed and signed.

♦ **1ST COPY: Send one copy of the appeal form** with all the supporting documents to

The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

♦ **2ND COPY: Send one copy to the LPA,** at the address from which the decision on the application (or any acknowledgments, etc) was received, enclosing any supporting documents not previously submitted to them as part of the application.

TOWN AND COUNTRY PLANNING ACT 1990

Section 78 Appeal by
Manor Country Homes Ltd
against Refusal by Wokingham District Council
of Planning Permission
for Erection of Detached House
on Land Adjoining Tanglewood
Hollybush Ride, Finchampstead, Berkshire

INFORMAL HEARING 31 AUGUST 2000
STATEMENT OF CASE

LPA Reference: 0/2000/0989
DETR Reference: APP/X0360/A/00/1043344

Prepared by:

Development Land & Planning Consultants Ltd
Ritz Plaza House
10 Denton Road
Wokingham
Berkshire
RG40 2DX

Tel: 0118 978 9595
Fax: 0118 978 6551
e-mail: dlp.wokingham@talk21.com

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APPENDICES

PLANS

1 INTRODUCTION

1.1 On 22 March 2000, Development Land & Planning Consultants Ltd (DLP) submitted an outline planning application, to Wokingham District Council (the LPA), for erection of a single dwelling on land adjoining Tanglewood, Hollybush Ride, Finchampstead, Berkshire.

Copies of the covering letter, application form, certificate B and agricultural holdings certificate are attached as Appendix 1.

Copies of the submitted location and site plans are attached as Plans A and B.

1.2 The application was registered on 29 March, given a number, 0/2000/0989, and allocated to a case officer, Angela Odell.

1.3 On 9 May 2000, the application was refused, under delegated powers, for 2 reasons, as follows:

> *"1 The proposal would be inappropriate development outside a settlement boundary and in a gap/green wedge between settlements. The proposal would consolidate and intensify existing development and have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to Berkshire Structure Plan Policies C2 and C6, South East Area Local Plan Policies STV2 and SC1, to Wokingham District Local Plan (Deposit Draft) Policies WCC1 and WCC2 and PPG7.*

2 *As the application plot is relatively narrow and the proposed house and garage would be close to the plot's side boundaries, the proposed development would appear relatively cramped in the street scene, having a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to South East Area Local Plan Policy SBE2 and Wokingham District Local Plan (Deposit Draft) Policy WBE1."*

A copy of the refusal notice is attached as Appendix 2.

2 SITE DESCRIPTION

Location

2.1 The appeal site lies on the western side of Hollybush Ride, about 230 metres south of its junction with Nine Mile Ride, which is the B3430, running east-west between Finchampstead to the west and Bracknell to the east. Finchampstead village centre lies about 2.1 kilometres to the west, Wokingham town centre lies about 4 kilometres to the north and Crowthorne village centre lies about 4 kilometres to the south-east.

Site Characteristics

2.2 The appeal site has an electricity sub-station in the south-eastern corner. It is proposed to remove and re-locate this on to adjoining land within the appellant company's control. The site frontage will then be 13 metres. The site widens slightly to 13.5 metres at its western end. The plot is 49 metres deep. The total area of the site is 0.066 hectares. The site contains a number of trees and is unused and overgrown. There are no buildings on the site.

2.3 A chain link fence forms the eastern boundary of the site, facing Hollybush Ride. A five bar gate and bell mouth indicate that access has been taken off Hollybush Ride into the site. The northern boundary of the site, with Tanglewood, a substantial detached dwelling, is formed by a 1.8-metre close-boarded fence. The southern boundary of the site, adjoining a track leading to Long Acre, another substantial residential dwelling, is formed by a close-boarded fence at its eastern end, around the electricity sub-station, but otherwise is open. The western boundary of the site is also open. The wooded grounds of Kingsmere lie beyond the site to the west.

Photographs of the appeal site and its surroundings are attached as Appendix 3.

3 PLANNING HISTORY

3.1 **23491**

Erection of 4 detached 5-bedroom houses and chain link security fence on land north of Long Acre. Refused planning permission. Appeal dismissed 8 January 1986.

Copies of the refusal notice and appeal decision letter are attached as Appendix 4.

A copy of the refused plan is attached as Plan C.

3.2 **25287**

Erection of 4 detached 5-bedroom houses on land north of Long Acre. Planning permission granted 15 May 1986.

A copy of the consent notice is attached as Appendix 5.

A copy of the approved plan is attached as Plan D.

4 PLANNING POLICY

4.1 A detailed examination and assessment of the case on behalf of the appellant company appears in section 5 of this statement. Firstly, however, we propose to review the policy framework relevant to the consideration of this appeal.

4.2 Central Government advice is to be found in Planning Policy Guidance Notes (PPGs) 1, "General Policy and Principles" and 7 "The Countryside". At the strategic level, the Berkshire Structure Plan (BSP) was adopted in August 1997. At the local level, the South East Area Local Plan (SEALP) was adopted in April 1995. The Wokingham District Local Plan Deposit Draft (WDLP) was published in October 1997. A Consolidated Document was published in November 1999. The second part of the public local inquiry into this new plan is ongoing and expected to finish in September 2000. The local plan inquiry part 1 inspector's recent decision to delete new settlement proposals south of Reading from the local plan and request an Urban Capacity Study to be undertaken means that adoption of the plan will probably be delayed until 2002 or later.

Central Government Guidance

4.3 With reference to the Government's commitment towards a plan-led system of development control, paragraph 50 of PPG1 states that:

> *"Where an adopted or approved development plan contains relevant policies, section 54A (Town and Country Planning Act 1990) requires that an application for planning permission or appeal shall be determined in accordance with the plan, unless material considerations indicate otherwise."*

4.4 Paragraph 40 goes on to comment that:

> *"Those deciding such planning applications or appeals should always take into account whether the proposed development would cause demonstrable harm to interests of acknowledged importance."*

4.5 With regard to the weight to be given to non-adopted plans, paragraph 48 states that:

> *"...account can also be taken of Policies in emerging Development Plans which are going through the statutory procedures towards adoption (or approval). The weight to be attached to such policies depends upon the stage of plan preparation or review, increasing as successive stages are reached."*

4.6 PPG7 states, in paragraph 3.18, that in the countryside:

> *"Sensitive infilling of small gaps within small groups of houses or minor extensions to groups may also be acceptable though much would depend on the character of the surroundings and the number of such groups in the area."*

Strategic Policies

4.7 The BSP contains the following relevant policies:

4.8 **Policy C2**

This policy states that development outside of built-up areas will be strictly controlled.

4.9 **Policy C6**

This policy states that development will not be permitted where it would threaten "green gaps" between settlements.

Copies of the above BSP policies are attached as Appendix 6.

Local Plan Policies

4.10 The SEALP contains the following relevant policies:

4.11 **Policy STV2**

This policy states that outside of identified settlements development will not normally be allowed. Exceptions are listed, and include:

> *"(A) Development for housing purposes of sites not exceeding 0.4 hectare on the edge of settlements in the form of rounding-off or redevelopment."*

4.12 **Policy SC1**

This policy seeks to maintain "physical and visual separation" between settlements by seeking to prevent development which would detract from the undeveloped appearance or intensify existing sporadic development.

4.13 **Policy SBE2**

This policy seeks to prevent development that is inappropriate in relation to other buildings or which would adversely affect the character of the area.

4.14 **Proposals Map**

This shows the site lying just west of the settlement boundary, in an area of Sporadic Development.

Copies of the above policies and an extract from the Proposals Map are attached as Appendix 7.

4.15 The WDLP is still some way from adoption but it is still a material consideration. The following policies are relevant to this appeal:

4.16 **Policy WCC1**

This policy states that development outside of settlement boundaries will not normally be allowed. A list of exceptions includes the following:

> *"H) Sensitive infilling of one or two dwellings in an otherwise built-up frontage where the development would not adversely affect the character and appearance of the area."*

4.17 **Paragraph 2.23A**

This expands upon the principle of allowing "infill" development outside of settlement boundaries, by stating that the site should be a small gap in an otherwise built-up frontage, the new dwelling(s) should have a similar road frontage and curtilage to adjoining dwellings and the proposal should not adversely affect the character of the area.

4.18 **Policy WCC2**

This policy seeks to maintain a clear separation between settlements by preventing development in "green gaps" which would detract from their open and rural character.

4.19 **Policy WBE1**

This policy requires new development to be of good contemporary design and to respect its local context, including considerations such as visual impact and residential amenity.

4.20 **Proposals Map**

This shows the site lying just to the west of the settlement boundary.

Copies of the above policies and extract from the Proposals Map are attached as Appendix 8.

5 CASE FOR THE APPELLANT COMPANY

5.1 The application subject to this appeal was refused for 2 reasons. With regard to the first reason, the LPA considered that the proposed dwelling:

- would be inappropriate development outside a settlement boundary and in a green gap/wedge between settlements, and

- would consolidate and intensify existing development and have a detrimental effect on the character and appearance of the area

5.2 Consequently, the LPA considered that the proposal would be contrary to policies in the approved structure plan and adopted local plan, as well as the emerging local plan and PPG7. We consider that the proposed dwelling will not contravene development plan, or other, policies, for the following reasons:

5.3 **BSP Policy C2**

This policy states that only a few types of development are permissible, in principle, outside of settlement boundaries. "Infill" development is not included on the list. Reference is made to PPG7 in supporting paragraph 5.9, but this is likely to be the 1992 version, which was cancelled and superseded by the current version of PPG7. This policy is, therefore, out of date and should be given little weight in relation to this appeal.

5.4 **BSP Policy C6**

This policy seeks to conserve and protect the setting and separate identities of settlements. "Green gaps", such as that containing the appeal site, have been designated to prevent:

> *"(i) coalescence, loss of community identity or increased urban character."*

The appeal proposal will result in none of these, as the gap between Crowthorne to the east and Finchampstead to the west is about 500 metres wide. The very small appeal site will have a minimal impact on the function of the gap so far as preventing coalescence is concerned. At present, Hollybush Ride has a semi-rural, verdant character. Development of one house on the appeal site will not change this existing character because the site is very small and existing trees, which form a major part of the verdant character, will be retained as much as possible.

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

The appeal site is currently privately owned and enclosed garden land forming part of the curtilage of Kingsmere. The public has no access and it is clearly not "open space". The plot is enclosed by residential properties to the north, south and east and is clearly not "open countryside". The "environmental benefits" of the plot remaining in its current use, as opposed to being developed, are likely to be minimal. The appeal proposal will neither lead to settlement coalescence nor loss of open countryside. Consequently, the proposal is in compliance with BSP Policy C6.

5.5 **SEALP Policy STV2**

This policy seeks, according to paragraph 1.1.06, to maintain "a clear distinction between built up areas and the countryside" in order to preserve environmental quality. However, the appeal site lies in an area of "sporadic development" where the distinction between built-up areas and the countryside has, over the years, become blurred. The intention of the policy is to retain "the open and rural character" of land outside settlements. However, in the case of this appeal, the plot in question is not "open or rural" in character or appearance. The plot is almost completely surrounded by residential development and the road. The 4 detached houses, permitted in 1986, to the north of the site, ensure that both sides of Hollybush Ride, in close proximity to the site, are characterised by

continuously built-up frontages of suburban appearance. It is only to the south of the site that plots become more spacious, houses are set further back from the road and a verdant, semi-rural character prevails. Policy STV2 sets a general presumption against development outside of settlement boundaries. However, one of the exceptions to this is as follows:

> *"(A) Development for housing purposes of sites not exceeding 0.4 hectare on the edge of settlements in the form of rounding off or redevelopment."*

The appeal site is less than 0.4 hectare, is on the edge of a settlement and, with development on 3 sides, could be described as "rounding-off". Consequently, it is considered that not only is the proposal unlikely to lead to loss of open countryside, it is also a form of development considered acceptable as an exception to the normal presumption against development outside of settlement boundaries. However, it is acknowledged that Policy STV2 criterion (A) has been deemed not to be in conformity with the BSP. Therefore, this policy carries little weight in relation to this appeal.

5.6 SEALP Policy SC1

Paragraph 1.3.07 states that the aims of the separation of settlement policies are as follows:

> *"a) to maintain, and where possible reinforce, a clear distinction between built-up areas and rural areas."*

As stated above, the distinction between urban and rural has already been blurred by development in the vicinity of the appeal site. The "sporadic development" designation confirms this. The character of the area surrounding the appeal site is neither "urban" nor "rural". It is "semi-rural", characterised by large houses in plots of varying sizes, mostly heavily treed with no large open areas or long distance views. Development of the appeal plot will not change this character. The new dwelling will be set back from the road, in line with adjoining houses, with most trees retained to keep a verdant appearance. Removal of the electricity sub-station will enhance the appearance of the area. The area will still be semi-rural; it will not become "urban" as a result of this single, relatively modest dwelling being built.

"b) to ensure that new development either within or on the boundaries of built-up areas does not detract from the surrounding countryside."

As stated above, the plot is enclosed on 3 sides by existing dwellings and a road. To the west are the extensive grounds of Kingsmere. The site lies in an area of very low-density residential development of semi-rural appearance and is heavily treed. It is not an area of open countryside. Development of the appeal plot will not lead to any loss of open countryside. No public views from the open countryside will be harmed. The settlement boundaries will not be breached. The very modest appeal proposal will have a minimal impact upon the countryside just beyond the settlement boundary.

"c) to ensure that a physical and visual separation is maintained between distinct settlements."

There is currently a gap of over 500 metres between the edge of Crowthorne, on the eastern side of Hollybush Ride on the edge of Finchampstead, on the northern side of Heath Ride. Given the heavily wooded character of this part of the "green gap", there is no inter-visibility between the 2 settlements. The appeal plot lies between existing dwellings, to its north and south, so that there will be no actual narrowing of the gap if this development proceeds. The distinctiveness of Finchampstead and Crowthorne will be maintained if the appeal is allowed.

The appeal proposal will not harm the function of the "green gap" in the vicinity of the site and will, therefore, comply with Policy SC1 of the SEALP.

5.7 WDLP Policy WCC1

This policy seeks to prevent development outside of settlement boundaries. However, there are exceptions and criterion H) applies to this appeal, as follows:

> *"H) Sensitive infilling of one or two dwellings in a small gap in an otherwise built-up frontage where the development would not adversely affect the character and appearance of the area."*

The appeal site is, we consider, a "small gap in an otherwise built-up frontage". The plot is 13 to 13.5 metres wide and is adjoined to the north by Tanglewood and to the south by Long Acre. Although Long Acre is set further back from the road than Tanglewood, the plot is heavily treed, which gives the site an enclosed and contained character. Building a single dwelling on this well contained plot, with existing dwellings on 3 sides and woodland behind, will not adversely affect the wider area and will do no harm to the objectives of Policy WCC1, which are to maintain and conserve the open appearance and character of the countryside, because it will be so well contained and modest.

5.8 **Policy WCC2**

This policy reiterates Policy SC1 of the SEALP. Existing trees and hedgerows within the site will be preserved within the scheme as much as possible, in order to comply with this policy and avoid harming the function of the "green gap".

5.9 **PPG7**

This Government guidance is quoted in paragraph 4.6 above. Policy WCC1 H) is derived from this guidance. We consider that the proposal will be "sensitive infilling of (a) small gap within (a) small group of houses..." just outside the settlement boundary. Furthermore, the modest and self-contained nature of the new dwelling will ensure that the wider character of the area, and the "green gap", will not be harmed.

5.10 With regard to the second reason for refusal, the LPA considered that:

- the plot is relatively narrow, the proposed dwelling would be close to the plot's boundaries, the proposed development would appear relatively cramped in the street scene, having a detrimental effect on the character and appearance of the area.

5.11 Consequently, the LPA considers that the proposal will be contrary to policies in the SEALP and the WDLP. We consider that the proposed dwelling will not contravene development plan or draft policies, for the following reasons:

5.12 **SEALP Policy SBE2**

This policy seeks to discourage "inappropriate design". Proposals are assessed in terms of their likely impact on adjoining sites and buildings. The following elements of schemes are addressed:

- **Siting**

  The appeal site plan (Plan B) shows the proposed dwelling 1.5 to 2.0 metres away from the plot's northern boundary. This siting was decided upon in order to ensure that overshadowing of the plot of Tanglewood would be avoided as much as possible. The siting of the dwelling much closed to the plot's southern boundary was decided upon because Long Acre is sited some 50 metres back from the road frontage and was less likely to be affected by such siting. However, the application is in outline only at this stage. Siting need not be determined and could be dealt with as a Reserved Matter. The LPA could then control the building's siting. At this stage, we consider that it is not possible to be certain about any possible cramped appearance because elevations have not been submitted for approval. Certainly, the proposed plot is no more "cramped" than several other plots in Hollybush Ride. Plots on

the opposite side of the road range in width from 15 to 20 metres. Some of the houses on these plots directly abut their boundaries and appear far more cramped than the proposed dwelling is likely to be. Consequently, we consider that the appeal proposal will not appear cramped in the street scene and will not harm the character of the area. The proposal will comply with Policy SBE2 with regard to siting.

- **Scale, Form, Massing, Materials, Colour and Texture**

  All these issues will be dealt with at the Reserved Matters stage.

5.13 **WDLP Policy WBE1**

This draft policy seeks to encourage development of "good contemporary design", with the LPA having regard to the following considerations:

a) Its Environmental Impact

The single proposed dwellings will be contained within a small area. The impact of such a modest development on the wider environment will be minimal.

b) Its Visual Impact

Issues of external appearance will be dealt with at the Reserved Matters stage.

c) **Accessibility**

The existing access gate and bell mouth will be utilised to gain access. Provision will be made on the site for car parking. Buses run regularly along Nine Mile Ride, providing public transport access to nearby towns.

d) **Landform and any Natural Features**

The site is flat and suitable for development. As many of the existing trees as possible will be retained. At the Reserved Matters stage, a scheme of landscaping will be agreed with the LPA.

e) **The Local Townscape**

Removal of the sub-station and its fencing will improve the local townscape. The external appearance of the new dwelling will be agreed at the Reserved Matters stage. The LPA can ensure that the house is compatible with nearby buildings.

f) **The Layout, Scale, Massing and Materials of Development**

The LPA considers that the indicative siting on Plan B is too close to the site boundaries, leading to a cramped appearance in the street scene. As explained above, the siting has been carefully chosen to reflect the positioning of neighbouring dwellings. The siting of the dwelling as shown will not adversely affect the street scene or neighbouring properties. Issues of scale, massing and materials will be agreed with the LPA at the Reserved Matters stage.

g) Safety and Security

At present, the site is overgrown and offers opportunities for vandalism and crime. Development of a single dwelling will eliminate this risk.

h) The Privacy and Amenity of the Existing Environment

As stated above, the dwelling has been sited on the plot to avoid any overshadowing or overlooking of adjoining dwellings and their gardens. This particularly applies to Tanglewood, as Long Acre is set well back from the road frontage and its curtilage is much more overgrown and impenetrable. The modest single dwelling will not harm residential amenity.

i) Supplementary Planning Guidance

Not applicable to this appeal.

6 CONCLUSIONS

6.1 Although the appeal site lies in a "green gap" between settlements, it is considered that such a modest and well screened proposal will not diminish the function of the "gap" in any way. The "gap" is 500 metres wide in the vicinity of the site and will not be reduced by the proposal.

6.2 The site lies outside of any settlement boundary. However, buildings and roads surround it on 3 sides, with trees forming an enclosure so that any new building will not have a dramatic visual impact. The site lies in a "semi-rural" area and if the proposal is allowed, the area will still be "semi-rural" and the character of the area will not change or be harmed.

6.3 The WDLP is nearing adoption and Policy WCC1 is in conformity with the BSP. Therefore, criterion h), which allows "infilling" should be given a great deal of weight. Not least because it is derived from Government advice in PPG7. We consider that the modest proposal fits the description of "infilling" which can be carried out without any harm being caused to the character of the area. Only a few trees will be lost in the centre of the site, residential amenity will be preserved and removal of the sub-station will enhance the street scene.

6.4 The proposed dwelling is shown carefully sited on the site plan. Although it is shown close to the southern side boundary, Long Acre is set back within the plot and will not be affected. All issues of external appearance in the street scene can be dealt with at the Reserved Matters stage.

6.5 We consider that the appeal proposal complies with all relevant development plan, emerging local plan and PPG7 guidance and policies. As such, the proposal is in conformity with s.54A of the Town and Country Planning Act 1990.

6.6 The inspector is respectfully requested to allow this appeal.

TOWN AND COUNTRY PLANNING ACT 1990

Section 78 Appeal by
Manor Country Homes Ltd
against Refusal by Wokingham District Council
of Planning Permission
for Erection of Detached House
on Land Adjoining Tanglewood
Hollybush Ride, Finchampstead, Berkshire

INFORMAL HEARING 31 AUGUST 2000
APPENDICES AND PLANS

LPA Reference: 0/2000/0989
DETR Reference: APP/X0360/A/00/1043344

Prepared by:

Development Land & Planning Consultants Ltd
Ritz Plaza House
10 Denton Road
Wokingham
Berkshire
RG40 2DX

Tel: 0118 978 9595
Fax: 0118 978 6551
e-mail: dlp.wokingham@talk21.com

APPENDICES

1 Covering letter, application form, certificate B and Agricultural Holdings Certificate, dated 22 March 2000.

2 Refusal notice 0/2000/0989, dated 9 May 2000.

3 Photographs of the site.

4 Refusal notice 23491(F) and appeal decision letter.

5 Consent notice 25287(F).

6 BSP Policies C2 and C6.

7 SEALP Policies STV2, SC1, SBE2 and extract from the proposals map.

8 WDLP draft Policies WCC1, WCC2, WBE1 and extract from the proposals map.

APPENDIX 1

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: (0118) 978 9595 Facsimile: (0118) 978 6551
e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

JB/GB/BKS277

22 March 2000

The District Planning Officer
Wokingham District Council
Planning Department
P O Box 157
Council Offices
Shute End
WOKINGHAM
RG40 1WR

Dear Sir

RE: LAND ADJOINING TANGLEWOOD, HOLLYBUSH RIDE, FINCHAMPSTEAD

I enclose for your attention an outline application for the erection of a single dwelling at the above site. I enclose the following:

- 6 copies completed planning application form
- Section 66 Certificate B
- Agricultural Holdings Certificate
- 6 copies 1:2500 scale location plan
- 6 copies 1:500 scale site plan
- Planning application fee of £190

Although the application site lies outside of the settlement boundary and within an area designated as 'gap', I consider that the proposal is one of logical infilling of a small gap in an otherwise built-up frontage. Government advice in PPG7 states that this form of development, even outside settlement boundaries, should normally be considered acceptable unless harm is caused to interests of acknowledged importance. It can be seen from the plan that there will be no loss of residential amenity as a result of the development, as the proposed siting takes into account the proximity of adjoining dwellings. Although a small number of trees will need to be removed, these are of little amenity value and can be replaced within the site as part of a landscaping scheme. With regard to 'gap' policy, it is considered that the site is too small and enclosed to be considered a material loss to the gap between settlements. Therefore, it is submitted that the application is acceptable in policy terms and planning permission should be granted.

I trust that the application can be dealt with positively and within a reasonable timescale. If your officer has any queries, please do not hesitate to contact me.

Yours faithfully

Jim Bailey BA (Hons) MRTPI
Director

encs

cc Manor Country Homes Ltd

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	Manor Country Homes Ltd
	ADDRESS	c/o Agent
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Development Land & Planning Consultants Ltd
	ADDRESS	Ritz Plaza House, 10 Denton Road Wokingham
	POST CODE	RG40 2DX PHONE 0118 978 9595
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	Land adjoining Tanglewood, Hollybush Ride, Finchampstead
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Erection of detached house
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.066
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner and prospective purchaser
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1) 1:2500 location plan 2) 1:500 site plan

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	[ ]	REDEVELOPMENT	[ ]	
ERECTION OF NEW BUILDING	[X]	ALTERATION or EXTENSION	[ ]	

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

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

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

SITING	[X]		
EXTERNAL APPEARANCE	[ ]	DESIGN	[ ]
MEANS OF ACCESS	[X]	LANDSCAPING	[ ]

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

Residential

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

~~YES~~/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/~~NO~~

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

To be agreed with LPA

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

To be agreed with LPA

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Soakaway

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

Existing gate

Proposed driveway (see site plan)

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

N/A

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 9 *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO

If YES, please ask for and complete Part 3 of the form

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

£190

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

SIGNED J Bailey ON BEHALF OF Manor Country Homes Ltd DATE 22 March 2000

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

Town and Country Planning General Development Order 1988

CERTIFICATES UNDER ARTICLE 12A

[For use with applications and appeals for planning permission (articles 12A and 12C(1) of the Order). One of Certificates A, B, C or D (or the appropriate Certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.]

Certificate A

I certify that on the date 21days before the date of the accompanying application/appeal* nobody, except the applicant/appellant*, was the owner of any part of the land to which the application/appeal* relates.

Signature: . . . . . .

On behalf of: . . . . . .
(if completed by Agent)

Date: . . . . . .

* delete where inappropriate

Note: "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

Certificate B

I certify that I have/~~the applicant has/the appellant has~~* given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application/~~appeal~~*, was the owner of any part of the land to which the application/~~appeal~~* relates, as listed below.

Owner's name
Southern Electric
Address at which Notice was served
Mapping Services Department, P O Box 6206
Basingstoke, RG24 8BW
Date on which Notice was served
22 March 2000

Signature: . . . . . .

On behalf of: Manor Country Homes Ltd . . . . . .
(if completed by Agent)

Date: 22 March 2000 . . . . . .

Town and Country Planning General Development Order 1988

CERTIFICATES UNDER ARTICLE 12A

[For use with applications and appeals for planning permission (articles 12A and 12C(1) of the Order). One of Certificates A, B, C or D (or the appropriate Certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.]

Agricultural Holdings Certificate

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D.

If you are the sole agricultural tenant you must delete the first alternative and insert *not applicable* as the information required by the second alternative.

I certify that:

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

or:

● I have/the applicant has/the appellant has given the requisite notice to everyone else who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates, as follows:

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

* delete where inappropriate

Signature: . . . . . .

On behalf of: . . Manor Country Homes Ltd . . . . . .
(if completed by Agent)

Date: . . 22 March 2000 . . . . . .

M55

WOKINGHAM DISTRICT COUN

APPENDIX 2

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Manor Country Homes Ltd
C/O Development Land and Planning Consultants Ltd
Ritz Plaza House
10 Denton Road
WOKINGHAM
Berkshire RG40 2DX

RECEIVED
10 MAY 2000

Application Number: O/2000/0989

Parish: **FINCHAMPSTEAD**

Location: **Land Adjacent To Tanglewood, Hollybush Ride, Finchampstead, Wokingham**

Proposal: **Outline application for the proposed erection of one detached dwelling**

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

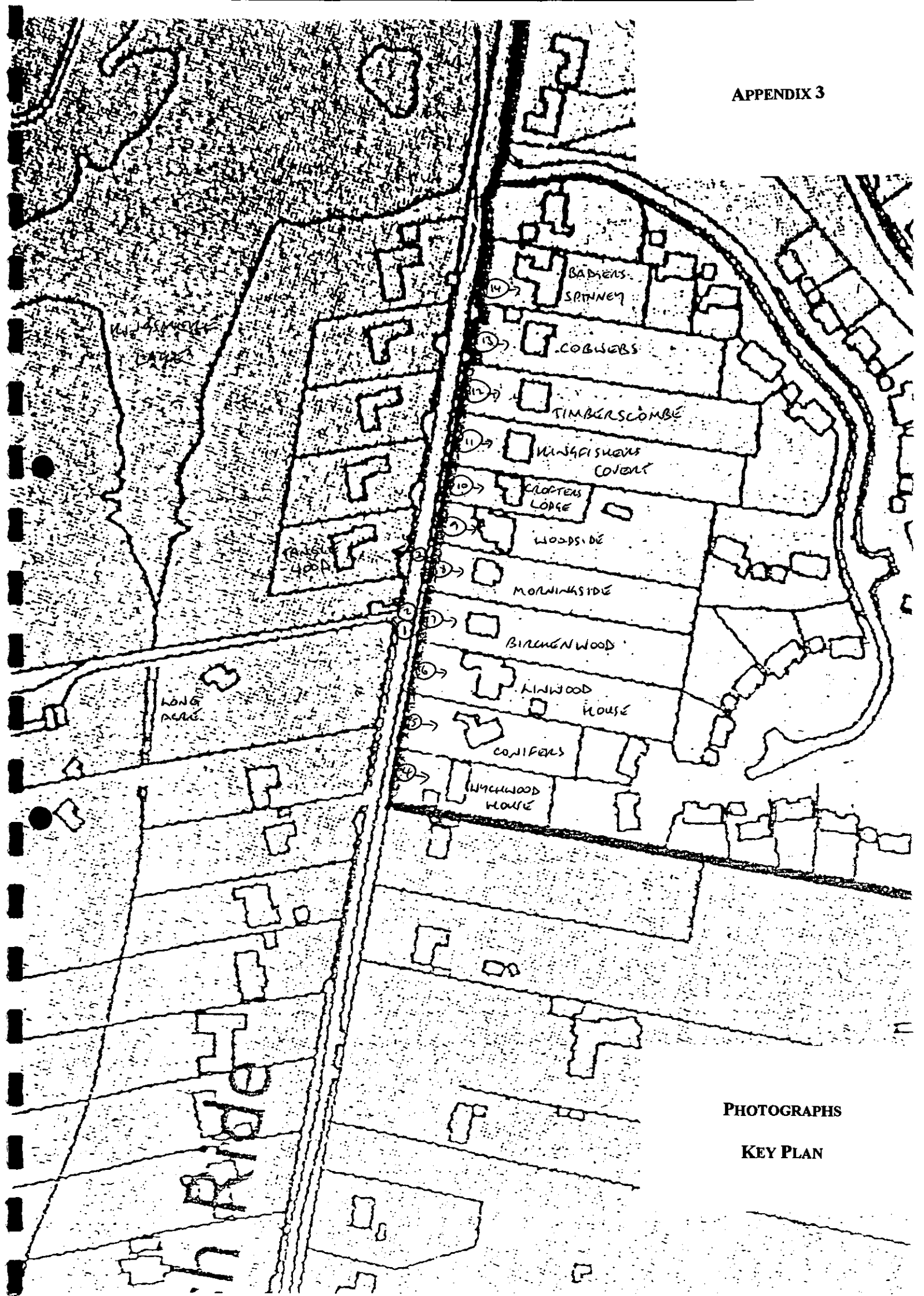
Reason
1. The proposal would be inappropriate development outside a settlement boundary and in a gap/green wedge between settlements. The proposal would consolidate and intensify existing development and have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to Berkshire Structure Plan Policies C2 and C6, South East Area Local Plan Policies STV2 and SC1, to Wokingham District Local Plan (Deposit Draft) Policies WCC1 and WCC2 and PPG7.

Reason
2. As the application plot is relatively narrow and the proposed house and garage would be close to the plot's side boundaries, the proposed development would appear relatively cramped in the street scene, having a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to South East Area Local Plan Policy SBE2 and Wokingham District Local Plan (Deposit Draft) Policy WBE1.

John Mitchell
Development Control Manager
Date: 09 May 2000

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

APPENDIX 3



PHOTOGRAPHS

KEY PLAN



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



PHOTOGRAPH 6



PHOTOGRAPH 7



PHOTOGRAPH 8



PHOTOGRAPH 9



PHOTOGRAPH 10



PHOTOGRAPH 11



PHOTOGRAPH 12



PHOTOGRAPH 13



PHOTOGRAPH 14

Appeal Dismissed.

APPENDIX 4

REFUSAL OF PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

REFUSED

TOWN AND COUNTRY PLANNING ACT, 1971

To: L C WEBB & SON BUILDERS LTD
KINGSMERE LAKE
NINE MILE RIDE
WOKINGHAM
BERKS

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.: F) 23491

Proposal:
ERECTION OF 4 NO. FIVE BEDROOM DETACHED HOUSES AND GARAGES; ALSO ERECTION OF 6 FT HIGH CHAIN LINK SECURITY FENCE ALONG ADJOINING NORTHERN FRONTAGE
LAND NORTH OF LONGACRE HOLLYBUSH RIDE WOKINGHAM W/O

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and the accompanying plans submitted by you to the Council, for the following reasons:

1 The proposal conflicts with the provisions of the approved Wokingham Town Map in that the site lies outside the areas which are allocated for development purposes and is within an unnotated or basically rural area wherein no specific proposals for development have been made and no major changes in land use are expected.(R153)

2 The proposed development is contrary to policies of the Central Berkshire Structure Plan which state that:(R230)

"The County Council proposes some continued development on small sites on the fringes of the main urban areas, and in other settlements outside the confines of the existing built-up areas of Reading, Wokingham and Bracknell. Normally such development will only be permitted if it involves infilling, rounding-off or small scale redevelopment; development should be appropriate to the physical, social and visual character and structure of the settlement; and conform with other policies in this plan." (Policy H6)

Continued / . .

"It is the County Council's policy that the local planning authorities, in considering proposals for development and in drawing up local plans to guide this development, should take full account of the need:

(a) To safeguard areas of special architectural, historic, townscape or landscape character, whether or not they are designated conservation areas.

(b) To prevent additions to existing sporadic or dispersed development which is not within an existing settlement possessing a basic range of services.

(c) To ensure, in towns, villages and suburbs that undeveloped land that has a special visual significance in relation to the character of the place is identified and safeguarded from development.

(d) To protect important open land between settlements particularly between Wokingham and Bracknell." (Policy EN2)

"Within areas wholly or partly given over to rural land uses (whether or not productive) or having a rural character, the conservation of productive land and the landscape should predominate and there is a presumption against development except in the following categories:

(a) Development essential to the use of land for agriculture or forestry.

(b) Mineral extraction.

(c) Development associated with recreation of a scale and type appropriate to the countryside.

(d) Public utilities which cannot be located elsewhere.

(e) Any other purpose wholly appropriate to a rural area." (Policy EN5)

3 The proposal will intrude into a rural break between two settlements and will make an undesirable contribution towards the coalescence of these settlements, contrary to the principles of good planning.(R185)

4 The proposal will result in the loss of trees on the site which the District Planning Authority consider should be retained and which at present enhance the visual amenity of the area.(R97)

5 The proposed fence, by virtue of its height and position close to the edge of the public highway, is likely to be an intrusive element in this semi-rural setting.(5681)

Date.....

.....
District Secretary

N.B. A statement of the applicant's rights is attached

Department of the Environment and
Department of Transport
Common Services
Room 1420
Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct line 0272-218 927
Switchboard 0272-218811
GTN 2074

Clifton Ingram Esq
21 Hargrave Road
THYFORD
Berkshire
RG10 9NX

Your reference
AY
Our reference
T/APP/H0330/A/85/36306/P4
Date
-8 JAN 86

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY L C WEBB AND SON BUILDERS LTD
APPLICATION NO: F23491

1. I have been appointed by the Secretary of State for the Environment to determine the above-mentioned appeal against the decision of the Wokingham District Council to refuse planning permission for the erection of 4 No 5-bedroomed detached houses and garages and erection of chain link security fence on land north of Long Acre, Hollybush Ride, Wokingham. I have considered the written representations made by you and by the council and also those made by the Parish Council and interested persons. I inspected the site on 22 November 1985.

2. The application can be readily divided into 2 parts. Firstly, your clients' wish to erect 4 dwellings. Secondly, they wish to erect a fence along a substantial length of Hollybush Ride's frontage. I intend to deal with both matters separately and with the housing proposal in the first instance.

3. The appeal site lies within the central section of the western frontage of Hollybush Ride. To the south along this frontage development extends in ribbon fashion to the junction of Hollybush Ride with Heath Ride. Immediately northwards is King's Mere, a shallow lake used for recreational purposes. The eastern frontage of Hollybush Ride is also developed in ribbon fashion, although at its northernmost point an estate development is gradually taking shape. Surrounding street frontages, for example, Heath Ride, Nine Mile Ride and Lower Wokingham Road have similar development characteristics. Whilst there is clear visual evidence of extensive development in the locality, some of it relatively modern, the area has nevertheless retained a distinct rural character. This I attribute to the luxuriant tree cover which manages to effectively camouflage what lies beneath. The Council are anxious to retain the area's rural character and to prevent the erosion of gaps between established settlements. Local planning policies in the Structure Plan and draft Local Plan are designed to secure these goals. The appeal site is located outside the areas designated by the Council for future housing growth. Outside such areas there is a presumption against new development except in specific circumstances, none of which apply here, or where the development could be regarded as "infilling", "rounding-off" or "redevelopment". In the Council's view, none of these terms could be taken as describing what your clients propose here.

4. In so far as the housing proposal is concerned I have concluded, in the light of the representations made and my inspection of the site and its surroundings, that the determining issue is whether or not the proposals, if implemented, would represent an unacceptable loss of rural land, materially affecting the character and appearance of the locality.

5. The appeal site's tree cover has been partly cleared. It is a relatively flat and featureless site, which, although undeveloped, makes no positive or significant contribution, in my opinion, to one's preception of the character of the locality. In my view, the impact of development upon this site would be restricted and minimal, such development would only become noticeable from immediately adjacent vantage points. Whilst the housing proposal, if implemented, would involve a loss of open land I am not convinced that this, in itself, is a sufficiently cogent reason to turn away the appeal. The site is one of the very few remaining undeveloped open areas along Hollybush Ride but its development would not contribute to a coalescing of settlements, given the pattern of surrounding land use, nor would it materially harm the character of the locality. Accordingly, whilst the Council have argued that the proposal is contrary to policy they have not convinced me that the release of the site would materially affect the major thrust of their policies. In my view, given the specific land use circumstances of the case and the observations set out above, the rationale of their policies for the area should remain undiluted. But

6. Whilst, as a matter of principle, I have concluded that the release of this land is acceptable, I have reservations as to the details of the proposals. To my mind, the scheme as presented is somewhat mundane and regimented and makes little allowance for the tree cover remaining on site. In my view, the acceptable development of the site calls for more care and imagination than is evident in the presented plans.

7. Turning to the proposal in respect of the fence I have concluded that the case turns on whether or not its erection would harm the visual amenities of the area.

8. Your clients, who own King's Mere and the land surrounding it, wish to erect the fence to prevent trespass. The recreational activities carried on in and around the lake have, apparently, been severely disrupted by acts of trespass. The fence would run for about 250 m along the frontage of Hollybush Ride. Whilst I accept that your clients have experienced problems because of lack of enclosure, in my view, the erection of this length of fence represents a rather crude attempt to find a solution. It is, to my mind, an unacceptable form of development in these surroundings. I feel sure that a form of enclosure which more readily reflects the locality's environment can be devised.

9. I have taken into account all other matters raised in the representations but can find no points or arguments of such strength which override those which led me to my conclusions.

10. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Sir
Your obedient Servant

G Powys Jones

G POWYS JONES BSc(Lond) MSc(Wales) FRTPI
Inspector

PLANNING PERMISSION

APPENDIX 5

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: MR L C WEBB, MR & MRS J C WEBB,
MR & MRS D S HOWLETT
C/O L C WEBB & SON BUILDERS LTD
KINGSMERE NINE MILE RIDE
WOKINGHAM BERKS

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.(F) 25287

Proposal:
ERECTION OF 4 NO. FIVE BEDROOM DETACHED HOUSES
LAND NORTH OF LONGACRE HOLLYBUSH RIDE FINCHAMPSTEAD

Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

REASON: This condition is deemed to be attached by virtue of Section 41(1)(a) of the Town and Country Planning Act 1971 (3R)

2. Details and samples of all the materials to be used in the elevations of the proposed development shall be submitted to and approved in writing by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(16)

REASON: To ensure that the materials harmonise with the surroundings.(10R)

3. The garages hereby permitted shall be used as domestic garages only and shall not be used for business purposes nor for any other purpose without the prior written permission of the District Planning Authority.(61)

REASON: In the interests of amenity and to ensure that the garages are retained for use in accordance with the District Planning Authority's parking standards.(61R)

4. Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.(130)

REASON: In the interests of visual amenity.(13R)

Continued/

5 No development shall take place until there has been submitted to and approved by the District Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.(196)

The scheme shall show full details of all the existing and proposed planting and site levels; means of enclosure and ground surface treatment.(201)

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out progressively during each planting season on those parts of the site where development has been substantially completed and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.(202)

All the landscaping and planting to be carried out in respect of the development hereby approved shall comply with the recommendations set out in B.S. 4428 1969 'General Landscaping Operations' and B.S. 39 Pt. 1 1965 'Nursery Stock'. (205)

5 REASON In the interests of amenity and to help achieve a satisfactory standard of landscaping and planting.(19AR)

6 All the existing site levels shall be maintained in the development of the site, particularly along the boundaries, unless changes in levels are first approved in writing by the District Planning Authority and this condition shall apply notwithstanding any indications as to this matter which may have been given in the current application.(141)

6 REASON Changes in site levels may materially affect the proposed development or adjoining property.(132R)

7 Visibility splays of 2.4 metres x 2.4 metres shall be provided at the junction of the private drives and Hollybush Ride and kept clear of obstructions to visibility above a height of 0.6 metres. Dimensions are to be measured along the edge of the drive and the highway boundary from their point of intersection.(746G)

7 REASON In the interests of road safety.(55OR)

8 Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 (or any order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a highway or shared driveway.(230)

8 REASON In the interests of visual amenity.(13R)

INFORMATIVES:-

The Thames Water Authority or their Agents have requested the following informatives be attached to this permission and the Developer or Agent is requested to contact the Council's Engineer accordingly.(669)

continued / .....

Application No. 25287 continued

Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development.(671)

Soak-aways shall be designed and constructed in accordance with Building Research Establishment Digest 151.(679)

The developer is required to obtain the consent of the Thames Water Authority (Environmental Control Scientist, Nugent House, Vastern Road, Reading, RG1 8DB for the installation and use of a septic tank or other form of treatment plant for the disposal of sewage.(682)

No public foul sewer available.(702)

No public surface water sewer available.(703)

Date 15 MAY 1986

.....
District Secretary

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

APPENDIX 6



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.

5.26 The following policy is particularly concerned with the effect of development which is located on the edge of a settlement (but within its defined boundary) upon the adjacent countryside. Policy C2 deals with the nature of development that may be permitted in the countryside, and Policy EN1 with the effect of development on the environment within built-up areas.

Maintenance of the Rural Character of the Countryside Adjoining Built-Up Areas

Policy C5 **Development should not visually intrude into the adjoining countryside or prejudice the maintenance of the rural character of adjacent land. Proposals for development within settlements as defined in local plans, but on the edge of a built-up area should preserve and, where possible, enhance existing landscape features which help to define, soften or screen the edge of the built up area.**

5.27 Development in settlements should be well related to the landscape and to features like hedgerows, trees and floodplains. It should be integrated with them by new tree planting. Although the intention of Policy C5 is to reduce the visibility of buildings in and from the countryside, some buildings (such as some farms and churches) are part of the character of the landscape, and more detailed local planning policies may provide for views of these to be maintained.

Settlement Separation

5.28 Development can encroach into areas of open land which are of importance for a number of reasons, including their contribution to :

- the character of the area;
- separating settlements and maintaining their distinct identity;
- providing a "green lung";
- breaking up continuous areas of development;
- providing a desirable contrast between built areas and the countryside;
- keeping open "green corridors" of land within and between built up areas and providing access into the countryside.

5.29 There is therefore a need to afford these kinds of land especially rigorous protection from development which would threaten their role as important open land. This is in addition to the provisions of Policies C2 and C4. Proposals which might be acceptable in countryside away from settlements may not be acceptable in these sensitive locations.

Green Wedges and Gaps

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

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

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

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

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

Newbury, Thatcham and Cold Ash

Purley and Pangbourne

Theale and Tilehurst

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

Sonning and Earley

Wokingham, Winnersh and Sindlesham

Wokingham and Finchampstead North

Wokingham and Crowthorne

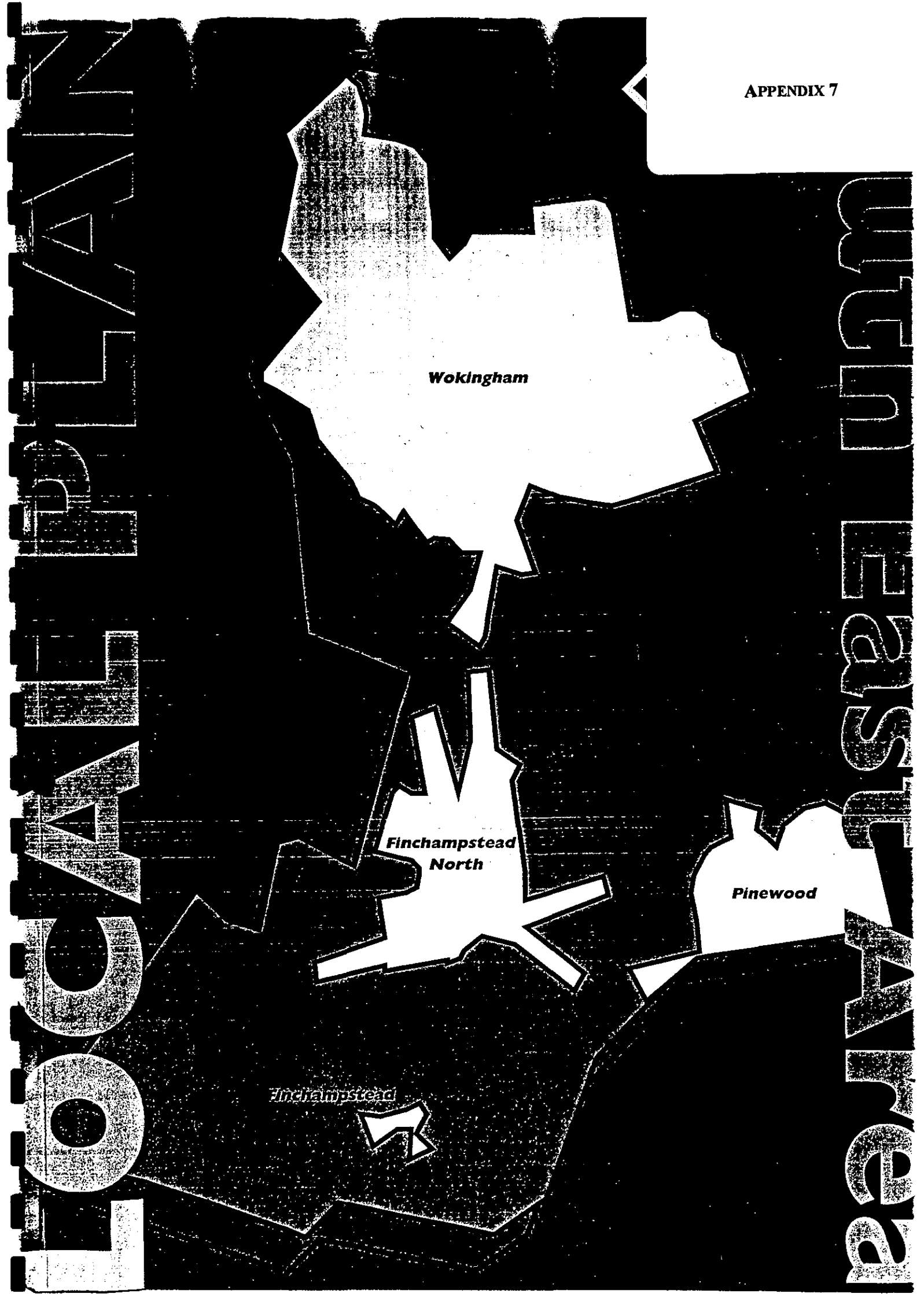
Crowthorne and Bracknell

Sandhurst and Crowthorne

Sandhurst and Yateley

Countryside

APPENDIX 7


LOCAL PLAN
Wokingham
Finchampstead North
Pinewood
Finchampstead
Wokingham Borough Council

❖ STV1 'IDENTIFIED SETTLEMENTS'

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

WOKINGHAM
FINCHAMPSTEAD NORTH
PINEWOOD
FINCHAMPSTEAD
BARKHAM HILL

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies SH1 and SE2 of this plan.

❖ STV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE REPLACEMENT STRUCTURE PLAN EXCEPTIONS MAY BE MADE FOR DEVELOPMENT IN THE FOLLOWING CATEGORIES WHICH ARE NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES IN THIS LOCAL PLAN.

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

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

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

(D) MINERAL EXTRACTION,

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

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

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE,

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

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

1.3.05 The countryside policies and proposals of this plan are therefore primarily concerned with the needs for and the effects of non- agricultural development in the rural parts of the plan area. There have often been competing claims for the use of land besides agriculture in this part of Berkshire in the past, and they will be strengthened by the reduced role of agricultural production. The plan has a central role to play in achieving a rational balance between those claims.

1.3.06 Many of the policies are protective of the countryside and restrict new built development in accordance with the overall policy STV1 and Policy EN1 of the Replacement Structure Plan. The policies also seek to enhance the countryside in those areas where a land use plan is able to do so.

EXPANSION OF EXISTING SETTLEMENTS

1.3.07 Some of the Housing and Employment policies allow for limited development of sites outside the identified settlements shown on the Proposals Maps. It is important that where these are otherwise acceptable they should not prejudice the maintenance of the rural areas and the countryside in general terms. In addition to the general restriction of development in rural areas embodied in Policy STV2 there are, therefore, policies which apply to land on or close to the boundaries of the identified settlements and to land between settlements. The aims of these policies are:

a) to maintain, and where possible reinforce, a clear distinction between built-up areas and rural areas,

b) to ensure that new development either within or on the boundaries of built-up areas does not detract from the surrounding countryside,

c) to ensure that a physical and visual separation is maintained between distinct settlements.

1.3.08 The policies are based upon and complementary to Policies EN4, EN5 and EN6 of the Replacement Structure Plan and do not seek to repeat them. Particular consideration will be given to Policy EN4 which deals with the need to prevent development impinging unsatisfactorily on the surrounding countryside regardless of whether or not it is within one of the special categories outlined below.

1.3.09 Where there are distinct settlements, development on their boundaries or between them could, either visually or physically, damage their individual identities. Policy SC1 identifies the areas which are essential to the maintenance of physical and visual separation and makes it clear that development will not be permitted which would detract from that essential function. In some cases this will not include all of the intervening land between settlements but there may be other policies in the plan, in addition to STV2, which make development equally unacceptable. In some areas the gap which already exists between settlements falls below that ideally required to maintain physical and visual separation. It is particularly important that what remains is fully protected and, where possible, made more effective.

1.3.10 In considering what areas should be included in Policy SC1 only gaps between identified settlements or between identified settlements and areas of dispersed settlement have been identified. At the smaller scale, development between areas of dispersed settlement would be equally unacceptable and on the larger scale, major developments in the wider tracts of open countryside between settlements such as between Wokingham and Crowthorne could create new pressures for coalescence and be objectionable on that basis. The criteria used to identify these areas are contained in Working Paper Two which is available separately from this Plan.

❖ SC1 SEPARATION OF SETTLEMENTS

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE AREAS DEFINED ON THE PROPOSALS MAPS WHICH WOULD EITHER DETRACT FROM THE UNDEVELOPED APPEARANCE OR INTENSIFY EXISTING SPORADIC DEVELOPMENT. THESE 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 woodlands or enclosed fields and paddocks which are an inherent part of the character of some of the settlements in the plan area.

❖ SC2 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 Blackwater Valley in the southern part of the Plan area is an extensive open area which is bounded on the north by ridges of higher land which allow extensive views over much of North Hampshire. Further northward the landscape becomes increasingly wooded with a characteristic criss cross of lanes and rides.



1.3.13 A landscape study of the whole of the Blackwater Valley was published in 1976 and this provided a detailed assessment of the landscape and character of the area. The whole of the area of that study which lies within Wokingham District is therefore included within the Area of Special Landscape Importance shown on the Proposals Map. The area on the Proposals Map also includes additional land to the north of the B3348 since it is important that the crest of the ridge above Finchampstead Village and land a little way to the north of the crest along the whole of its length should be protected from disfiguring development which could be visible from a long distance across the Blackwater Valley.

1.3.14 The wooded areas between Woosehill and the Bearwood Road are part of

1.4 QUALITY & 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 buildings, 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. 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 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 involving 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/required to establish the wider context within which applications will be considered.

❖ *SBE1 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.

❖ *SBE2 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 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, local shopping centres in particular, where comprehensive development 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.



❖ SBE3 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.

❖ SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

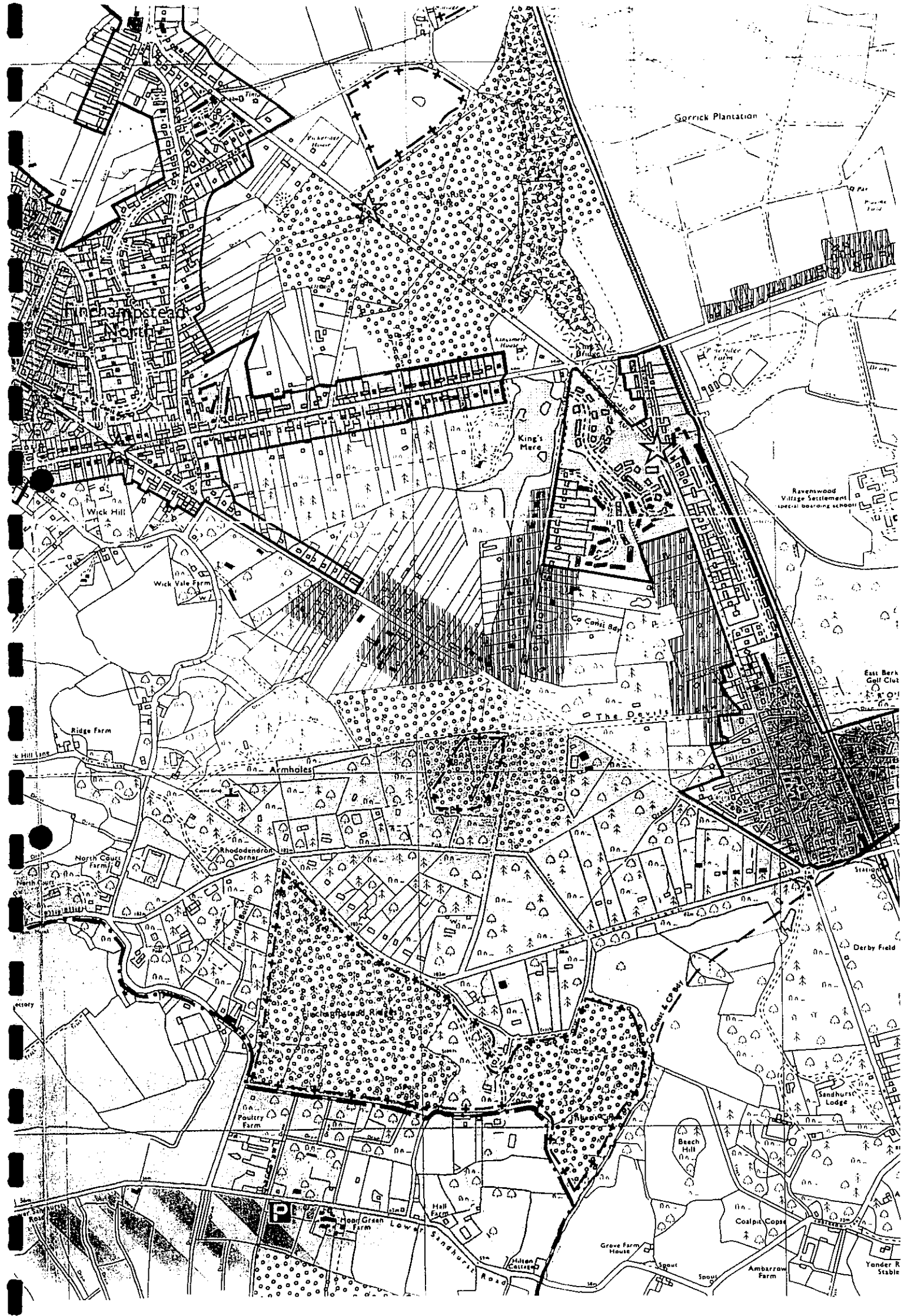
ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

SUNLIGHT, DAYLIGHT AND NOISE

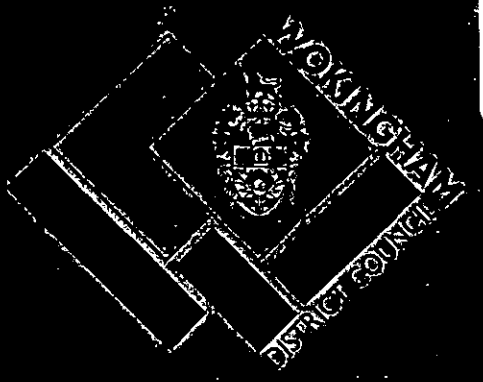
1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the 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.

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND


Gorrick Plantation
Finchampstead North
King's Mere
Wick Hill
Wick Vale Farm
Ravenswood Village Settlement special boarding school
Ridge Farm
Armholes
Rhododendron Corner
North Court Farm
Derby Field
Sandhurst Lodge
Beech Hill
Poultry Farm
Hall Farm
Coalpit Copse
Grove Farm House
Ambarrow Farm
Lower Sandhurst Road

APPENDIX 8



Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document
November 1999

November 1999

THE COUNTRYSIDE

Development in the Countryside

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

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

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

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

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

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

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

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

CONT.

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

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

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

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

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

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

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

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

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

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

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

2.29 Major development in the wider tracts of open countryside could create further development pressures leading to the coalescence of settlements. The open land between Wokingham and Crowthorne to the east of the Reading/Guildford railway line is subject to particular pressures and is therefore identified in the Structure Plan supporting text (para. 5.28) to Policy C6. The Council will continue to protect the wider tracts of open countryside between other settlements, such as between Wokingham, Hurst and Twyford and the Loddon Valley between Aborfield Cross and Shinfield.

POLICY WCC2: GREEN GAPS AND WEDGES (OUTSIDE THE METROPOLITAN GREEN BELT)

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE GREEN GAPS AND WEDGES THAT WOULD AFFECT OR DETRACT FROM THEIR OPEN OR COUNTRYSIDE APPEARANCE AND CHARACTER. THESE AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS AND THE COUNTRYSIDE SETTING THEY PROVIDE FOR THEM.

EXISTING SETTLEMENT BOUNDARY FEATURES SUCH AS WOODLANDS, COPSES AND HEDGEROWS SHOULD BE RETAINED AND, WHERE POSSIBLE, ENHANCED. POSITIVE MANAGEMENT OF LANDSCAPE FEATURES THAT CONTRIBUTE TO THE SEPARATION OF SETTLEMENTS WILL BE ENCOURAGED.

ANY DEVELOPMENT ADJOINING AREAS IMPORTANT TO THE SEPARATION OF SETTLEMENTS MUST NOT UNDERMINE THOSE BOUNDARY FEATURES IMPORTANT TO THE LANDSCAPE.

THE GREEN GAPS AND WEDGES ARE IDENTIFIED ON THE PROPOSALS MAP.

Implementation: The development control process, encouragement and advice to landowners.

Monitoring: Impact of planning consents and number of positive management actions achieved.

Central Berkshire Forest

2.30 This Council has been developing the principles of landscape enhancement on the edges of the built-up areas through its Community Woodland programme in the Loddon Valley. The Berkshire Structure Plan 1991 - 2006 includes a proposal for a 'new forest' in the central part of Berkshire. This will involve increased tree cover and should also include a rich variety of other uses such as farmland, heath and meadows. The forest should afford opportunities for recreation, wildlife and the diversification of farming activities.

2.31 A study has been undertaken of how and where the Community Woodland concept can be expanded into other areas where there would be a positive benefit from an increase in tree cover and thereby contribute to the concept of the new forest. The study has established a search area, outside the Metropolitan Green Belt, which includes:

a) the Earley sectors of the Community Woodland
b) the critical gaps between Woodley, Earley and Winnersh
c) the mineral degraded landscapes of the middle Loddon Valley
d) the Lower Loddon, between the A4 and the Thames
e) weak settlement edges and areas important to the setting and separation of settlements
f) the A329(M) and M4 corridors.

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.

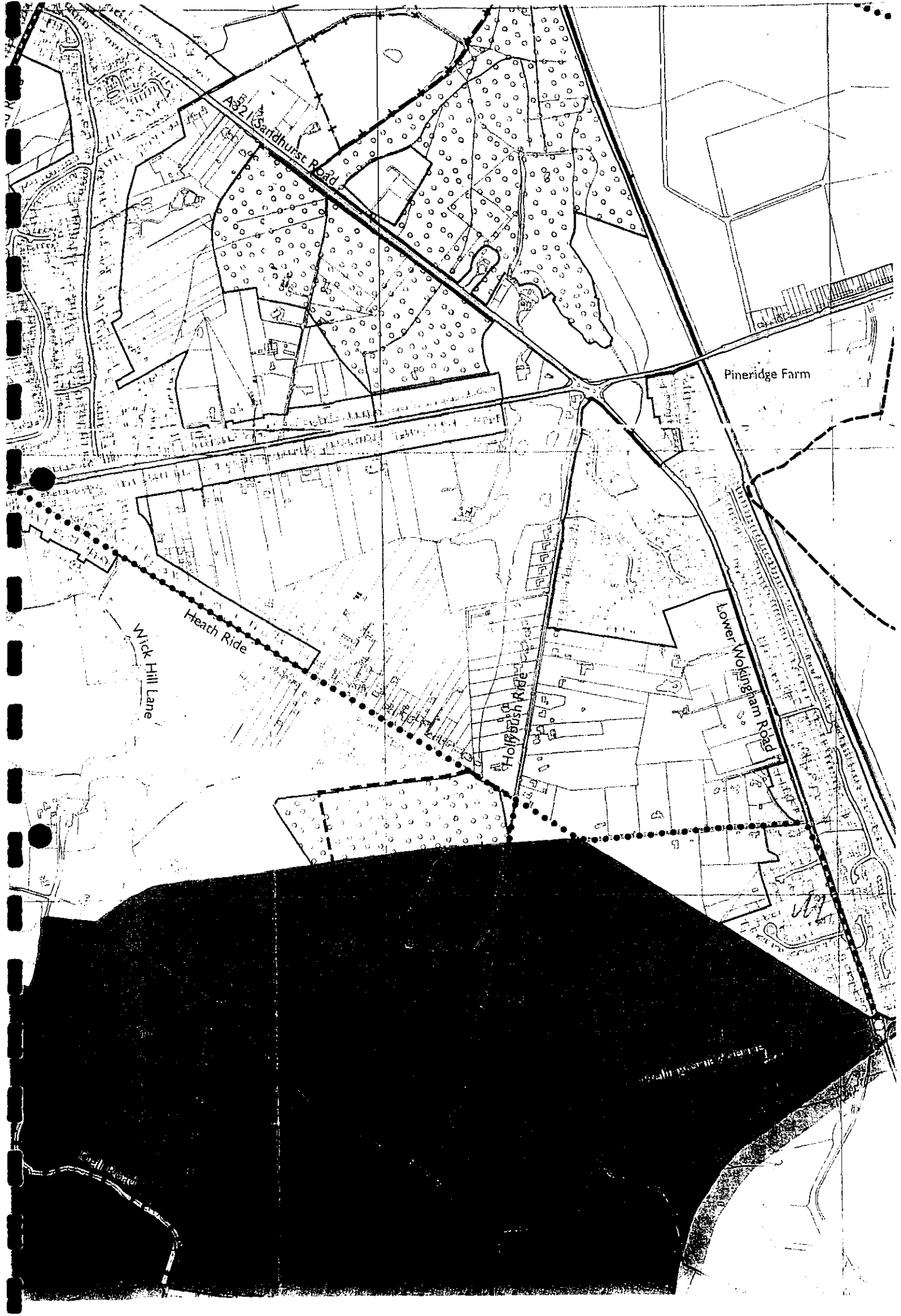
Monitoring: Check quality of development on the ground.

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.


A321 Sandhurst Road
Pineridge Farm
Heath Ride
Wick Hill Lane
Hollybush Ride
Lower Wokingham Road

PLANS

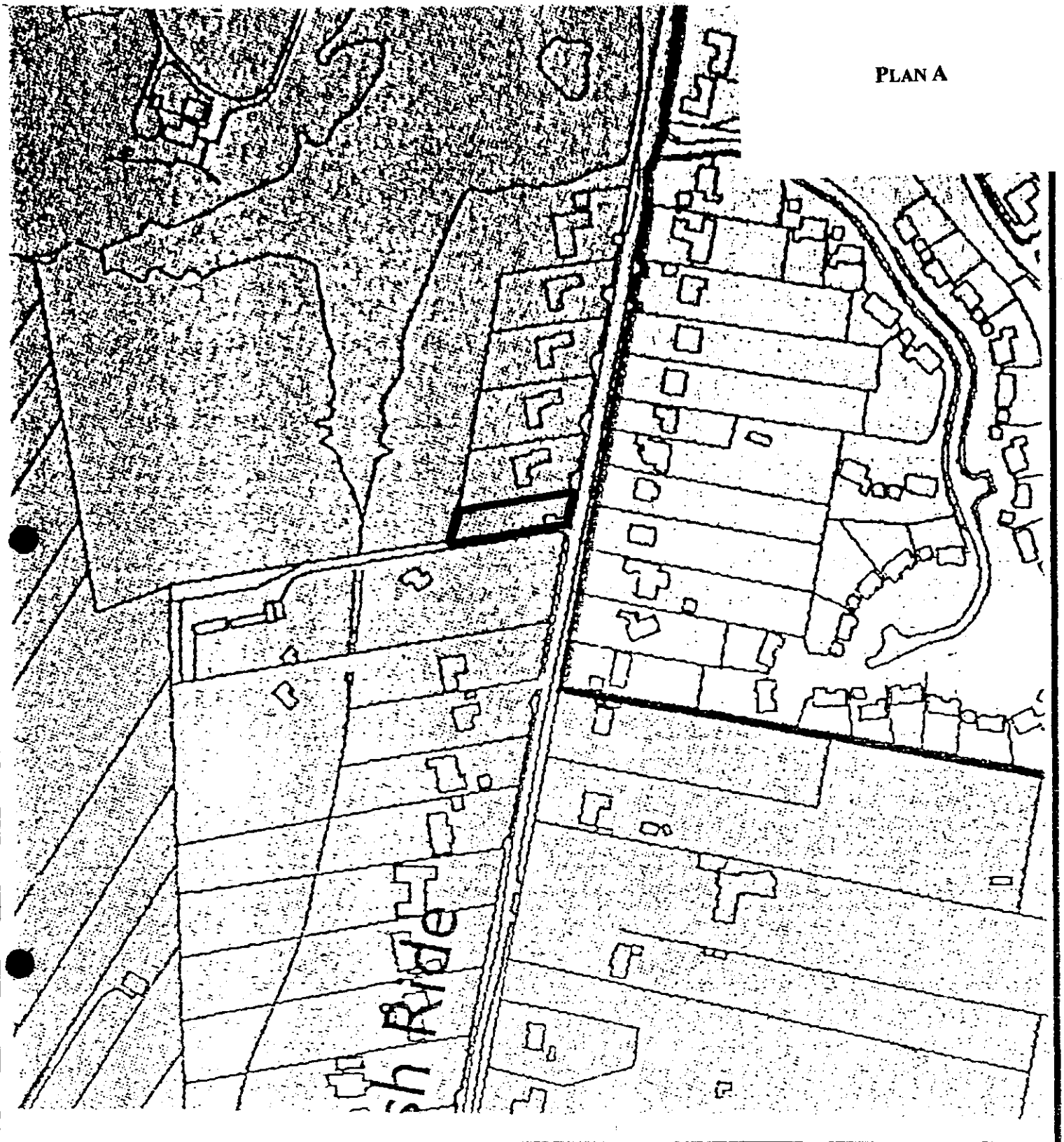
A Location plan BKS/277/1 (appeal plan).

B Site plan BKS/277/2 (appeal plan).

C Refused plan, application 23491.

D Approved plan, application 25287.

PLAN A



CLIENT

Manor Country Homes Ltd

PROJECT

Land adjoining Tanglewood,
Hollybush Ride, Finchampstead

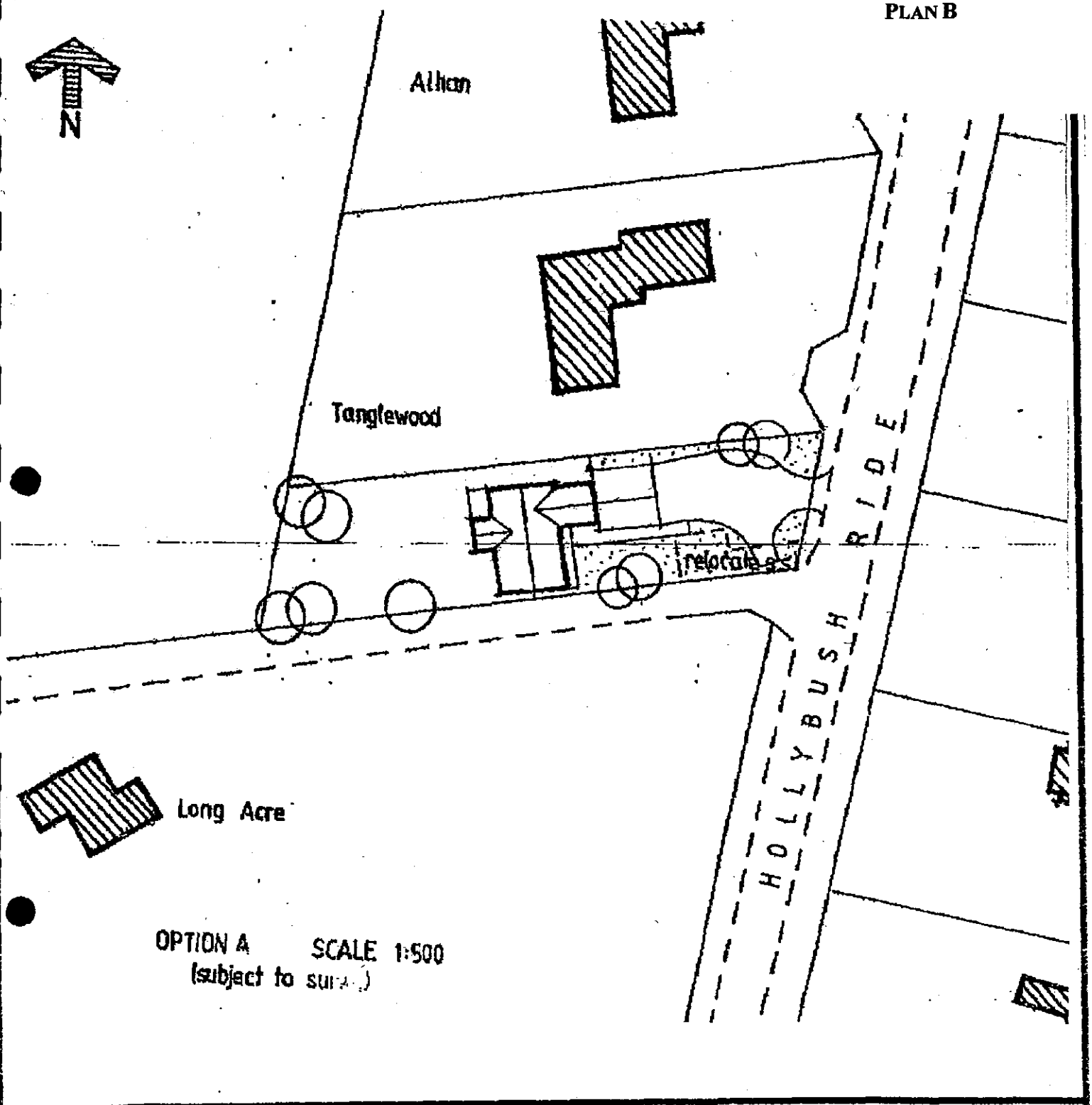
DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKS., RG40 2DX
TELEPHONE: (0118) 9789595 FACSIMILE: (0118) 9786551
Offices also at Bedford and Sheffield

Date	Rev	Drawn By
March 2000		JB
Scale 1:2500	OS Ref	Checked
Drawing no. BKS/277/1		

DRAWING TITLE

Location Plan

PLAN B



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WOKINGHAM, BERKS., RG40 2DX
TELEPHONE: (0118) 9789595 FACSIMILE: (0118) 9786551
Offices also at Bedford and Sheffield

Date	Rev	Drawn By
March 2000		
Scale 1:500	OS Ref	Checked
Drawing no. BKS/277/2		

DRAWING TITLE

Site Plan

The Planning Inspectorate

AO

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No. 0117-9878443
GTN 1374-6079

CONTESTO: PACK. FILE.

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

Your Ref: 0/2000/0989

Our Ref: APP/X0360/A/00/1043344

Date: 28 July 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MANOR COUNTRY HOMES LTD
SITE AT LAND ADJACENT TO TANGLEWOOD, HOLLYBUSH RIDE, FINCHAMPSTEAD, WOKINGHAM

I enclose a copy of correspondence from Mr & Mrs Lovell- Read.

You need not reply to the correspondence, as any comments may be made at the hearing.

Yours faithfully

Azmat Bibi

Miss A Bibi

211AL

'Tanglewood'
Hollybush Ride
Finchampstead
Berkshire
RG40 3QR



July 14th 2000

Mrs Bate
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol
BS2 9JD

Dear Mrs Bate,

Re: APP/X0360/A/00/1043344

We have been advised that Manor Country Homes Ltd have lodged an appeal against the refusal of permission to erect a detached dwelling on land adjacent to Tanglewood.

As residents of Tanglewood we wish to restate our opposition to the erection of such a dwelling. We outlined our reasons in our original letter to the Environmental Services Department at Wokingham District Coucil, a copy of which is attached for your information.

Having reviewed the appellant's grounds for appeal we find it necessary to make the following comments;

Point 1 : Re : Infilling of small gaps

The appeal states 'Central Government advice states that infilling of small gaps between existing dwellings in rural areas **may be acceptable**. The gap/green wedge designation of the area is not sufficient justification to overrule this advice. The character of the rural area will not be harmed by the proposal.'

Properties in Hollybush Ride are not within walking distance of amenities. It is necessary to use the car to access School and Nursery provision, shops and other facilites. Building in this area promotes the increase of traffic, with frequent daily journeys necessary for any residence with a family.

The land is currently **outside** the settlement boundary and is filled with trees. It helps to **maintain** the character of the area, preserving distance between properties.

We conclude therefore that although 'Central Government advice' states that 'infilling of small gaps between existing dwellings ... **may** be acceptable', these reasons mean it would not be appropriate in this instance.

Point 2 : Re: Plot width/street scene

The appeal states 'The plot is of adequate width and matches existing plots nearby. It will be possible to design a house which will not appear cramped in the street scene.' This is clearly incorrect. The plot is only **half** the width of our own, which is itself one of the smallest plots in the area. The planning application presented clearly indicated that the proposed dwelling would **fill** the width of the plot and be only 2 metres from our boundary, immediately adjacent to the side of our property (where we have a conservatory). Given the narrow plot, the dwelling must impose upon our property, and being to the south, will block sunlight to the house and garden. Being so close, the proposed dwelling **must** appear cramped in the street scene.

Point 3: Re: Policy references

The appeal also states that 'The proposal complies with relevant policies and should not have been refused permission.' This is again totally incorrect. Wokingham District Council Environmental Services Department clearly stated in their notification of Refusal of Permission that approval of this application would be **against** the following policies; Berkshire Structure Plan Policies C2 and C6, South East Area Local Plan Policies STV2 ,SC1 and SBE2 and to Wokingham District Local Plan (Deposit Draft) Policies WCC1, WCC2 , PPG7 and WBE1.

The department advise that the Local Plan is valid until the year 2006.

Summary

We are totally opposed to the erection of a dwelling on the land adjacent to Tanglewood for the reasons indicated in our original letter (copy attached). We do not believe the ground for appeal are valid for the reasons outlined above.

As those most directly affected by the erection of a dwelling on this site, we hope our concerns will be given appropriate consideration at this appeal. Please notify us of the decision.

Yours sincerely,

Mrs Cathryn Lovell-Read

Mr Gordon Lovell-Read

'Tanglewood'
Hollybush Ride
Finchampstead
Berkshire
RG40 3QR

April 3rd 2000

Angela Odell
Planning Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Mrs Odell,

Re: Planning Application No: 0/2000/0989

Further to the letter we received from Chris Wood regarding the above planning application on land adjacent to Tanglewood, Hollybush Ride, Finchampstead, we write as residents of Tanglewood to advise that we are **totally opposed** to this application. Our objections are as follows :-

1) Impact on Privacy

According to the plans the proposed new building will be 2 metres from our boundary, directly next to the side of our property. On the land between the boundary and the side of our house we have a conservatory (which is not shown on the map). This extends to approx 2 ½ metres from the boundary. The proposed dwelling would directly overlook the conservatory and the windows of the upper and lower floor at this end of the house. At such a small distance it is likely that residents would be able to see right into our property. The proposed dwelling will also have full view of our back garden eliminating any area of privacy. (The general character of Hollybush Ride is such that properties are within plots of sufficient size to minimize any such intrusion).

2) Loss of daylight/sunlight

The location of the proposed dwelling is to the south of our property and will directly obstruct the light/sunlight to both house and garden. Our living room is located in the corner of the house closest to the proposed dwelling and is likely to be made very dark by the obstruction of light. All sunlight to the conservatory is likely to be lost - this currently benefits from any sunshine between 11 am and 5 pm as the sun passes directly to the south of our property.

Also, the shade imposed by the proposed dwelling would severely affect our existing garden which has been planted to benefit from the existing sun. Many of these plants would fail to thrive in the reduced light and we would incur a significant cost in having to replace them.

3) Overbearing

The proposed dwelling is too close to our boundary and, therefore, will dominate our house and garden. The distance between the two properties will be smaller than most of the internal rooms of our property! At no point in our garden would we be free from the impact of the proposed construction.

4) Loss of trees

At present there are a number of trees on the land adjacent to Tanglewood which would have to be felled to make way for the building of the property (These are not shown on the map).

In the spring of 1999 we approached the current owner with a view to purchasing the land adjacent to Tanglewood to extend our garden. (The owner later responded that he had no plans to sell the land). When obtaining details of ownership from the Planning Department (there was a planning application on the owners property which borders two sides of ours) we were advised by the department to clarify whether we would be able to change the land usage to residential curtilage before committing ourselves. The advice of the planning department was that our proposal 'may be considered acceptable, providing no trees are removed'. Therefore, it seems inappropriate to allow the removal of trees for the purposes of erecting a dwelling.

The planning department also identified that 'as the land is *outside a settlement boundary* in the Local Plan, any proposal for a dwelling on the plot is likely to be resisted.' This is not consistent with the current planning application in that it identifies on item 11 that the existing use of the land is 'residential'.

5) Character of the area

Hollybush Ride is at present a private lane characterised by substantial properties contained comfortably within their own grounds. Our property has probably the smallest plot on the lane and has a total of 20 rooms. To build a house on the significantly smaller (less than half) plot of land adjacent to Tanglewood, which is so narrow the property will fill the width of the land, would be to establish a dwelling quite out of character with the area, both in terms of size and ratio of size of dwelling to plot. The removal of trees from the land to make way for the house, is again out of character for the area.

6) Noise levels/Pollution proximity

We are concerned about the potential noise pollution - the garage and parking spaces are marked as being adjacent to the side of our house where our study and living room are located on the ground floor (with windows and a door facing the boundary), and our childrens bedrooms on the upper floor (again with windows facing the boundary). As mentioned earlier, we also have a conservatory which is located between the end of the house as marked on the map, and the boundary. This would be immediately next

to the parking facilities of the proposed property, and would therefore be subject to both noise and air pollution from the site.

7) Substation

The planning application indicates that the electricity substation will be relocated, but it does not indicate where. We understand that a substation must be a given distance from any residence, so it is unclear where this might be re-sited. As public access is only from the front of the land on Hollybush Ride, we do not understand where an alternative location might be found. (The access alongside the land adjacent to Tanglewood which is indicated on the map is the private drive to Long Acre. As this is private property, the entrance is regularly barred with a gate, prohibiting access to the rear of the plot of land under discussion.) We are totally opposed to the substation being moved any nearer our property.

8) Sewage

The planning application indicates that the foul sewage will be disposed of to the 'existing system'. We should like to point out that there is no sewer to the land south of Tanglewood. Long Acre and the other houses to the south of Tanglewood are not connected to a mains sewer. Tanglewood is connected to the end of a private sewer which runs through our land and the adjacent land to the north. We understand there are attendant rights requiring the permission of the owners of the land through which the sewer runs before any work may be carried out on the sewer. The proposed dwelling cannot therefore be connected to the 'existing system' as no sewer extends to the land adjacent to Tanglewood.

Summary

We are **totally opposed** to the erection of the proposed dwelling on the land adjacent to Tanglewood. We believe the land can not support a dwelling of this size which totally dominates not just its own plot but ours as well. The building of this property will deny us existing daylight, sunlight and privacy and will cause both noise and air pollution which we do not suffer at present. The negative effect on our property will be huge and likely to devalue our property considerably.

We are further concerned by the problems of sewage disposal and the unexplained proposal to relocate the electricity substation.

As the residents most directly affected by this planning application we urge you to take these points into consideration when considering this planning application.

Yours sincerely,

Mrs Cathryn Lovell-Read Mr Gordon Lovell-Read

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

1. APPLICANT'S NAME: Manor Country Homes Ltd
   ADDRESS: c/o Agent
   POST CODE: PHONE:

2. If the applicant has an agent, all correspondence will be sent to the agent
   AGENT'S NAME: Development Land & Planning Consultants Ltd
   ADDRESS: Ritz Plaza House, 10 Denton Road, Wokingham
   POST CODE: RG40 2DX PHONE: 0118 978 9595

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.
   SITE LOCATION: Land adjoining Tanglewood, Hollybush Ride, Finchampstead

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
   Erection of detached house

5. Give the area in hectares or part of a hectare
   AREA OF SITE: 0.066

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
   OWNERSHIP: Owner and prospective purchaser

7. List all the plans and drawings submitted with the application
   PLANS/DRAWINGS: 1) 1:2500 location plan
   2) 1:500 site plan

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
   Tick the boxes(x)

CHANGE OF USE		REDEVELOPMENT	
ERECTION OF NEW BUILDING	X	ALTERATION or EXTENSION	

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

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

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

		SITING	X
EXTERNAL APPEARANCE		DESIGN	
MEANS OF ACCESS	X	LANDSCAPING	

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

Residential

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

~~YES~~/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/~~NO~~

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

To be agreed with LPA

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

To be agreed with LPA

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Soakaway

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

Existing gate

Proposed driveway (see site plan)

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

N/A

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 9 *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

* STATE No. OF HABITABLE ROOMS

~~YES~~/NO If YES, complete Part 2 of the form

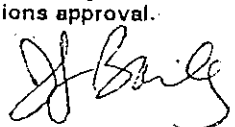
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO If YES, please ask for and complete Part 3 of the form

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

£190

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

SIGNED  ON BEHALF OF Manor Country Homes Ltd DATE 22 March 2000

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

Town and Country Planning General Development Order 1988

CERTIFICATES UNDER ARTICLE 12A

[For use with applications and appeals for planning permission (articles 12A and 12C(1) of the Order). One of Certificates A, B, C or D (or the appropriate Certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.]

Certificate A

I certify that on the date 21days before the date of the accompanying application/appeal* nobody, except the applicant/appellant*, was the owner of any part of the land to which the application/appeal* relates.

Signature: . . . . . .

On behalf of: . . . . . .
(if completed by Agent)

Date: . . . . . .

* delete where inappropriate

Note: "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

Certificate B

I certify that I have/~~the applicant has/the appellant has~~* given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application/~~appeal~~*, was the owner of any part of the land to which the application/~~appeal~~* relates, as listed below.

Owner's name Southern Electric
Address at which Notice was served Mapping Services Department, P O Box 6206
Basingstoke, RG24 8BW
Date on which Notice was served 22 March 2000

Signature: . . . . . .

On behalf of: Manor Country Homes Ltd
(if completed by Agent)

Date: 22 March 2000

Town and Country Planning General Development Order 1988

CERTIFICATES UNDER ARTICLE 12A

[For use with applications and appeals for planning permission (articles 12A and 12C(1) of the Order). One of Certificates A, B, C or D (or the appropriate Certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.]

Agricultural Holdings Certificate

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D.

If you are the sole agricultural tenant you must delete the first alternative and insert *not applicable* as the information required by the second alternative.

I certify that:

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

or:

• I have/the applicant has/the appellant has given the requisite notice to everyone else who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates, as follows:

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

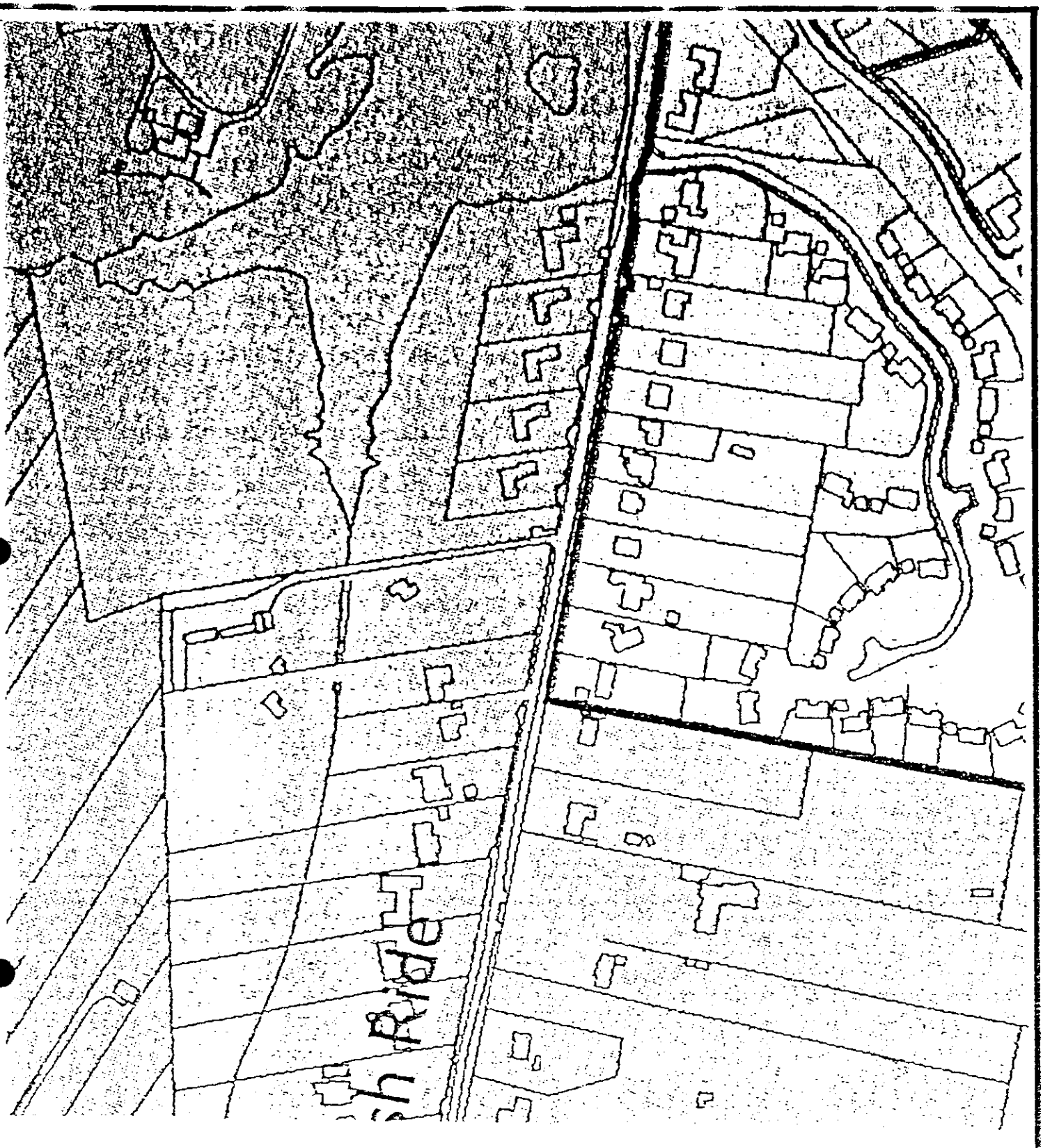
* delete where inappropriate

Signature: . . . . . .

On behalf of: . . Manor Country Homes Ltd . . . . . .
(if completed by Agent)

Date: . . 22 March 2000 . . . . . .

M55



CLIENT

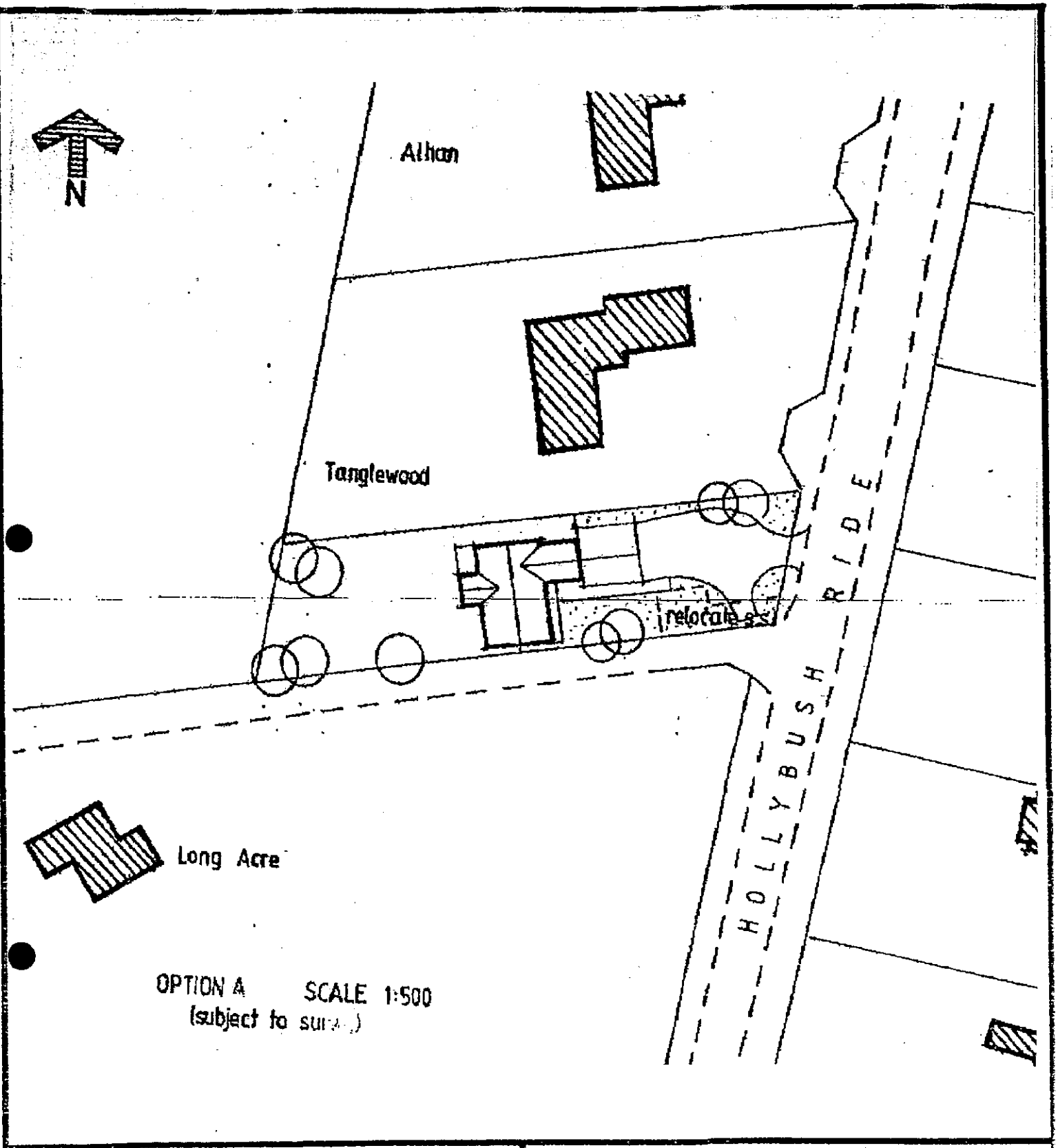
Manor Country Homes Ltd

PROJECT

Land adjoining Tanglewood,
Hollybush Ride, Finchampstead

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKS., RG40 2DX
TELEPHONE: (0118) 9789595 FACSIMILE: (0118) 9786551
Offices also at Bedford and Sheffield

Date March 2000	Rev	Drawn By JB	DRAWING TITLE Location Plan
Scale 1:2500	OS Ref	Checked	
Drawing no. BKS/277/1			



CLIENT

Manor Country Homes Ltd

PROJECT

Land adjoining Tanglewood,
Hollybush Ride, Finchampstead

DEVELOPMENT LAND & PLANNING
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WOKINGHAM, BERKS., RG40 2DX
TELEPHONE: (0118) 9789595 FACSIMILE: (0118) 9786551
Offices also at Bedford and Sheffield

Date	Rev	Drawn By
March 2000		
Scale 1:500	OS Ref	Checked
Drawing no. BKS/277/2		

DRAWING TITLE

Site Plan

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Manor Country Homes Ltd
C/O Development Land and Planning Consultants Ltd
Ritz Plaza House
10 Denton Road
WOKINGHAM
Berkshire RG40 2DX

RECEIVED
10 MAY 2000

Application Number: O/2000/0989

Parish: **FINCHAMPSTEAD**

Location: **Land Adjacent To Tanglewood, Hollybush Ride, Finchampstead, Wokingham**

Proposal: **Outline application for the proposed erection of one detached dwelling**

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

Reason
1. The proposal would be inappropriate development outside a settlement boundary and in a gap/green wedge between settlements. The proposal would consolidate and intensify existing development and have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to Berkshire Structure Plan Policies C2 and C6, South East Area Local Plan Policies STV2 and SC1, to Wokingham District Local Plan (Deposit Draft) Policies WCC1 and WCC2 and PPG7.

Reason
2. As the application plot is relatively narrow and the proposed house and garage would be close to the plot's side boundaries, the proposed development would appear relatively cramped in the street scene, having a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to South East Area Local Plan Policy SBE2 and Wokingham District Local Plan (Deposit Draft) Policy WBE1.

John Mitchell
Development Control Manager
Date: 09 May 2000

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

APPEAL QUESTIONNAIRE

Planning, Listed Building Consent or Conservation Area Consent

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

APPEAL REF: APP /X0360/A/00/1043344 **GRID REF:** SU8164

APPEAL BY: MANOR COUNTRY HOMES LTD

SITE: LAND ADJACENT TO TANGLEWOOD, HOLLYBUSH RIDE, FINCHAMPSTEAD

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

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

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

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

	YES/NO	Number of Documents Enclosed
a. Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If so, please indicate which Schedule.	Sch 1 / Sch 2 col 1	N/A
b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	YES/NO	
c. Has a screening opinion been placed on Part 1of the planning register? If yes, please attach a copy.	YES/NO	
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;		2
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. Copy of any notice published under Article 8 and/ Buildings and Conservation Areas) Act 1990 and/or Regulation 5;or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990 and/or Regulation 5;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters currently before the Council relating to the same site;		✓
i. In the case of appeals against non-determination, details of considerations likely to have been relevant to the Council's decision;		✓
j. A list of any conditions or limitations the Council would favour if the appeal were to be allowed; TO follow with Statement		
k. Any other relevant information or correspondence the Council consider the Inspectorate should be aware of. ALSO, SEE 17. below		6

FOR APPEALS BEING DECIDED BY THE WRITTEN REPRESENTATIONS PROCEDURE

	YES / NO	Number of documents enclosed	N/A
16. a Please confirm that, in accordance with Regulation 5(1), you have notified details of the appeal to authorities and other persons who made representations to you about the application.			
b On what date did you give those notified at 16a for the submission of their representations?			
c Copies of the following documents must, if appropriate, be enclosed with this questionnaire.			
i representations received from interested parties about the original application			
ii the planning officer's report to committee			
iii any relevant committee minute			
17. Relevant plans and policies - please enclose extracts of relevant policies and plans and explanations of these. Each extract should include the front page, showing the title of the plan and date of approval or adoption. Where plans and policies have not been approved or adopted, the stage and status of the plan should be given.		3	

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

Council's reference: 0/2000/0989

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

Signature: _____ on behalf of Wokingham District Council

Date of despatch: 25/5/00

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

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Manor Country Homes Ltd
SITE: Land adjoining Tanglewood, Hollybush Ride, Finchampstead
APPLICATION NO.: 0989
PROPOSAL: Erection of a detached house

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Finchampstead North

Mr T L Charlesworth
3 Rowan Drive
Crowthorne
Berks

Mr R H Cundy
Bumbles
Longwater Lane
Finchampstead
Berks

Clerk(s) of Parish / Town Council of Finchampstead

Mrs C S Cole
Memorial Hall
The Village
Finchampstead
RG40 4JU

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

Environmental Design- Trees
WDC

Applicationo	Name & Address
O/2000/0989	Mr & Mrs Lovell-Read Tanglewood Hollybush Road Finchampstead Wokingham Berks RG40 3QR
O/2000/0989	Dr SP Wilford 17 Copse Drive Wokingham Berks RG41 1NA
O/2000/0989	P Burgess Deers Leap Hollybush Ride Finchampstead Wokingham Berks RG40 3QR
O/2000/0989	J & D Wood Morningside Hollybush Ride Finchampstead Wokingham Berks RG40 3QP
App refused, letter sent 09/05/00	
O/2000/0989	Ms J Burgess Deers Leap Hollybush Ride Finchampstead Wokingham Berks RG40 3QR

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 29 March 2000

Application Number: O/2000/0989

Proposal: Outline application for the proposed erection of one detached dwelling.

Site Address:
Land Adjacent To Tanglewood, Hollybush Ride, Finchampstead, Wokingham.

Applicant:
Manor Country Homes Ltd C/O Development Land And Planning Consultants Ltd.

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

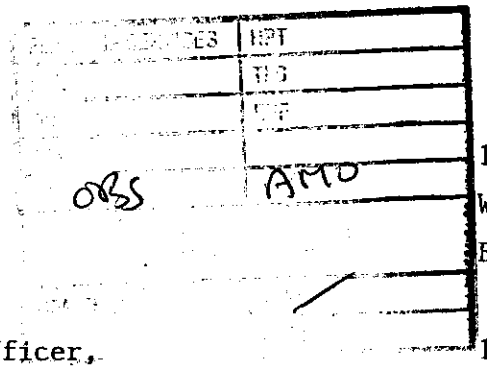
✓ below as applicable;

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

Sc. 2.1 – Parking

Signed: N.S.T. **Print name:** N TWOTTER

19-4-00



17,Copse Drive,
Wokingham,
Berks. RG41 1NA

12 April,2000

The Chief Planning Officer,
Environmental Services Dept.,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham.

Dear Sir,

APPLICATION NO.O/2000/0989 - PROPOSED ERECTION OF ONE DWELLING ON LAND ADJACENT TO TANGLEWOOD,HOLLYBUSH RIDE,FINCHAMPSTEAD.

The land involved in this application is outside the limit of Identified Settlement in both the South East Area Local Plan(SEALP) and the draft Wokingham District Plan(1997).The land is designated as Sporadic Development in the SEALP and as Green Gap/Wedge in the draft Wokingham District Plan(1997) : the above proposal is contrary to Policy STV2 of the SEALP and to Policy WCC2 of the draft Wokingham District Plan(1997).

Wokingham District CPRE therefore ask the District Council to reject the above application.

Yours faithfully,

Dr.S.P.Wilford(Chairman,Wokingham District CPRE)

FROM: Angela Odell

DATE: 29 March 2000

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FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: O/2000/0989

Proposal: Outline application for the proposed erection of one detached dwelling.

Site Address: Land Adjacent To Tanglewood, Hollybush Ride, Finchampstead, Wokingham.

Applicant: Manor Country Homes Ltd C/O Development Land And Planning Consultants Ltd.

Your observations are required in respect of this application **by 22/04/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl DATE: 20-4-00

Clerk To Finchampstead Parish/Town Council.

TO: DEVELOPMENT CONTROL FROM: Environmental Design
Angela Odell

DATE: 19th April 2000

Location:	Land Adjacent to Tanglewood, Hollybush Ride, Finchampstead
Proposal:	OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF ONE DETACHED DWELLING
Application Number:	O/2000/0989

In response to your consultation dated 29th March 2000 for the above application, the tree and landscape comments are as follows:

Although the site lies within the Green Gap Designation (Policy WCC2) I do not believe that the development which would infill a small area of land between existing housing (Tanglewood and Long Acre) would affect or detract from the character of the area. Consequently I have on objections to the proposal in principle. However the site contains a number of mature trees which should be retained within the development. The site is also well vegetated with young secondary woodland which I consider to be of only minor significance.

Should the applicant wish to make a full application then the following landscape conditions should be attached:

Submit a detailed tree survey to BS 5837 accurately showing trees to be retained, removed and any tree surgery works. The applicant should demonstrate that the existing mature trees can be successfully retained.

Protective fencing details to the same BS for trees to be retained and a methodology to demonstrate that the development would not harm any of the trees protected by a TPO to the rear of the site.

Submit a detailed landscape scheme. This should give full details of species name. Location of each species, size of plants at time of planting and planting densities.

All of the above should be submitted and approved before planning consent is given.

ROBERT PETROW
Consultant Landscape Architect

'Tanglewood'
Hollybush Ride
Finchampstead
Berkshire
RG40 3QR

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April 3rd 2000

Angela Odell
Planning Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Mrs Odell,

Re: Planning Application No: 0/2000/0989

Further to the letter we received from Chris Wood regarding the above planning application on land adjacent to Tanglewood, Hollybush Ride, Finchampstead, we write as residents of Tanglewood to advise that we are **totally opposed** to this application. Our objections are as follows :-

1) **Impact on Privacy**

According to the plans the proposed new building will be 2 metres from our boundary, directly next to the side of our property. On the land between the boundary and the side of our house we have a conservatory (which is not shown on the map). This extends to approx 2 ½ metres from the boundary. The proposed dwelling would directly overlook the conservatory and the windows of the upper and lower floor at this end of the house. At such a small distance it is likely that residents would be able to see right into our property. The proposed dwelling will also have full view of our back garden eliminating any area of privacy. (The general character of Hollybush Ride is such that properties are within plots of sufficient size to minimize any such intrusion).

2) **Loss of daylight/sunlight**

The location of the proposed dwelling is to the south of our property and will directly obstruct the light/sunlight to both house and garden. Our living room is located in the corner of the house closest to the proposed dwelling and is likely to be made very dark by the obstruction of light. All sunlight to the conservatory is likely to be lost - this currently benefits from any sunshine between 11 am and 5 pm as the sun passes directly to the south of our property.

Also, the shade imposed by the proposed dwelling would severely affect our existing garden which has been planted to benefit from the existing sun. Many of these plants would fail to thrive in the reduced light and we would incur a significant cost in having to replace them.

3) Overbearing

The proposed dwelling is too close to our boundary and, therefore, will dominate our house and garden. The distance between the two properties will be smaller than most of the internal rooms of our property! At no point in our garden would we be free from the impact of the proposed construction.

4) Loss of trees

At present there are a number of trees on the land adjacent to Tanglewood which would have to be felled to make way for the building of the property (These are not shown on the map).

In the spring of 1999 we approached the current owner with a view to purchasing the land adjacent to Tanglewood to extend our garden. (The owner later responded that he had no plans to sell the land). When obtaining details of ownership from the Planning Department (there was a planning application on the owners property which borders two sides of ours) we were advised by the department to clarify whether we would be able to change the land usage to residential curtilage before committing ourselves. The advice of the planning department was that our proposal 'may be considered acceptable, providing no trees are removed'. Therefore, it seems inappropriate to allow the removal of trees for the purposes of erecting a dwelling.

The planning department also identified that 'as the land is *outside a settlement boundary* in the Local Plan, any proposal for a dwelling on the plot is likely to be resisted.' This is not consistent with the current planning application in that it identifies on item 11 that the existing use of the land is 'residential'.

5) Character of the area

Hollybush Ride is at present a private lane characterised by substantial properties contained comfortably within their own grounds. Our property has probably the smallest plot on the lane and has a total of 20 rooms. To build a house on the significantly smaller (less than half) plot of land adjacent to Tanglewood, which is so narrow the property will fill the width of the land, would be to establish a dwelling quite out of character with the area, both in terms of size and ratio of size of dwelling to plot. The removal of trees from the land to make way for the house, is again out of character for the area.

6) Noise levels/Pollution proximity

We are concerned about the potential noise pollution - the garage and parking spaces are marked as being adjacent to the side of our house where our study and living room are located on the ground floor (with windows and a door facing the boundary), and our childrens bedrooms on the upper floor (again with windows facing the boundary). As mentioned earlier, we also have a conservatory which is located between the end of the house as marked on the map, and the boundary. This would be immediately next

to the parking facilities of the proposed property, and would therefore be subject to both noise and a pollution from the site.

7) Substation

The planning application indicates that the electricity substation will be relocated, but it does n indicate where. We understand that a substation must be a given distance from any residence, so it unclear where this might be re-sited. As public access is only from the front of the land on Hollybus Ride, we do not understand where an alternative location might be found. (The access alongside th land adjacent to Tanglewood which is indicated on the map is the private drive to Long Acre. As this private property, the entrance is regularly barred with a gate, prohibiting access to the rear of the pl of land under discussion.) We are totally opposed to the substation being moved any nearer ou property.

8) Sewage

The planning application indicates that the foul sewage will be disposed of to the 'existing system'. W should like to point out that there is no sewer to the land south of Tanglewood. Long Acre and the othe houses to the south of Tanglewood are not connected to a mains sewer. Tanglewood is connected to th end of a private sewer which runs through our land and the adjacent land to the north. We understan there are attendant rights requiring the permission of the owners of the land through which the sewe runs before any work may be carried out on the sewer. The proposed dwelling cannot therefore b connected to the 'existing system' as no sewer extends to the land adjacent to Tanglewood.

Summary

We are **totally opposed** to the erection of the proposed dwelling on the land adjacent to Tanglewoo We believe the land can not support a dwelling of this size which totally dominates not just its own pl but ours as well. The building of this property will deny us existing daylight, sunlight and privacy an will cause both noise and air pollution which we do not suffer at present. The negative effect on ou property will be huge and likely to devalue our property considerably.

We are further concerned by the problems of sewage disposal and the unexplained proposal to relocat the electricity substation.

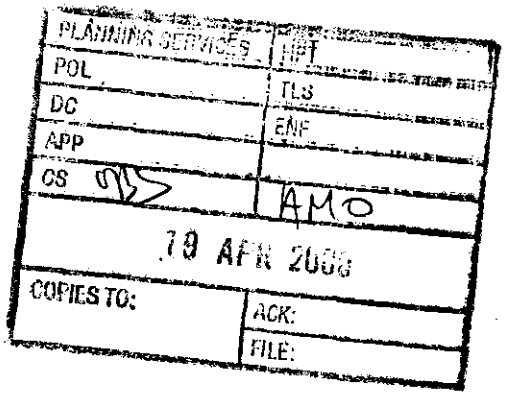
As the residents most directly affected by this planning application we urge you to take these points int consideration when considering this planning application.

Yours sincerely,

Mrs Cathryn Lovell-Read

Mr Gordon Lovell-Read

☎ 01344 775 282



Deers Leap
Hollybush Ride
Finchampstead
Berkshire
RG40 3QR

17th April 2000

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sirs

REF: Planning Application O/2000/0989

I write and would like to strongly request that you refuse the above application for the erection of a new dwelling. Hollybush Ride is a private road and is unlikely to be adopted by the council. It's narrow and in places dangerous to pedestrians who regularly walk the lane and enjoy the beautiful scenery. Any additional houses will only add to the traffic in the lane, increasing the potential for a serious accident to children or pedestrians.

I urge the council to refuse the building of additional houses, squeezed in to parts of existing gardens for financial gain and in disregard of the surrounding beauty. If not, then unfortunately it will cease to be an area of beauty and serious consideration will need to be given to the safety of pedestrians and children in the lane. The council will then have to accept some obligation to adopt the lane, add pavements, lighting, main drainage and the other services expected in order to provide a safe living environment.

This application itself, I believe, is misleading and inaccurate. It states that the current use of the land is residential. The only residents on this plot are wildlife and there certainly has never been any dwelling that could in any way be categorised as a residence.

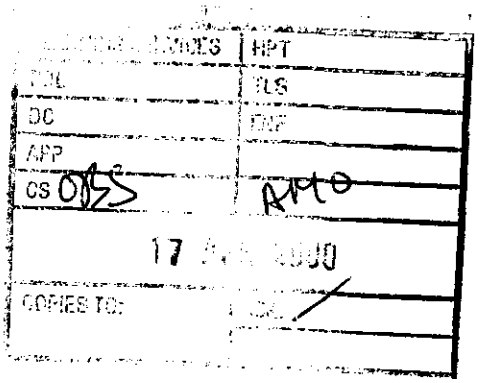
How will sewage be disposed? Into the existing system. The existing "private" system finishes at Tanglewood and in response to my own investigations, the owners of all the houses connected would have to agree before anyone else would be able join into their system. The whole system would also need to be upgraded for any additional connections. The pumps and pipes apparently are of insufficient capacity to carry any additional waste. This means that the stream at the end of the land will take even more soil discharge.

Please, Hollybush Ride is lovely as it is. It does not need, nor can it support any more additional houses.

Thank you for your time

P. Burgess

Philip Burgess



Morningside
Hollybush Ride
Finchampstead
Wokingham
Berks RG40 3QP.

Re application no.
0/2000/0989

11/4/2000

Dear Miss Odell,

After viewing the above application to develop land adjacent to Tanglewood, Hollybush Ride, I have noted that the developers plan to "re-locate" the electricity sub-station at the front of the property. There is no indication where it will be relocated to and as access must be from the road there is no obvious place it can be moved to.

Providing the site will not be further developed, we have no objection to the erection of one detached dwelling on the site.

Yours sincerely

Janet + David Wood

☎ 01344 775 282

Deers Leap
Hollybush Ride
Finchampstead
Berkshire
RG40 3QR

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17th April 2000

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sirs

REF: Planning Application 0/2000/0989

I must write to voice my objections to the planning proposal to erect a new dwelling on the land adjacent to Tanglewood, Hollybush Ride.

The plot is extremely narrow compared to all the other plots in the Lane. A house built on this land would look completely out of place, and is definitely not in keeping with the other houses in the Lane.

Hollybush Ride is a road of outstanding beauty, much enjoyed by residents and other members of the community, who walk the Lane. Its beauty would be damaged by the erection of a house on this plot and it would also open the flood gates from people wanting to profit by converting part of their garden into additional houses.

I appreciate the Council has a very difficult job in balancing "the need of housing against the protection and enhancement of the District's pleasant semi-rural environment" but it is roads such as these which makes the District as appealing as it is. I would urge the Council to maintain a firm stance and not grant further developments in this road, so that it long remains a haven for wildlife and people alike.

Yours faithfully

Jacqueline Burgess

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

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

Your Ref:
0/2000/0989

Our Ref:
APP/X0360/A/00/1043344

8 June 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MANOR COUNTRY HOMES LTD
SITE AT LAND ADJACENT TO TANGLEWOOD, HOLLYBUSH RIDE, FINCHAMPSTEAD, WOKINGHAM

We have decided that a hearing will be held into this appeal, and will now arrange a date.

You need to send me and the appellant your written statement at least 3 weeks before the hearing is due to start. The statement should contain all the information you wish to discuss at the hearing, so that our inspector will know the issues involved. If your statement is late, I may have to postpone the hearing or arrange an inquiry instead. I have asked the appellant to send you and me their written statement by the same date.

Yours faithfully

Mr S Raychell

H4B

Applicationo	Name & Address
O/2000/0989	Mr & Mrs Lovell-Read Tanglewood Hollybush Road Finchampstead Wokingham Berks RG40 3QR
O/2000/0989	Dr SP Wilford 17 Copse Drive Wokingham Berks RG41 1NA
O/2000/0989	P Burgess Deers Leap Hollybush Ride Finchampstead Wokingham Berks RG40 3QR
O/2000/0989	J & D Wood Morningside Hollybush Ride Finchampstead Wokingham Berks RG40 3QP
App refused, letter sent 09/05/00	
O/2000/0989	Ms J Burgess Deers Leap Hollybush Ride Finchampstead Wokingham Berks RG40 3QR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Manor Country Homes Ltd
SITE: Land adjoining Tanglewood, Hollybush Ride, Finchampstead
APPLICATION NO.: 0989
PROPOSAL: Erection of a detached house

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Finchampstead North

Mr T L Charlesworth
3 Rowan Drive
Crowthorne
Berks

Mr R H Cundy
Bumbles
Longwater Lane
Finchampstead
Berks

Clerk(s) of Parish / Town Council of Finchampstead

Mrs C S Cole
Memorial Hall
The Village
Finchampstead
RG40 4JU

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

Environmental Design- Trees
WDC

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: (0118) 978 9595 Facsimile: (0118) 978 6551
e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

JB/GB/BKS277

22 March 2000

The District Planning Officer
Wokingham District Council
Planning Department
P O Box 157
Council Offices
Shute End
WOKINGHAM
RG40 1WR

Dear Sir

RE: LAND ADJOINING TANGLEWOOD, HOLLYBUSH RIDE, FINCHAMPSTEAD

I enclose for your attention an outline application for the erection of a single dwelling at the above site. I enclose the following:

- 6 copies completed planning application form
- Section 66 Certificate B
- Agricultural Holdings Certificate
- 6 copies 1:2500 scale location plan
- 6 copies 1:500 scale site plan
- Planning application fee of £190

Although the application site lies outside of the settlement boundary and within an area designated as 'gap', I consider that the proposal is one of logical infilling of a small gap in an otherwise built-up frontage. Government advice in PPG7 states that this form of development, even outside settlement boundaries, should normally be considered acceptable unless harm is caused to interests of acknowledged importance. It can be seen from the plan that there will be no loss of residential amenity as a result of the development, as the proposed siting takes into account the proximity of adjoining dwellings. Although a small number of trees will need to be removed, these are of little amenity value and can be replaced within the site as part of a landscaping scheme. With regard to 'gap' policy, it is considered that the site is too small and enclosed to be considered a material loss to the gap between settlements. Therefore, it is submitted that the application is acceptable in policy terms and planning permission should be granted.

I trust that the application can be dealt with positively and within a reasonable timescale. If your officer has any queries, please do not hesitate to contact me.

Yours faithfully

Jim Bailey BA (Hons) MRTPI
Director

encs

cc Manor Country Homes Ltd

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Offices also at Bedford and Sheffield

JB/GB/BKS277

17 May 2000

The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Sirs

RE: LAND ADJOINING TANGLEWOOD, HOLLYBUSH RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE

I enclose for your attention an appeal, on behalf of Manor Country Homes Ltd, against a refusal of permission by Wokingham District Council regarding an application for a single house at the above site. I enclose the following:

- Completed planning appeal form
- Letter submitted to Wokingham District Council dated 22 March 2000
- Application form dated 22 March 2000
- Section 66 Certificate B dated 22 March 2000
- Agricultural Holdings Certificate dated 22 March 2000
- 1:2500 scale location plan, drawing no. BKS/277/1
- 1:500 scale site plan, drawing no. BKS/277/2
- Refusal notice O/2000/0989 dated 9 May 2000

I trust the enclosed documents are sufficient for your purposes. You will note that I have asked for the appeal to be dealt with by informal hearing. I hope this is acceptable.

If you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully

Jim Bailey BA (Hons) MRTPI
Director

encs

cc Mrs A Odell, Wokingham District Council
Manor Country Homes Ltd

APPEAL REFERENCE: APP/X0360/A/00/1043344

AGENDA.

The main issue(s) between the appellant and the Local Planning Authority:

1. The effect of the proposal on the character and appearance of the area resulting from the consolidation and intensification of development outside settlement boundaries.

2. The effect of the proposal on the character and appearance of the street scene resulting from the location of the proposed dwelling in relation to the site boundaries.

Topics for discussion:

1. Status of submitted plans and the appeal application
2. Development plan issues
3. Effect on development patterns
4. Effect on character and appearance
   - character and appearance of surroundings
   - comparison of proposal to surroundings
   - trees
5. Other effects
6. Conditions
7. Any other matters

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Manor Country Homes Ltd
SITE: Land adjoining Tanglewood, Hollybush Ride, Finchampstead
APPLICATION NO.: 0989
PROPOSAL: Erection of a detached house

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Finchampstead North

Mr T L Charlesworth
3 Rowan Drive
Crowthorne
Berks

Mr R H Cundy
Bumbles
Longwater Lane
Finchampstead
Berks

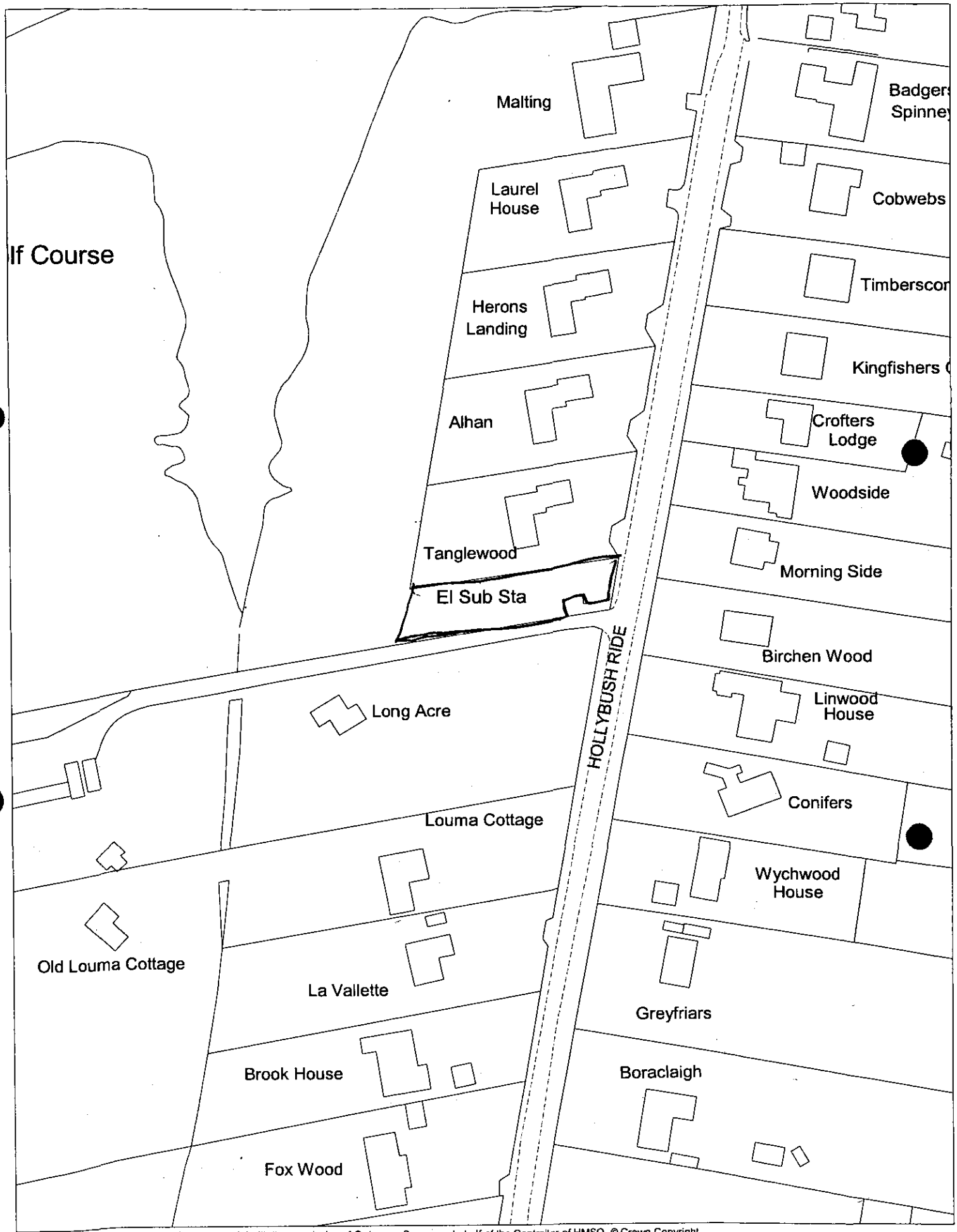
Clerk(s) of Parish / Town Council of Finchampstead

Mrs C S Cole
Memorial Hall
The Village
Finchampstead
RG40 4JU

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

Environmental Design- Trees
WDC

Applicationo	Name & Address
O/2000/0989	Mr & Mrs Lovell-Read Tanglewood Hollybush ~~Road~~ Ride Finchampstead Wokingham Berks RG40 3QR
O/2000/0989	Dr SP Wilford (CPRE) 17 Copse Drive Wokingham Berks RG41 1NA
O/2000/0989	P Burgess Deers Leap Hollybush Ride Finchampstead Wokingham Berks RG40 3QR
O/2000/0989	J & D Wood Morningside Hollybush Ride Finchampstead Wokingham Berks RG40 3QP
App refused, letter sent 09/05/00	
O/2000/0989	Ms J Burgess Deers Leap Hollybush Ride Finchampstead Wokingham Berks RG40 3QR



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Development Control Section, Environmental Services, Wokingham District Council.
3 April 2000

Scale: 1 : 1250

N W E S

file Copy

Tel. (0118) 974 6448 (Direct Line)
Date. June 28, 2000
My ref. **Application Number: O/2000/0989**
Your ref.

P Burgess
Deers Leap
Hollybush Ride
Finchampstead
Wokingham
Berks
RG40 3QR

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

NOTICE OF INFORMAL HEARING
APPEAL BY: MANOR COUNTRY HOMES LTD
SITE: LAND ADJACENT TO TANGLEWOOD, HOLLYBUSH RIDE.
PROPOSAL: OUTLINE APPLICATION FOR THE ERECTION OF A DETACHED HOUSE

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham commencing at 10.00 hours on Thursday 31st August 2000.

As your interests may be affected, this is to give you notice of the Hearing, in order that you may, if you so desire, attend and at the Inspector's discretion, take part in the discussion.

If you cannot or do not wish to attend the Informal Hearing, you may give your views in writing.
Written representations should be sent to Mrs Bate, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ, quoting reference APP/X0360/A/00/1043344, no later than 21 days before the Hearing. Your views will be disclosed to the parties and may be read out at the Hearing.

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate and copied to the appellant. The application, decision notice, and the appellant's grounds of appeal can be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 16.00 on Fridays).

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

Yours faithfully

Denise Gumbrell
Appeals Assistant

Objections to Proposed Amendments 1999
Chapter Two

RESPONDENT'S NUMBER 645

RESPONDENT'S INFORMATION

Mr J Bailey
Development Land and Planning
Ritz Plaza House
10 Denton Road
WOKINGHAM
Berkshire
RG40 2DX

RESPONSE NUMBER 6010

OTHER INFORMATION

Hicks Developments Ltd and (x 6) Residents of Pitts Lane

CHAPTER 2

SUPPORT/OBJECT Object

POLICY/PROPOSAL WCC1

PROPOSED AMENDMENT REF 2/8

PARAGRAPH NUMBER

HOUSING SITE REF

SITE ADDRESS

SUMMARY OF REPRESENTATION

PPG7 makes no reference to exclusions of certain areas when stating that "sensitive in-filling" and "minor extensions" to "small groups of houses" in the countryside may be acceptable. Policy WH1A provides sufficient protection of important areas. There is no justification for excluding "designated green gaps" from Policy WCC1 (h). Reference to "designated green gaps" should be deleted. Policy WCC1 (h) should be changed to "h) Sensitive in-filling of small gaps within small groups of houses and minor extensions to groups for residential use will be acceptable subject to the provisions of Policy WH1A."

SUMMARY OF LPA RESPONSE

The wording has been further amended, to take account of objections, recent appeal decisions and other approved local plans. Supporting text has been added. Development in gaps is no longer excluded, but such proposals have to be consistent with policy WCC2.

Objections to Proposed Amendments 1999
Chapter Two

REPRESENTATION NUMBER 1002

REPRESENTATION INFORMATION

Mr P Soar
D'Arcy Soar
Vine House
11 Balfour Mews
London
W1Y 5RJ

CHAPTER 2

POLICY/PROPOSAL WCC1

PARAGRAPH NUMBER

SITE ADDRESS

SUMMARY OF REPRESENTATION

Object to Policy WCC1 and proposed amendment 2/10. Delete "outside designated Green Gaps (Policy WCC2)".
By excluding infilling or extensions of groups of houses from designated Green Gaps/Wedges, the proposal restricts the valuable contribution that can be gained by sensitive development in gaps and restricts choice.

RESPONSE NUMBER 6101

COMMENT INFORMATION

Mr A Stewart
The Washington Trust
Ardvalich
LOCHEARNHEAD
Perthshire
FK19 8QE

SUPPORT/OBJECT Object

PROPOSED AMENDMENT REF 2/8

HOUSING SITE REF

SUMMARY OF LPAC RESPONSE

The wording has been further amended, to take account of objections, recent appeal decisions and other approved local plans. Supporting text has been added. Development in gaps is no longer excluded, but such proposals have to be consistent with policy WCC2.

Objections to Proposed Amendments 1999
Chapter Two

RESPONDENT NUMBER 1109

RESPONDENT INFORMATION

Martin & Pole, Nicholas
Salisbury House
Milton Road
Wokingham
Berkshire
RG40 1DB

RESPONSE NUMBER 6117

AGENT INFORMATION

CHAPTER 2

SUPPORT/OBJECT Object

POLICY/PROPOSAL WCC1

PROPOSED AMENDMENT REF 2/8

PARAGRAPH NUMBER

HOUSING SITE REF

SITE ADDRESS

SUMMARY OF REPRESENTATION

Reference to Green Gaps should be deleted. Proposals should be considered on merit vis-à-vis impact on rural character in accordance with PPG7 para. 3.21.

SUMMARY OF LPA RESPONSE

The wording has been further amended, to take account of objections, recent appeal decisions and other approved local plans. Supporting text has been added. Development in gaps is no longer excluded, but such proposals have to be consistent with policy WCC2.

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
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Offices also at Bedford and Sheffield

JB/GB/BKS27

10 August 2000

Mrs A Odell
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell

RE: LAND ADJOINING TANGLEWOOD, HOLLYBUSH RIDE, FINCHAMPSTEAD

With regard to the above appeal, which is due to be heard by informal hearing on 31 August, I enclose for your attention copies of the following:

- Letter to The Planning Inspectorate
- Appellant's statement of case
- Appendices and plans

I trust that the enclosed are satisfactory. However, if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

encs

cc Manor Country Homes

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e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

JB/GB/BKS277

10 August 2000

S Raychell Esq
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Mr Raychell

RE: LAND ADJOINING TANGLEWOOD, HOLLYBUSH RIDE, FINCHAMPSTEAD, WOKINGHAM
APPEAL REFERENCE: APP/X0360/A/00/1043344

With regard to the above appeal, which is due to be heard by informal hearing on 31 August, I enclose for your attention copies of the following:

- Appellant's statement of case
- Appendices and plans

I trust the enclosed are satisfactory. However, if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

encs

cc Mrs A Odell, Wokingham District Council
Manor Country Homes

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

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

Your Ref: 0/2000/0989

Our Ref: APP/X0360/A/00/1043344

Date: 14 August 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MANOR COUNTRY HOMES LTD
SITE AT LAND ADJACENT TO TANGLEWOOD, HOLLYBUSH RIDE, FINCHAMPSTEAD, WOKINGHAM

I have received the statement dated 10 August 2000 from the appellant's agent. If this has not been copied to you already, please contact the appellant's agent and ask for a copy.

If you wish to comment on the correspondence you should do so at the hearing.

Yours faithfully

Miss A Bibi

211AL

ATTENDANCE LIST AT INFORMAL HEARING

Appellant: Manor Country Homes Ltd **Application number:** 0989

Site: Land adjoining Tanglewood, Hollybush Ride, Finchampstead

Proposal: Erection of a detached house

Name	Address

The Planning Inspectorate

Room 12/02 West
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-9878768
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8768

Angie

Ms D Gumbrell
Wokingham
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref:
0/2000/0989

Our Ref:
APP/X0360/A/00/1043344

21 July 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MANOR COUNTRY HOMES LTD
SITE AT LAND ADJACENT TO TANGLEWOOD, HOLLYBUSH RIDE, FINCHAMPSTEAD, WOKINGHAM

NOTIFICATION OF INSPECTOR

I am writing on behalf of the Secretary of State to inform you that the Inspector appointed to hold the hearing into the above appeal will now be:

Mr R Punshon BSc(Hons) MRTPI.

You have already been given notice of the arrangements for this hearing.

Yours faithfully

Mr P Awogbami

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

206C

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

A0

TL.

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

Your Ref: 0/2000/0989

Our Ref: APP/X0360/A/00/1043344

Date: 27 July 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MANOR COUNTRY HOMES LTD
SITE AT LAND ADJACENT TO TANGLEWOOD, HOLLYBUSH RIDE, FINCHAMPSTEAD, WOKINGHAM

You are reminded that your statement for this appeal is due by 10 August 2000. If you are unable to send it by this date, please contact me immediately, as I will need to consider whether the hearing can continue as arranged.

I have sent a copy of this letter to the appellant.

Yours faithfully

Miss A Bibi

H10L

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
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WOKINGHAM, BERKSHIRE, RG40 2DX
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e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

JB/GB/BKS277

17 May 2000

Mrs A Odell
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell

RE: LAND ADJOINING TANGLEWOOD, HOLLYBUSH RIDE, FINCHAMPSTEAD

I have today submitted an appeal to The Planning Inspectorate, on behalf of Manor Country Homes Ltd, with regard to the refusal of permission issued by yourselves in respect of the above site. I enclose for your attention copies of the following:

- Letter to The Planning Inspectorate
- Completed planning appeal form
- Letter to yourselves dated 22 March 2000
- Planning application form dated 22 March 2000
- Section 66 Certificate B dated 22 March 2000
- Agricultural Holdings Certificate dated 22 March 2000
- 1:2500 scale location plan, drawing no. BKS/277/1
- 1:500 scale site plan, drawing no. BKS/277/2
- Refusal notice O/2000/0989 dated 9 May 2000

I trust the enclosed documents are satisfactory. You will note that I have asked for this appeal to be dealt with by way of an informal hearing. I hope this route forward is acceptable to yourselves.

If you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

encs

cc Manor Country Homes Ltd

The Planning Inspectorate

Room 12/02 West
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-9878460
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8460

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

Your Ref:
0/2000/0989

Our Ref:
APP/X0360/A/00/1043344

19 June 2000

P.
POL
DC
APP
CS
22 JUN
COPIES TO:
ASK:
FILE:

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MANOR COUNTRY HOMES LTD
SITE AT LAND ADJACENT TO TANGLEWOOD, HOLLYBUSH RIDE, FINCHAMPSTEAD, WOKINGHAM

I am writing to advise you that the hearing into this appeal will start at 10:00 on Thursday 31 August 2000 at The Council Offices, Shute End, WOKINGHAM. Please arrange a car-parking space for the Inspector, and send the details to the case officer quoting our appeal reference number.

We will confirm the Inspector to you at a later date.

The hearing date has been imposed upon yourselves.

Please tell those interested in the development about these arrangements, including those who wrote to you at application stage, and give such other publicity as you think necessary. They will need to know:

a. the location of the site and a description of the appeal proposals;

b. details of the hearing arrangements;

c. that they can send their views to the case officer, not later than 21 days before the date of the hearing, quoting our reference number, and that these will be disclosed to the parties and may be read out at the hearing;

d. where your and appellant's statements, proofs of evidence and summaries can be inspected;

e. that they may attend the hearing if they wish and at the discretion of the Inspector take part in the discussion;

f. that we will send a copy of the decision letter only to those who ask for one.

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT :	**MANOR COUNTRY HOMES LTD**
APPEAL SITE :	**LAND ADJACENT TO TANGLEWOOD, HOLLYBUSH RIDE, FINCHAMPSTEAD**
REASON FOR APPEAL :	**REFUSAL TO GRANT OUTLINE PLANNING PERMISSION FOR THE PROPOSED ERECTION OF ONE DETACHED DWELLING**

LOCAL PLANNING AUTHORITY REFERENCE : O/2000/0989

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/00/1043344

1.00 INTRODUCTION

1.01 I am Angela Margaret Odell. I hold a Bachelor of Arts Joint Honours Degree in Economics and Geography and a Master of Philosophy Degree in Town Planning and I am a Member of the Royal Town Planning Institute. I am a Planning Officer in the Development Control Section of Wokingham District Council.

1.02 The application was in outline with access and siting to be determined.

1.03 The Local Planning Authority considers that the main issue is the effect on the character and appearance of the area.

1.04 There is no relevant planning history of the appeal site but the following decisions have been made on the adjacent site to the north.

APPLICATION NO.	PROPOSAL	DECISION/DATE
23491	Detached house and garage	Refused 23.05.85
Appeal dismissed 14.01.86, Ref: T/APP/H0330/A/85/36306/P4		
25287	Detached house and garage	Conditional Approval 24.04.86

1.05 The above appeal decision was dismissed but allowed in principle when the previous Central Berkshire Structure Plan 1980 (CBSP) was the Structure Plan and there were no statutory or draft statutory Local Plans. The CBSP in principle allowed "rounding-off" outside a settlement boundary. This has now been specifically excluded from the current Berkshire Structure Plan and South East Area Local Plan Policy STV2 by letter from Berkshire County Council (Appendix 5).

2.00 DESCRIPTION OF APPEAL SITE AND SURROUNDINGS

2.01 The appeal site is an undeveloped 0.066 ha. plot about 13m wide, with trees and scrub on it. It is sited in a semi-rural area with a row of dwellings opposite and to the north of the site. To the south of the appeal site 'Long Acre' is set back from the road front, and there is an access to the rear in between. Beyond this to the south is another row of dwellings.

2.02 The area has a well-treed, semi-rural character and appearance, which mainly derives from the relatively wide plots, with good sized gaps between dwellings, particularly at first floor level, from the many trees and bushes, and from the narrow and partly unmade surface of Hollybush Ride.

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

3.00 PLANNING POLICIES

3.01 The Berkshire Structure Plan was adopted in November 1995 and therefore carries full statutory weight.

The relevant policies in this plan are:

C2 Development Outside Built-Up Areas and Settlements

C6 Green Wedges and Gaps

Copies of the above policies are contained in Appendix 2.

3.02 The South East Area Local Plan was adopted by Wokingham District Council in April 1994 and together with the Structure Plan comprises the development plan for the area. In 1996, the Berkshire County Council issued a letter of general conformity of the South East Area Local Plan with the Berkshire Structure Plan (1991-2006).

The relevant policies in this plan are:

STV2 Development in Rural Areas

SC1 Separation of Settlements

SBE2 Inappropriate Design

Copies of the above policies are contained in Appendix 3.

Although the site is also shown as being within an 'Area of Sporadic Development', no specific policies apply to this notation.

3.03 There is an emerging local plan, the Wokingham District Local Plan, which will replace the South East Area Local Plan. The Wokingham District Local Plan was placed on deposit from 21 October 1997 to 2 December and has been used for Development Control purposes since 21 October 1997. The Public Local Inquiry into the Wokingham District Local Plan started in October 1998 and is in two phases. Phase I was into Chapter 6 of the plan (proposed housing south of the M4). The inquiry re-opened for Phase II in February 2000 to consider the remaining policies and proposals in the plan. The County Council issued a statement of general conformity of the Wokingham District Local Plan (Deposit Draft) with the Structure Plan in May 1997.

3.04 The relevant policies in this plan:-

WCC1 Development in the Countryside (Outside the Metropolitan Green Belt)

WCC2 Green Gaps and Wedges (Outside the Metropolitan Green Belt)

WBE1 Development in its Local Context

Copies of the above policies are contained in Appendix 4.

National Policy Guidance

3.05 The following policy guidance note is relevant to this appeal:

PPG7 The Countryside - Environmental Quality and Economic and Social Development

4.00 THE COUNCIL'S CASE

4.01 The site layout plan shows a house (with 9 habitable rooms) 10m wide, leaving a gap of 2m to the north and 1m to the south side boundaries

of the site. This compares with plots 25m wide for 'Tanglewood' to the north, 18m for 'Morningside' and 19m for 'Birchenwood' opposite, and about 40m for 'Long Acre' to the south. The proposed dwelling would therefore appear relatively cramped in the street scene and almost fill across the plot.

4.02 In both the South East Area Local Plan and Wokingham District Local Plan (Deposit Draft) the appeal site is on land designated 'countryside' land outside a settlement boundary. The policies in the plans relating to this designation aim to maintain a clear distinction between built-up areas and the countryside in order to protect the countryside and environmental quality. This strategy is supported by PPG7 paragraph 2.14 which states that the countryside should be safeguarded for its own sake and non-renewable and natural resources should be afforded protection.

4.03 In order to achieve this aim Policies C2, STV2 and WCC1 limit development to that which is both appropriate (in type and form) and sensitive to its location. As the use of land for housing development is not listed as one of the types of development acceptable in principle in any of these policies, the use is contrary to these policies.

4.04 PPG7 and 3.21 advises that sensitive infilling of small gaps within small groups of houses may also be acceptable, though much would depend on the character of the surroundings and the number of such groups in the area. Policy WCC1 (h) of Wokingham District Local Plan (Deposit Draft) allows:

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

This policy also requires that any development acceptable in principle will only be permitted if it is appropriate in scale and character to its countryside location, and be consistent with other policies in the plan, including those relating to green gaps.

4.05 The proposed development is not acceptable under Policy WCC1 (h) because, although there are rows of dwellings both sides of Hollybush Ride, to the south 'Long Acre' is so far set back, with vegetation in front, and on so wide a plot that it does not appear as part of such a built-up frontage. Development of the appeal site, as proposed, would therefore not be 'infilling in a small gap in an otherwise built-up frontage'.

4.06 The proposed development would also adversely affect the character and appearance of the area because it would appear relatively cramped and obtrusive in the street scene, filling across the plot, and so be contrary to South East Area Local Plan Policy SBE2 and to Wokingham District Local Plan (Deposit Draft) Policy WBE1.

4.07 The site is also in a proposed gap between settlements in the local plans. Paragraph 2.25 of the Wokingham District Local Plan explains that 'gaps' comprise open land which provides physical or visual separation between distinct identified settlements. Paragraph 5.29 of the Berkshire Structure Plan explains that such land needs especially vigorous protection from development which would threaten its role as important open land.

4.08 In order to achieve protection of the gaps Policies C6, LC1 and Draft Policy WCC2 do not permit development in them that would detract from their open or countryside appearance and character.

4.09 The undeveloped frontage part of Long Acre, together with the appeal site, form an undeveloped area of land. Developing the appeal site with such cramped and obtrusive development would have an urbanising effect and further erode the effectiveness of the green gap/wedge in the separation of the settlements of Finchampstead North and Crowthorne. For these reasons the proposals would be contrary to Berkshire Structure Plan Policy C6, South East Area Local Plan Policy SC1 and to Wokingham District Local Plan (Deposit Draft) Policy WCC2.

5.00 CONCLUSION

5.01 The appeal site is relatively narrow, and the proposed house would appear relatively cramped and obtrusive in the street scene, be out of character, and have a harmful effect on the character and appearance of the area. It would also have an urbanising effect and further erode the effectiveness of the green gap/wedge in the separation of settlements. The proposal is not acceptable development under Policy WCC1 (h) and PPG7 as it would not be sensitive infilling in an otherwise built-up frontage, as it would adversely affect the character and appearance of the area.

5.02 In accordance with Section 54A of the 1990 Town and Country Planning Act, applications should be determined in accordance with development plan policies contained in the Berkshire Structure Plan and South East Area Local Plan (which are the development plan for the purpose of Section 54A) for the reasons given above. The appeal should therefore be DISMISSED.

Angela Odell

LIST OF APPENDICES

1. Location Plan of the Appeal Site, Scale 1:2500

2. Extracts from the Berkshire Structure Plan

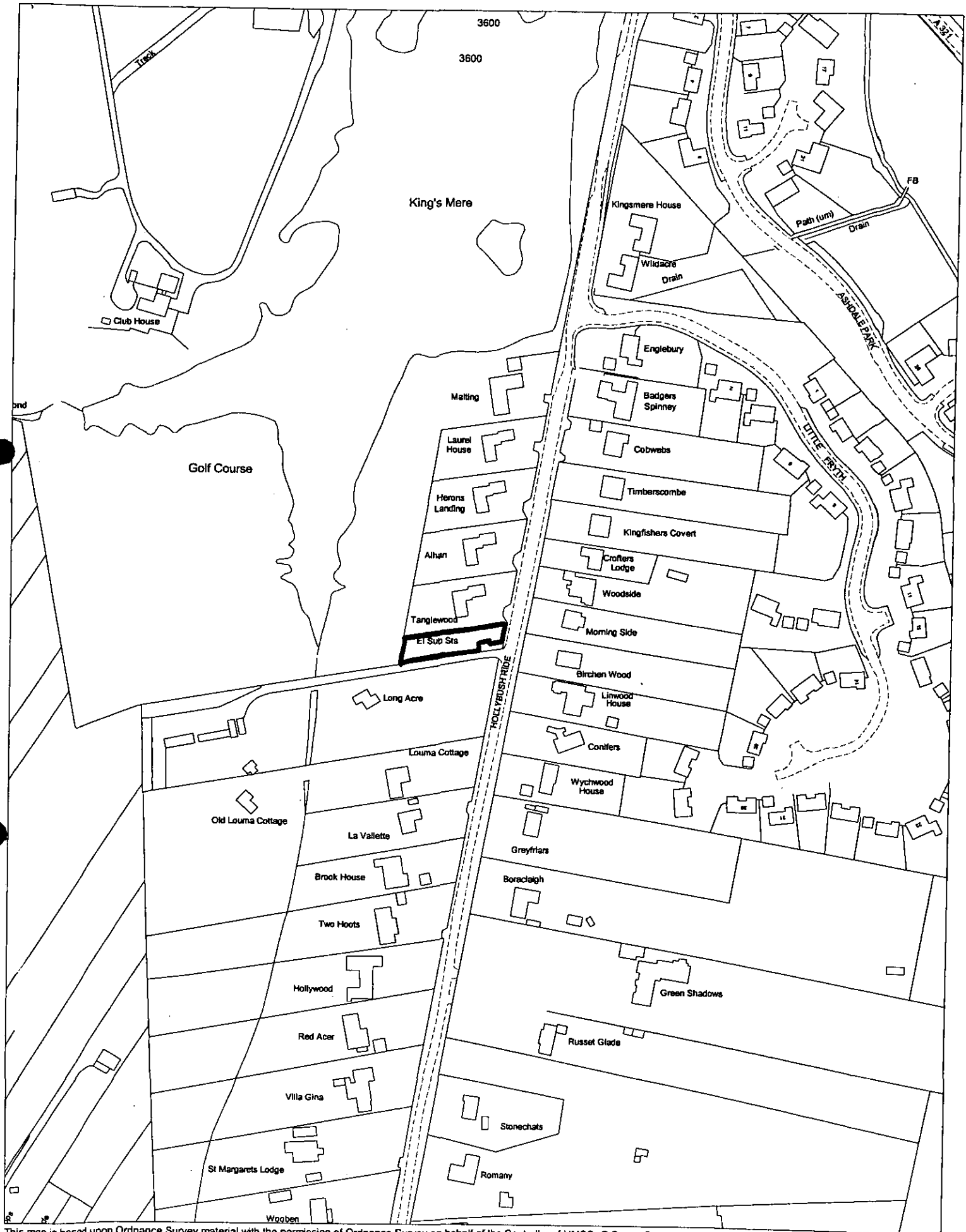
3. Extracts from the South East Area Local Plan

4. Extracts from the Wokingham District Local Plan (Deposit Draft) Consolidated Document November 1999

5. Letter from Berkshire County Council confirming conformity of the South East Area Local Plan with the Berkshire Structure Plan

6. Conditions for Appeal if allowed

APPENDIX 1



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Development Control Section, Environmental Services, Wokingham District Council.

3 August 2000

Scale: 1 : 2500

N W E S

APPENDIX 2



BERKSHIRE STRUCTURE PLAN 1991-2006





LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

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

Development Outside Built-Up Areas and Settlements

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

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

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

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

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

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

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

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

Green Wedges and Gaps

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

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

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

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

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

Newbury, Thatcham and Cold Ash

Purley and Pangbourne

Theale and Tilehurst

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

Sonning and Earley

Wokingham, Winnersh and Sindlesham

Wokingham and Finchampstead North

Wokingham and Crowthorne

Crowthorne and Bracknell

Sandhurst and Crowthorne

Sandhurst and Yateley

Wokingham and Bracknell

Binfield and Bracknell

Bracknell and Ascot

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

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

PROTECTING THE LANDSCAPE

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

Areas of Landscape Importance

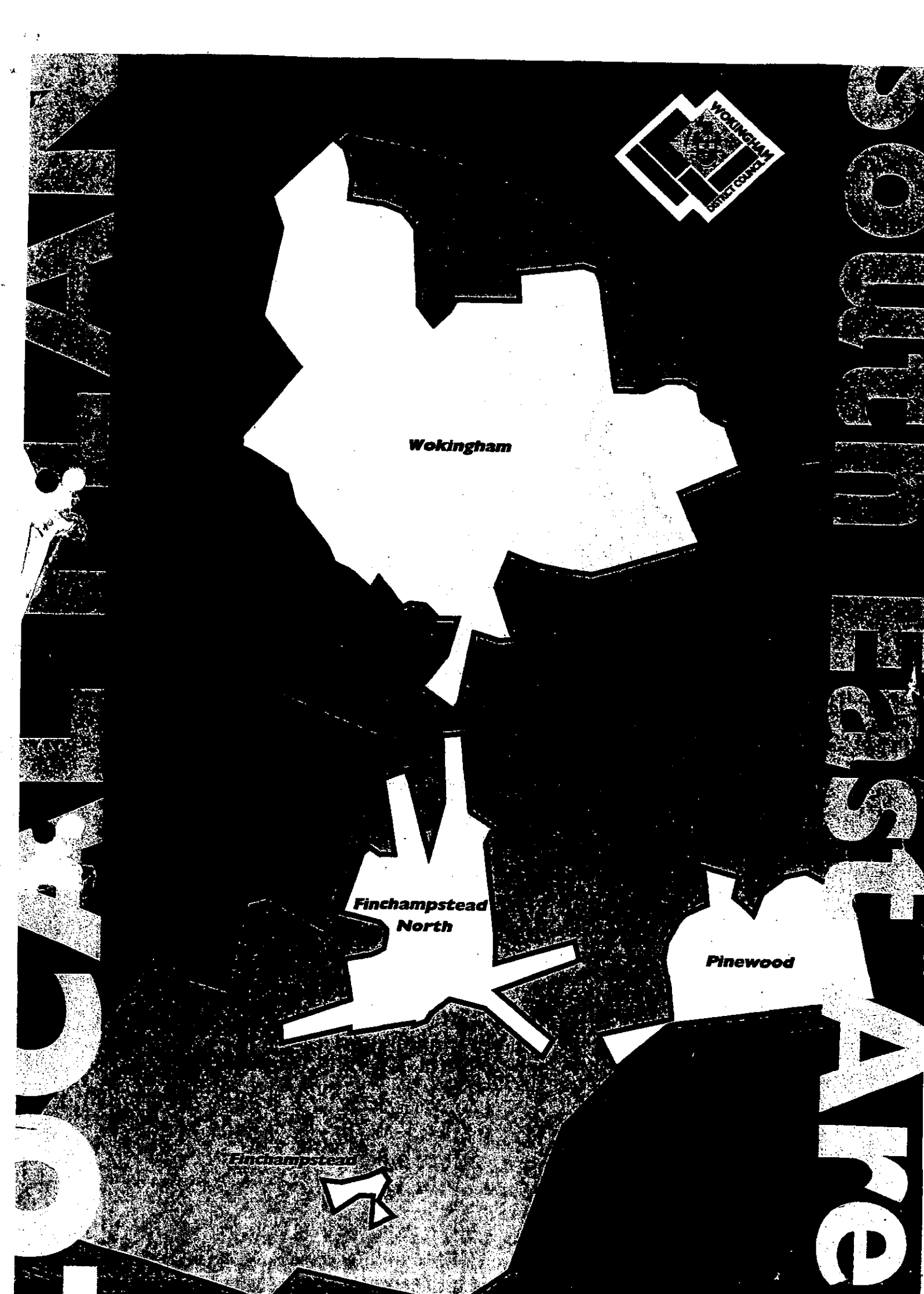
5.31 Special care is needed to protect and conserve the character and natural beauty of the landscape in the North Wessex Downs Area of Outstanding Natural Beauty (AONB), designated for its national significance, and to protect the special landscape significance of certain areas of special landscape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

Development Within the North Wessex Downs Area of Outstanding Natural Beauty

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

Countryside

APPENDIX 3


WOKINGHAM DISTRICT COUNCIL
Wokingham
Finchampstead North
Pinewood
Finchampstead

❖ STV1 'IDENTIFIED SETTLEMENTS'

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

WOKINGHAM
FINCHAMPSTEAD NORTH
PINEWOOD
FINCHAMPSTEAD
BARKHAM HILL

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies SH1 and SE2 of this plan.

❖ STV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE REPLACEMENT STRUCTURE PLAN EXCEPTIONS MAY BE MADE FOR DEVELOPMENT IN THE FOLLOWING CATEGORIES WHICH ARE NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES IN THIS LOCAL PLAN.

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

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

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

(D) MINERAL EXTRACTION,

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

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

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE,

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

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

❖ SC1 SEPARATION OF SETTLEMENTS

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE AREAS DEFINED ON THE PROPOSALS MAPS WHICH WOULD EITHER DETRACT FROM THE UNDEVELOPED APPEARANCE OR INTENSIFY EXISTING SPORADIC DEVELOPMENT. THESE 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 woodlands or enclosed fields and paddocks which are an inherent part of the character of some of the settlements in the plan area.

❖ SC2 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 Blackwater Valley in the southern part of the Plan area is an extensive open area which is bounded on the north by ridges of higher land which allow extensive views over much of North Hampshire. Further northward the landscape becomes increasingly wooded with a characteristic criss cross of lanes and rides.



1.3.13 A landscape study of the whole of the Blackwater Valley was published in 1976 and this provided a detailed assessment of the landscape and character of the area. The whole of the area of that study which lies within Wokingham District is therefore included within the Area of Special Landscape Importance shown on the Proposals Map. The area on the Proposals Map also includes additional land to the north of the B3348 since it is important that the crest of the ridge above Finchampstead Village and land a little way to the north of the crest along the whole of its length should be protected from disfiguring development which could be visible from a long distance across the Blackwater Valley.

1.3.14 The wooded areas between Woosehill and the Bearwood Road are part of

1.3.05 The countryside policies and proposals of this plan are therefore primarily concerned with the needs for and the effects of non- agricultural development in the rural parts of the plan area. There have often been competing claims for the use of land besides agriculture in this part of Berkshire in the past, and they will be strengthened by the reduced role of agricultural production. The plan has a central role to play in achieving a rational balance between those claims.

1.3.06 Many of the policies are protective of the countryside and restrict new built development in accordance with the overall policy STV1 and Policy EN1 of the Replacement Structure Plan. The policies also seek to enhance the countryside in those areas where a land use plan is able to do so.

EXPANSION OF EXISTING SETTLEMENTS

1.3.07 Some of the Housing and Employment policies allow for limited development of sites outside the identified settlements shown on the Proposals Maps. It is important that where these are otherwise acceptable they should not prejudice the maintenance of the rural areas and the countryside in general terms. In addition to the general restriction of development in rural areas embodied in Policy STV2 there are, therefore, policies which apply to land on or close to the boundaries of the identified settlements and to land between settlements. The aims of these policies are:

a) to maintain, and where possible reinforce, a clear distinction between built-up areas and rural areas,

b) to ensure that new development either within or on the boundaries of built-up areas does not detract from the surrounding countryside,

c) to ensure that a physical and visual separation is maintained between distinct settlements.

1.3.08 The policies are based upon and complementary to Policies EN4, EN5 and EN6 of the Replacement Structure Plan and do not seek to repeat them. Particular consideration will be given to Policy EN4 which deals with the need to prevent development impinging unsatisfactorily on the surrounding countryside regardless of whether or not it is within one of the special categories outlined below.

1.3.09 Where there are distinct settlements, development on their boundaries or between them could, either visually or physically, damage their individual identities. Policy SC1 identifies the areas which are essential to the maintenance of physical and visual separation and makes it clear that development will not be permitted which would detract from that essential function. In some cases this will not include all of the intervening land between settlements but there may be other policies in the plan, in addition to STV2, which make development equally unacceptable. In some areas the gap which already exists between settlements falls below that ideally required to maintain physical and visual separation. It is particularly important that what remains is fully protected and, where possible, made more effective.

1.3.10 In considering what areas should be included in Policy SC1 only gaps between identified settlements or between identified settlements and areas of dispersed settlement have been identified. At the smaller scale, development between areas of dispersed settlement would be equally unacceptable and on the larger scale, major developments in the wider tracts of open countryside between settlements such as between Wokingham and Crowthorne could create new pressures for coalescence and be objectionable on that basis. The criteria used to identify these areas are contained in Working Paper Two which is available separately from this Plan.

1.4 QUALITY & 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 buildings, 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. 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 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 involving 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/required to establish the wider context within which applications will be considered.

❖ SBE1 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,

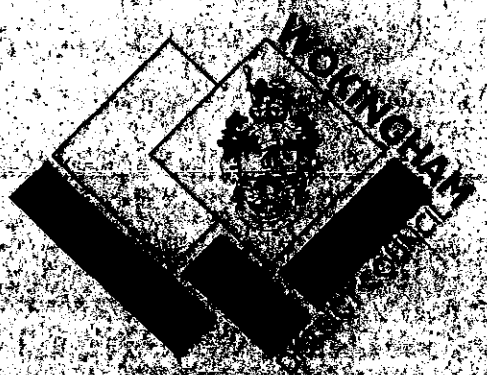
(B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK,

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

❖ SBE2 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

APPENDIX 4



Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document

November 1999

November 1999

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 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, local shopping centres in particular, where comprehensive development 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.



❖ SBE3 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.

❖ SBE4 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.

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND

THE COUNTRYSIDE

Development in the Countryside

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

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

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

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

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

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

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

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

CONT.

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

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

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

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

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

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

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

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

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

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

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

2.29 Major development in the wider tracts of open countryside could create further development pressures leading to the coalescence of settlements. The open land between Wokingham and Crowthorne to the east of the Reading/Guildford railway line is subject to particular pressures and is therefore identified in the Structure Plan supporting text (para. 5.28) to Policy C6. The Council will continue to protect the wider tracts of open countryside between other settlements, such as between Wokingham, Hurst and Twyford and the Loddon Valley between Aborfield Cross and Shinfield.

POLICY WCC2: GREEN GAPS AND WEDGES (OUTSIDE THE METROPOLITAN GREEN BELT)

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE GREEN GAPS AND WEDGES THAT WOULD AFFECT OR DETRACT FROM THEIR OPEN OR COUNTRYSIDE APPEARANCE AND CHARACTER. THESE AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS AND THE COUNTRYSIDE SETTING THEY PROVIDE FOR THEM.

EXISTING SETTLEMENT BOUNDARY FEATURES SUCH AS WOODLANDS, COPSES AND HEDGEROWS SHOULD BE RETAINED AND, WHERE POSSIBLE, ENHANCED. POSITIVE MANAGEMENT OF LANDSCAPE FEATURES THAT CONTRIBUTE TO THE SEPARATION OF SETTLEMENTS WILL BE ENCOURAGED.

ANY DEVELOPMENT ADJOINING AREAS IMPORTANT TO THE SEPARATION OF SETTLEMENTS MUST NOT UNDERMINE THOSE BOUNDARY FEATURES IMPORTANT TO THE LANDSCAPE.

THE GREEN GAPS AND WEDGES ARE IDENTIFIED ON THE PROPOSALS MAP.

Implementation: The development control process, encouragement and advice to landowners.

Monitoring: Impact of planning consents and number of positive management actions achieved.

Central Berkshire Forest

2.30 This Council has been developing the principles of landscape enhancement on the edges of the built-up areas through its Community Woodland programme in the Loddon Valley. The Berkshire Structure Plan 1991 - 2006 includes a proposal for a 'new forest' in the central part of Berkshire. This will involve increased tree cover and should also include a rich variety of other uses such as farmland, heath and meadows. The forest should afford opportunities for recreation, wildlife and the diversification of farming activities.

2.31 A study has been undertaken of how and where the Community Woodland concept can be expanded into other areas where there would be a positive benefit from an increase in tree cover and thereby contribute to the concept of the new forest. The study has established a search area, outside the Metropolitan Green Belt, which includes:

a) the Earley sectors of the Community Woodland
b) the critical gaps between Woodley, Earley and Winnersh
c) the mineral degraded landscapes of the middle Loddon Valley
d) the Lower Loddon, between the A4 and the Thames
e) weak settlement edges and areas important to the setting and separation of settlements
f) the A329(M) and M4 corridors.

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.

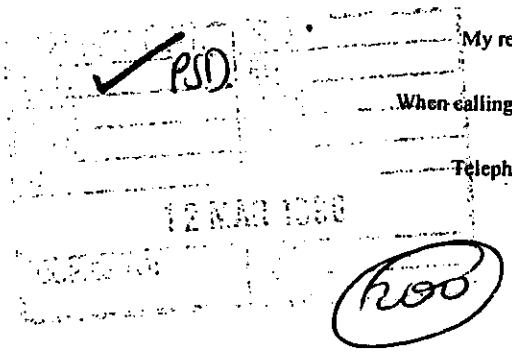
APPENDIX 5

Royal County of
BERKSHIRE

County Environment
Managing Highways & Planning

Corporate Centre
P O Box 900 • Shire Hall • Shinfield Park • Reading • Berkshire • RG2 9XA
Telephone: (01734) 234158 • Facsimile: (01734) 234155
Help Line Reading (01734) 233232

Your reference:



My reference: DW/LSJB121

When calling ask for: Deirdre Wells

Telephone No: 01734 - 234152

7th March, 1996.

Mr. C. Wood,
Planning Officer,
Wokingham District Council,
P.O. Box 157,
Council Offices,
Shute End,
Wokingham,
Berkshire, RG11 1WR.

Dear Mr. Wood,

CONFORMITY OF LOCAL PLANS WITH STRUCTURE PLAN

Under Section 35C of the Town and Country Planning Act 1990, once a replacement structure plan has been adopted by an authority responsible for such a plan, that authority must:

(a) notify an authority responsible for a local plan that the proposals have been adopted;

(b) supply the local plan authority with a statement that the local plan is or, as the case may be, is not in general conformity with the new structure plan.

Furthermore, the structure plan authority is required to specify the respects in which a local plan is not in conformity.

The Berkshire Structure Plan 1991 to 2006 was adopted by Berkshire County Council on 4th November 1995. Accordingly, I now include a statement for each of the local plans for which your authority is responsible, including the details described above. This includes all adopted local plans, together with any in course of preparation where a statement of conformity has already been sought. In addition, I include for your information statements for local plans prepared by the County Council which affect your area.

If you have any queries on this matter, please speak to Mike Halsey on 01734 - 234101, or John Pitchford of Babtie on 01734 - 234951.

Yours sincerely,

Deirdre Wells
Head of Planning.

Enc.

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 35C

Conformity of Local Plans with Structure Plan

SOUTH EAST AREA LOCAL PLAN (Part of Wokingham District)

The Berkshire Structure Plan 1991 to 2006 (BSP) was adopted by Berkshire County Council on 4th November 1995. The South East Area Local Plan is not in general conformity with the Structure Plan in respect of the policies set out in the table below. It should be noted that the remaining policies of the Local Plan do not conflict with the Structure Plan. Furthermore, where there is an absence of a policy in the Local Plan dealing with an issue raised in the Structure Plan, this is not taken to be a conflict with the latter plan. In these circumstances, the provisions of the Structure Plan should be implemented.

Local Plan: ***SOUTH EAST AREA LOCAL PLAN (Part of Wokingham District)***
Status: ***Adopted*** **Date:** ***April 1994***

Local Plan Policy	BSP policy	Reason for non-conformity
STV2	C2, H5	Policy STV2 allows for small-scale 'rounding-off' (residential and employment) on the edge of settlements, i.e. beyond the settlement boundary. Rounding-off outside existing settlement boundaries is no longer acceptable under the BSP except where areas have been identified and settlement boundaries redefined through the local plan process.
SR8	R3	BSP Policy R3 requires that a need be shown for the facility. This is not reflected in the local plan policy.
PTC7	T13	Policy PTC7 deals with environmental enhancement schemes associated with the Wokingham IDR. The IDR has now been replaced with the Central Area Improvement scheme as set out in Policy T13 of the BSP.
SH9	H8	Allows for provision of low-cost exceptions housing on the edge of identified settlements. Identified settlements include, for example, Wokingham. Policy H8 of the BSP only allows exception housing on the periphery of rural settlements. The local plan policy also indicates that any dwellings completed will be additional to the provision set out for the district as a whole. The BSP indicates that any exceptions housing will count towards the overall provision for the district.

APPENDIX 6

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

REASON In the interests of visual amenity.

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

REASON In the interests of visual amenity.

7. Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority, and carried out in accordance with the approved details.

REASON To ensure that existing trees are protected during development.

APPENDIX 6 - CONDITIONS FOR APPEAL IF ALLOWED

1. a) Approval of the details of the design and external appearance of the building (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

   b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

   c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

   REASON a) No such details have been submitted.

   b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

2. Construction work of any sort shall only take place within the area covered by the application between the hours of 7.00 am and 7.00 pm Monday to Fridays and 7.00 am to 1.30 pm Saturdays and no construction work shall take place on Sundays or Bank Holidays.

   REASON In the interests of residential amenity.

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

   REASON In the interests of residential amenity.

4. The details submitted in pursuance of Condition 01 above shall show details of land reserved for the parking, garaging and turning of motor vehicles. Upon approval of the details no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved space(s).

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