

Our Reference: ETP230485

PINS Reference: PP-12415252

Date: 21 October 2024

Dear Sir/Madam

Re: Land opposite 136-144 Wargrave Road Twyford RG10 9PN

I am writing to you on behalf of the applicant with regard to the application reference 242330 at Land opposite 136-144 Wargrave Road Twyford RG10 9PN currently being considered by Wokingham Borough Council. The application seeks planning permission for the *"Application to vary conditions 1 and 4 of planning consent 202499 (allowed on appeal APP/X0360/W/21/3288874) for the proposed demolition of existing building and change of use of land for the stationing of a mobile home for residential purposes (one Gypsy and Traveller pitch) and the erection of a single storey utilities building along with access. Condition 1 attaches the permission to a named occupier, and the variation is to change this to the current occupier. Condition 4 refers to the approved plans, and the variation is to amend the layout."*

The purpose of this letter is to provide constructive comments relative to the 3rd party objections received by the Local Planning Authority (LPA) with regard to this application.

Multiple 3rd party objections have been received by the LPA which object to the development on the following summary issues:

- 1 Site occupancy
- 2 Invalid permission
- 3 Commercial use on site
- 4 Impact on local amenity

I have separated this letter into sections to discuss the various planning matters, however the acceptability of this development is still supported by the matters denoted within the documents .

SITE OCCUPATION

Firstly, there are several comments submitted regarding the change of persons residing on the site, with comments addressing that the temporary planning permission was only granted for a specific person under special circumstances therefore as the person has changed the planning permission should be deemed invalid.

In the statement submitted by ET planning these issues has been directly addressed. The very special circumstances were originally granted to the appellant Mr Roger Baxter and wife Mrs Bella Baxter however the pitch is currently occupied by Mr Joe Sheridan, his wife and children. Mr Sheridan is Mr Baxter's uncle.

It is acknowledged that the original permission was personally restricted and granted under very special circumstances. As explained in the covering planning statement the occupation of the site by the appellants uncle still benefits the original appellant by the uncle and nephew trading their respective sites in order for wider family members to help care for Mr Baxter's children. This application seeks for the personal restriction to be transferred to the present applicant Mr Sheridan therefore by meeting the test of special circumstances. It is not intended for the site to be openly available for occupation as this would not ensure a benefit for the original appellant and his wider family. Furthermore, since the time of the appeal the council remains unable to demonstrate a 5 year supply of pitches such that a general need for pitches remain.

INVAILD PERMISSION

Comment have been submitted to suggest that the planning permission is now invalid due to change of resident on the site. However as addressed above the very special circumstances still stand whether the original occupant lives on this particular piece of land as without the permission on this land, they will still become homeless as a result assuming Mr Sheridan reverts back to his original

pitch which he had allowed Mr Baxter to reside on. Therefore, permission is not deemed invalid due to change of resident on site.

COMMERCIAL USE ON SITE

Comment has been raised concerning the potential commercial activities taking place on site due to the presence of commercial vehicles including 'tipper trucks, mini diggers, and vans'.

The applicant has not operated any commercial activities on site therefore commercial use permission is sought. It may be that such vehicles were on the land to facilitate the removal of the original stables and the changes to the site layout as proposed.

The use of site will remain as residential, therefore all operations on the site will remain the same as what has been present until now. These issues raised about the use of site are not relevant to the conditions which are being varied in this application therefore do not require any further comment.

IMPACT ON LOCAL AMENITY

In regard to the landscape a comment has been made to suggest that the presence of construction vehicles and business-related activity will affect the surrounding landscape and tranquillity of the community.

The application has acknowledged and addressed the importance of retaining the rural look of the area. Approved plans confirm that the visibility of the site is highly localised and filtered. The extensive driveway hardstanding has also been reduced by use of broken up planting which limits its visibility. This demonstrates the clear efforts which have been made to ensure that the development will have limited impact on the character of the area.

As already mentioned, the application has only been made for a residential purpose therefore no business-related activities will take place which could affect the tranquillity of the area.

I trust the above is clear however if you require any further information regarding the above or this application in general please do not hesitate to contact me.

Yours sincerely,

E. Temple

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