APPLICATION NO:
F/2000/1826

LOCATION:
The Bungalow Cricket Hill, Finchampstead Wokingham.

APPLICANT:
Mr D Howe C/O Day Tanner Partnership

PROPOSAL:
Proposed demolition of existing dwelling and erection of replacement dwelling.

EARLIEST DATE FOR DECISION: **28/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
17/08/2000

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr D Howe
C/O Day Tanner Partnership
11-13
Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

Application Number: F/2000/1826

Parish: **FINCHAMPSTEAD**

Location: **The Bungalow, Cricket Hill, Finchampstead, Wokingham.**

Proposal: **Proposed demolition of existing dwelling and erection of replacement 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 proposed dwelling would be excessive in size as a replacement dwelling and due to the removal of significant amount of landform, the proposal would have a detrimental effect on the character and appearance of the area which is in the countryside and in an area of Special Landscape Importance. The proposal would therefore be contrary to Berkshire Structure Plan Policies C2 and C8, South East Area Local Plan Policies SC3 and SC18 and to Wokingham District Local Plan (Deposit Draft) Policy WLL2 and the aims of Policy WCC7.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan Policies C2 and C8
   South East Area Local Plan Policies STV2, SC3 and SC18
   Deposit Draft Wokingham District Local Plan Policies WCC1, WCC7 and WLL2.

John Mitchell
Development Control Manager
Date: 26/09/2000

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.

Tel. 0118 974 6443 (Direct Line)

Date. 4 July, 2001

My ref. CD/FP2001/1988(1826)

Mr D Howe
C/o Day Tanner Partnership
Bagshot House
37-39 High Street
BAGSHOT
Surrey GU19 5AF

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

Dear Sir,

DEMOLISH EXISTING DWELLING AND ERECT NEW DWELLING AT THE BUNGALOW, CRICKET HILL, FINCHAMPSTEAD

Thank you for your Building Regulations Application Number FP2001/1988 received on 18 June.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The planning officer considers that the proposal is materially different from the Planning Number F/2000/1826 (allowed on appeal on 17 May), which cannot be dealt with as a minor amendment. There is the addition of a chimney breast which involves additional volume.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 25 July. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours sincerely

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1826	NO.
BUILDING CONTROL NUMBER	FP2001/1988	South
APPLICANT/AGENT	Day Tanner	
ADDRESS OF SITE	The Bungalow Cricket Hill FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	demolish existing dwelling & erect new dwelling	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1542/028	1542/02A
ELEVATIONS	1542/03	1542/01A
FLOOR PLANS	- " -	- " -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED ~~on Appeal~~	17/5/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES? Seen Angi	BC - chimney breast added to side of house	
DATE	4/5/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	4/7/01		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 15 June, 2001
My ref. AO/F/2000/1826

Mr D J Howe
The Bungalow
Cricket Hill
Finchampstead
Berks
RG40 3TP

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

Dear Mr Howe

PLANNING APPLICATION F/2000/1826
PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AT THE BUNGALOW, CRICKET HILL, FINCHAMPSTEAD

Thank you for your letter of 13 June and enclosed plans and information.

Condition 2 – materials
I confirm the proposed materials are acceptable for construction of the above development: reclaimed bricks (samples supplied) and Spanish Del Carmen slates.

Condition 6 – slab level
I confirm the proposed slab level 51.55 is acceptable.

I am consulting the highway and landscape officers and will write to you again regarding conditions 5 and 9.

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

Yours sincerely

AO

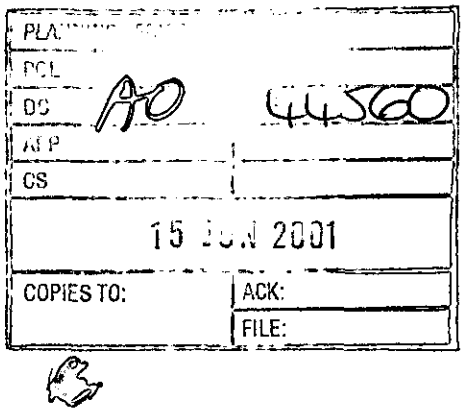
MRS A ODELL
Senior Planner

Rec'd 1.20pm 14.6.01

D J Howe,
The Bungalow
Cricket Hill
Finchampstead
Berkshire.
RG40 3TP.

13th June 2001

Wokingham District Council
Planning Dept.
Shute End
Wokingham
Berks
RG40 1BR



Application No. F/2000/1826
Apeal Ref. APP/X0360/A/01/1058849

FAO. Angela Odell.

Dear Madam,

Reference the conditions set out in the Formal Decisions of the appeal on the above application number.

Condition No.2
The bricks I have submitted are a reclaimed wire cut. (Two samples Supplied)
The slate I have submitted is a Spanish Del Carmen. (Sample and Brochure supplied)

Condition 5
All Plant, materials, loading and unloading will be carried out in the existing drive and parking areas as shown on the drawing no 1542/02 enclosed.

Condition 6
Slab Level to 51.55

Condition 9
Landscaping as shown on enclosed drawing.

Yours sincerely,

David Howe.

Alliance

Lyons House
2 Station Road
Frimley, Surrey
GU16 5HF

Tel: 01276 418205
Fax: 01276 418208
support@alliance-plan.co.uk

www.alliance-plan.co.uk

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING APPEAL

ON BEHALF OF:	**DAVID HOWE CONSTRUCTION CO.**
LAND AT:	**THE BUNGALOW CRICKET HILL FINCHAMPSTEAD BERKSHIRE RG40 3TP**
APPLICATION REFERENCE:	**F/2000/1826**
AUTHORITY:	**WOKINGHAM DISTRICT COUNCIL**
PREPARED BY:	**G M DOUGLASS DipTP MRTPI**
DATE:	**6 FEBRUARY 2001**

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Alliance Environment and Planning Ltd
February 2001.

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1. Summary and Grounds of Appeal.

1.1 This statement, together with the relevant forms at Appendix 1, comprise an appeal on behalf of David Howe Construction Company against the decision of Wokingham District Council to refuse planning permission for the demolition of the existing bungalow and erection of a replacement dwelling.

1.2 The appeal site is located on the northeast side of Cricket Hill, Finchampstead, Berkshire, close to the junction with Longwater Road (B3016).

1.3 The appeal is proposed to be conducted by the written representations procedure and this statement comprises a declaration of facts and the case on behalf of the appellants.

1.4 The appeal site lies outside, but immediately opposite, the identified boundary of Finchampstead and in a defined area of sporadic development.

1.5 The locality contains a diverse range of housing mainly of early, mid and late twentieth century housing, and consisting of houses, chalets and bungalows of various styles and sizes. The properties adjoining the appeal site are a large two-storey house to the southeast, a large bungalow to the northeast, a pair of older style semi-detached bungalows to southwest and two modern chalets to the south.

1.6 The relevant planning policies within the development plan and national guidance favour the replacement of existing dwellings and making the best use of already developed land.

1.7 The proposed development accords fully with these principles and would provide for a redevelopment of an existing, outdated property with a modern house that is well related to local facilities and the settlement boundary.

1.8 The reasons for refusal relate to the size of the proposed dwelling and the alleged effect of the development on the character and appearance of the Area of Special Landscape Importance and the countryside.

1.9 An assessment of the proposed development, based on the application drawings and set out within this statement, indicates that it complies with all of the stated

criteria identified in the statutory and deposit local plans and also in government guidance regarding replacement dwellings in the countryside and in terms of, design, appearance and effect on the landscape. The proposal will not have any significant adverse impact on the character or appearance of the locality, does result in overdevelopment and is not excessive in size.

1.10 The Local Planning Authority's reasons for refusal are not clear-cut and cannot be substantiated to any reasonable degree. It has not been shown that the appeal proposals give rise to demonstrable harm sufficient to outweigh the clear policy presumption in favour of development. The appeal proposals accord with the development plan and should therefore be permitted.

1.11 National planning policies urge authorities to consider the imposition of appropriate conditions where these are reasonable and necessary to make development acceptable in preference to the refusal of permission. Development proposals should not be refused unless it serves the public interest to do so.

1.12 In light of the above it is suggested that the appeal proposals present an entirely acceptable form of development within an established residential area close to local amenities, in line with clear national and local policies. Therefore, it is respectfully requested that the appeal proposal be allowed.

2. Introduction.

2.1 This statement is submitted on behalf of David Howe Construction Company in support of their appeal against the refusal of Wokingham District Council to permit "**the demolition of the existing bungalow and erection of a replacement dwelling**" on land at "The Bungalow, Cricket Hill, Finchampstead, Berkshire.

2.2 The appeal has been prepared and is submitted in accordance with the provisions of the Town and Country Planning Act 1990 (as amended) and the supplementary rules and orders thereto. The statement has been prepared and is submitted on behalf of David Howe Construction Company by Mr G M Douglass DipTP MRTPI of the town planning consultancy Alliance Environment and Planning Ltd. This statement has been checked and verified by Mr S D Fidgett BSc (Hons) DipTP MRPTI of Alliance Environment and Planning Ltd.

2.3 This statement, together with the appeal forms, planning application forms, certificates, refusal notice, committee report and plans included in the Appendices, constitute the appeal documents and evidence on behalf of the appellants. The appellants do however, reserve the right to make further comment on any matters raised by the Local Planning Authority or third parties, which have not previously been referred to by Wokingham District Council in the development control delegated report and the reasons for refusal. The appeal forms and certificates are attached as **Appendix 1**.

2.4 The planning application, the subject of this appeal, was submitted on the 9 October 2000. The application forms, certificates of ownership, plans, officer's report and refusal notice are submitted at **Appendix 2**.

2.5 Wokingham District Council at the Development Control Delegated Meeting considered the application on the 27 November 2000. The officer's report to Committee gave an assessment of the application and considered the issues to be the size of the proposed dwelling and the effect of the development on the character and appearance of the Area of Special Landscape Importance and the

countryside. The refusal notice dated 28 November 2000 and the officer's report dated the 27 November 2000.

3. Site Location and Description.

3.1 The appeal site lies on the northern side of Cricket Hill, a road forming part of Finchampstead, an established rural village that is predominantly residential in nature. It is within walking distance of the local shop in the petrol filling station, school and public house.

3.2 The area surrounding the appeal site is mixed in character. The village settlement boundary is immediately opposite the site to the south and west and the site is currently in an area defined as sporadic development. The relevant sections of the proposals maps are attached in **Appendix 3**. The area to the north and east of the site is open farmland with strong boundary hedges reinforced by mature, native tree species that form a good screen from the high ground to the north east.

3.3 The appeal site is surrounded on three sides by development, with only the rear aspect being open to the adjoining farmland and has a good hedge to the front boundary with a large preserved oak in the western corner. The land rises from Cricket Hill to the northeast towards Manor Farm and then steadily towards the war memorial on Jubilee Road. The surrounding properties vary in age and character with a mix in style, although being predominantly detached residential properties, with the adjoining neighbour, Manor Cottage, being a considerably extended two-storey house. It is larger than indicated on the OS base.

3.4 The property to the north west, Longwater Cross, is a large detached bungalow with various outbuildings and good boundary screening in the form of high hedges and is accessed from Longwater Road. As mentioned above, Manor Cottage adjoins to the south east and is a large, extended property set in large grounds that appears to contain a number outbuildings including stables.

3.5 The properties opposite the appeal site, to the south and west are mainly chalet bungalows, with numbers 2a and 3a being infill plots. It is evident from any inspection of the area that most of the properties have been altered and extended.

3.6 The existing property is a detached bungalow with white rendered elevations under a slate roof, consisting of two bedrooms, living room, kitchen and bathroom. It is located is a large plot measuring 0.2 hectares (0.5 acres) and includes a detached garage. The driveway and garage have been constructed under permitted development as agreed by the Local Planning Authority following a visit to the site by the Development Control Manager.

3.7 The existing property has a footprint measuring 11.5 metres by 6.6 metres with an internal floor area measuring approximately 70m². The site survey shows the bungalow to be set at approximately 52.8 metres AOD with eaves level at 55.7 metres AOD and ridgeline at 57.9 metres AOD.

4. Proposed Development.

4.1 The application was determined under delegated authority by Wokingham District Council. The officer's report to Committee gave an assessment of the application and considered the issues to be a replacement dwelling that would be excessive in size and have a detrimental effect on the character of the countryside. The refusal notice dated 26 September 2000 and the officer's report are attached at Appendix 2.

4.2 The application was accompanied by a location plan at a scale of 1:1250 showing the location of the development, a site survey, drawing number 488/1, a site plan, reference 1542/02A at a scale of 1:200, showing the proposed layout and drawing reference number 1542/01A detailing the proposed elevations and internal layout of the houses. These accompanied the relevant forms and certificates. The north point detailed on the application layout drawing is orientated in the wrong direction. The location plan at 1:1250 should be relied upon for the correct north point.

4.3 The proposed development would result in a redevelopment of the existing bungalow with a two-storey house. The proposal comprises living room, dining room, kitchen and utility room on the ground floor and four bedrooms, an en-suite bathroom and separate bathroom at first floor level. The site plan shows the slab level to be set at 51.15 metres AOD and the maximum ridge height shown on drawing number 1542/01A being 6.5 metres.

4.4 The location of the houses has taken account of BS5837 that addresses the protection of trees as part of the development process. The nearest part of the property is 12 metres from the bole of the oak tree and 4 metres from the crown spread. The area around the oak tree will be fenced and braced during the development to prevent accidental damage or compaction.

4.5 The design of the proposed development was considered before the submission of the planning application. It has been moved forward from the existing position

and runs in line with the adjoining property, Manor Cottage, and still allows for views through the site into the countryside beyond. The new ridge height is exactly the same height as the existing property.

4.6 The proposal is a well designed two-storey house with shallow slate roof and rendered elevations delineated by a soldier course between the ground and first floor. It is typical a country cottage that reflects the vernacular style of many houses in this area.

4.7 The proposed dwelling has been sited to bring it in line with neighbours so not to impact upon their residential amenity. The new driveway, constructed under permitted development rights, does not appear at variance with the residential street scene and allows a maximum area of the front boundary hedge to be retained.

5. Planning Policy.

5.1 The development plan relevant to the appeal site currently comprises the following documents: the Berkshire Structure Plan 1991-2006 (BSP), The South East Area Local Plan 1994 (SEALP) and Wokingham District Local Plan Draft Deposit February 2000 (WDLP).

Berkshire Structure Plan 1991-2006.

5.2 Policy H1 of the BSP allows both for development within defined settlements and for the wider redevelopment of existing buildings. It states:

"Part of the provision for housing development specified in Policy H1 will be achieved by:

(i) Building on suitable undeveloped land within built-up areas and settlement boundaries;

(ii) Redevelopment or adaptation of an existing building or set of buildings;

(iii) Changes of use of suitable permanent non-residential buildings and by the sub-division of existing dwellings.

In addition, if further land releases are required to meet the provision of Policies H1 and H2, these should normally be made through the definition of settlement of boundaries as part of the local plan process."

5.3 Policy C2 confirms that the redevelopment of existing buildings outside built-up areas is acceptable and is one of the recognised exceptions to policies of restraint. It states:

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

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

(ii) For re-use, adaptation or redevelopment of existing buildings, particularly to assist the diversification of the rural economy and to maintain or enhance to 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."

5.4 The text to Policy C2, at paragraph 5.9, again confirms that redevelopment of existing buildings is acceptable in principle, subject to detailed consideration. It states:

".... 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."

5.5 Policy C8 of the BSP relates to areas designated as being Areas of Special Landscape Importance (ASLI) and provides criteria against which proposals for development should be assessed. It states:

"Areas of Special Landscape Importance will be delineated and designated through local plans. The location, scale, form, character and type of development in these areas will be carefully controlled to protect their special landscape significance."

South East Area Local Plan 1994.

5.6 Policy STV2 concerns development in rural areas and confirms that redevelopment proposals in the countryside are acceptable. It contains eight subsections but only part (A) is considered to be relevant to this proposal. The policy states that:

"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; ....

The acceptability of proposals will also be judged against the provisions of 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."

5.7 The SEALP, at paragraph 1.3.07, confirms that limited development for housing outside the identified settlements, as specified by Policy STV1, may be acceptable provided that they do not detract from the character of the landscape, maintain a distinction between built-up and rural areas and maintain a distinction between the countryside and settlements.

5.8 Policy SC2 of the SEALP concerns the setting of settlements. It states:

"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."

5.9 Paragraph 1.3.51, preceding Policy SC18, considers that replacement dwellings can be acceptable subject to certain general development control criteria. The text states:

"....the District Council, in considering proposals for replacement dwellings, will have regard to visual impact, the need to maintain a range of housing types and sizes in the rural area and the need to protect rural amenities. Any redevelopment should not normally provide for a larger number of separate units than that already existing on the site, occupy a larger area of the site, nor exceed

the height of existing buildings. The location of the new buildings should be decided having regard to the main features of the landscape and the need to minimise the impact of new development and integrate it with its surroundings. The amenity value of the site should be retained by preserving mature trees and keeping or laying out landscaped areas."

5.10 Policy SC18 considers the replacement of dwellings in the countryside. It states:

"The replacement of existing dwellings in rural areas may be permitted provided that:

(A) The existing building is not of architectural or historic interest.

(B) The siting and design of the new development has the minimum impact on the rural environment as required by Policy SC15.

(C) *The size of the new development will not significantly exceed that of both in height and floor area and, where appropriate, in numbers of separate units."*

Wokingham District Local Plan Draft Deposit February 2000.

5.11 The WDLP was placed on deposit from 21 October 1997 until 2 December 1997. It has undergone a Public Inquiry and the Inspectors report is currently awaited. Accordingly, it should be given due weight as prescribed by Planning Policy Guidance Note 1, General Policy and Principles.

5.12 Policy WCC1 concerns development in the countryside and confirms that redevelopment proposals are acceptable. It states:

"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 plans.

Development will only be acceptable in principle where the proposal falls within at least one of the following categories:....

(F) Redevelopment proposals in the countryside....

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

The closing of gaps or the enclosure of open areas that are important components in the character of any area will not be permitted."

5.13 The refusal states that the proposal will be contrary to Policy WCC7 of the WDLP. This policy concerns the extension of dwellings in the countryside and applies general criteria to such extensions. Therefore, it is considered erroneous and inappropriate to consider the replacement of an existing dwelling against this policy. Policy WCC1 expressly covers redevelopment proposals.

5.14 Policy WLL2 considers development proposals located in ASLI's. It states:

"Within the designated ASLI, as defined on the proposals map; land uses or built development will not be permitted that would have a detrimental impact on the open, countryside character, or special landscape qualities of the area....."

Planning Policy Guidance Note 1 – Housing.

5.15 Planning Policy Guidance Note 1 (PPG1) sets the general policy and principles and gives guidance on the role of the plan led system.

5.16 The guidance states, at paragraph 2, that the development plans are the heart of the system and give a measure of certainty and predictability.

"Section 54A requires that, where the development plan contains relevant policies, applications for development which are in accordance with the development plan shall be allowed unless material considerations otherwise. For the planning system to be effective, comprehensive coverage of up-to-date development plans is essential."

(PPG1, Paragraph 2)

5.17 In relation to design the PPG recognises that:

"New buildings and their curtilages have a significant effect on the character and quality of an area. They define public spaces, streets and vistas and inevitably the new context for future development. These effects will often be to the benefit of an area but they can be detrimental. They are matters of proper public interest. The appearance of proposed development and its relationship to its surroundings are therefore material considerations in determining planning applications and appeals. Such considerations relate to the design of buildings and to urban design. These are distinct, albeit closely interrelated subjects. Both are important. Both require an understanding of the context in which development takes place, whether in urban or rural areas."

(PPG1, Paragraph 13)

5.18 The PPG, at paragraph 15, states that:

"Good design should be the aim of all those involved in the development process and should be encouraged everywhere. Good design can help promote sustainable development; improve the quality of the existing environment; attract business and investment; and reinforce civic pride and a sense of place. It can help to secure continued public acceptance of necessary new development."

(PPG1, Paragraph 15)

5.19 The PPG recognises that poor designs should be rejected. It states:

"Local planning authorities should reject poor designs, particularly where their decisions are supported by clear plan policies or supplementary design guidance which has been subjected to public consultation and adopted by the local planning authority. Poor designs may include those inappropriate to their context, for example those clearly out of scale or incompatible with their surroundings."

(PPG1, Paragraph 17)

5.20 The PPG confirms that Local Planning Authorities should not impose their taste on the design of developments but it is proper to ensure that proposals do not harm the character of areas recognised for their landscape importance. It states:

"Local planning authorities should not attempt to impose a particular architectural taste or style arbitrarily. It is, however, proper to seek to promote or reinforce local distinctiveness particularly where this is supported by clear plan policies or supplementary design guidance. Local planning authorities should not concern themselves with matters of detailed design except where such matters have a significant effect on the character or quality of the area, including neighbouring buildings. Particular weight should be given to the impact of development on existing buildings and on the character of areas recognised for their landscape or townscape value, such as National Parks, Areas of Outstanding Natural Beauty and Conservation Areas."

(PPG1, Paragraph 18)

5.21 The PPG advises that local plans should set out design issues against which development proposals should be judged. It confirms that these should not be unnecessarily prescriptive but should concentrate on general development control issues. It states: "

"Development plans should set out design policies against which development proposals are to be considered. Policies should be based on a proper assessment of the character of the surrounding built and natural environment, and should take account of the defining characteristics of each local area, for example local or regional building traditions and materials. The fact that a design or layout is appropriate for one area does not mean it is appropriate everywhere. Plan policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally."

(PPG1, Annex A, A.1)

5.22 The guidance confirms the objectives of the plan led system. It states:

"The objectives of the plan-led system can be summarised as:
ensuring rational and consistent decisions;
achieving greater certainty;

securing public involvement in shaping local planning policies;
facilitating quicker planning decisions; and
reducing the number of misconceived planning applications and appeals.
Because of the role of the development plan in determining the future location of development, it is important that anyone with an interest in the future pattern of development in the plan area should participate in its preparation and help to influence its emerging policies. Anyone has the right to object to plan proposals prior to their adoption or approval."
(PPG1, Paragraph 41)

Planning Policy Guidance Note 3 – Housing.

5.23 The PPG provides advice on the role of the planning system in relation to housing policy.

5.24 In relation to maximising the re-use of previously developed land PPG3 seeks to minimise the amount of greenfield land being taken for development, including land in rural areas (see Paragraph 5.28 below). It states:

"The Government is committed to maximising the re-use of previously developed land and empty properties and the conversion of non-residential buildings for housing, in order both to promote regeneration and minimise the amount of greenfield land being taken for development."

(PPG3, Paragraph 22)

5.25 The Government have announced a target of 60% of new housing to be provided on underused or previously developed urban land. The PPG confirms that:

"The national target is that by 2008, 60% of additional housing should be provided on previously developed land and through the conversion of new buildings. ....The definition of previously developed land is given at Annex C to this guidance."

(PPG3, Paragraph 23)

5.26 The guidance recognises the importance of good design and layout in achieving acceptance of new development on previously developed land. It states:

"Good design and layout of new development can help to achieve the Government's objectives in making best use of previously developed land and improving the quality and attractiveness of residential areas. In seeking to achieve these objectives, Local Planning Authorities and developers should think imaginatively about designs and layouts which make more efficient use of land without compromising the quality of the environment."

(PPG3, Paragraph 54)

5.27 The PPG confirms that new developments should be viewed in terms of their relationship to the wider context and should have regard to the prevailing character and context of their setting. It states:

"New housing developments of whatever scale should not be viewed in isolation. Considerations of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development, recognising that new building technologies are capable of delivering acceptable built forms and may be more efficient. ...."

(PPG3, Paragraph 56)

5.28 The PPG defines previously developed land as:

"*...that which is or was occupied by a permanent structure, and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously developed land may occur in both built up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures*".

(PPG3, Annex C)

Planning Policy Guidance Note 7 – The Countryside: Environmental Quality and Economic and Social Development.

5.29 Planning Policy Guidance Note 7 (PPG7) gives advice on the role of the planning system in relation to development in the countryside.

5.30 PPG7 confirms that the re-use of previously developed sites is acceptable. It states:

""Urban" uses accounted for an estimated 10.6 per cent of England's land area in 1991. These broadly mean land that has been built on and so include some land in the countryside and exclude "green" uses in towns. Projections suggest that the number of households could increase by 4.4 million between 1991 and 2016. The Housing White Paper Our Future Homes sets a target of building half of all new homes on re-used sites by 2005. On this basis, if the projections were fulfilled, the land area in urban uses would increase by 1.3 per cent by 2016 (or 6,800 hectares a year). The Government wishes to see as many homes as are consistent with good quality development built on re-used sites and, at the date of publication of this PPG, is consulting on this issue."

(PPG7, Paragraph 1.9)

5.31 The guidance recognises that new housing will be required in rural areas to help sustain the viability of villages. It states:

"New housing will continue to be required in rural areas, to sustain healthy economic activity and the viability of village communities. Many villages can accommodate modest development without damage to their character or to the countryside. New housing can help to sustain villages by providing the basis for maintaining local services. Local planning authorities should have regard to the locational principles in paragraphs 2.10, and the guidance in PPG3 and PPG13. New housing developments in the countryside should be designed and sited with particular care and sensitivity. They should respect the principles of good design, such as responding to local distinctiveness (including building traditions or materials, without ruling out equivalent materials that are not local, and traditional street patterns)."

(PPG7, Paragraph 3.19)

5.32 PPG7 confirms that local landscape designations carry less weight than national policies. Unless they are applied carefully and with sound judgement they may restrict otherwise acceptable development. It states:

"Over the years local authorities have introduced a multiplicity of local countryside designations, such as Areas of Great Landscape Value. These local designations carry less weight than national designations, and development plans should not apply the same policies to them. They may unduly restrict acceptable development and economic activity without identifying the particular features of the local countryside which need to be respected or enhanced. Local planning authorities should only maintain or extend local countryside designations where there is good reason to believe that normal planning policies cannot provide the necessary protection. They should state in their development plans what it is that requires extra protection and why. When they review their development plans, they should rigorously consider the function and justification of existing local countryside designations. They should ensure that they are soundly based on a formal assessment of the qualities of the countryside, or the contribution of sites such as "strategic gaps" or "green wedges" to urban form and urban areas. This advice does not affect the guidance on local nature conservation designations in PPG9."

(PPG7, Paragraph 4.16)

6. Reasons for Refusal.

6.1 The decision notice issued on the 26 September 2000 gave one reason for refusal as follows:

"The proposed dwelling would be excessive in size as a replacement dwelling and due to the removal of significant amount of landform, the proposal would have a detrimental effect on the character and appearance of the area which is in the countryside and in an Area of Special Landscape Importance. The proposal would therefore be contrary to Berkshire Structure Plan Policies C2 and C8, South East Area Local Plan Policies SC3 and SC18 and to Wokingham District Local Plan (Draft Deposit) Policy WLL2 and the aims of Policy WCC7."

6.2 The refusal notice contained the following informative:

"You are advised, in compliance with the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies C2 and C8.
South East Area Local Plan Policies STV2, SC3 and SC18.
Wokingham District Local Plan (Draft Deposit) Policies WCC1, WCC7 and WLL2."

Size.

6.3 The first part of the refusal states that the proposed replacement dwelling would be excessive in size.

6.4 The proposed dwelling has been sited and designed to reflect character and context of the existing house and the surrounding environment. The footprint of the existing bungalow measures approximately 11.5 metres by 6.6 metres and has a ridge height of 5 metres (approx). The main area of proposed dwelling has a footprint of 11.2 metres by 6.6 metres with a small single storey utility room measuring 2.2 metres by 2. 2 metres. Therefore, the proposal will not occupy a materially larger area of the site.

6.5 The height to ridge of the proposed development is approximately 6 metres compared to the existing 5 metres. It is considered that this is not a significant increase in height in any case. This is particularly so given the limited views of the site from Cricket Hill described later in this statement.

6.6 However, the slab level is proposed to be slightly lower (approximately 1 metre) and the ridge height of the proposed dwelling will as a result be at the same level as the existing building. Therefore, the overall height of the proposed building will not be excessive when compared to the existing structure.

6.7 The proposed dwelling has been sited slightly further forward than the existing building but sits on the same plane. The siting brings the proposal in line with the neighbouring property (Manor Cottage), which lies 14 metres back from the road boundary and will not appear at variance with the street scene.

6.8 The existing bungalow has white rendered elevations under a low pitched, slate roof. The proposed house has been designed to reflect these features and contains a low pitched, slate roof and white rendered elevations. Therefore, it is considered that the overall scale and massing of the proposed development is not excessive in size when compared to the existing property.

6.9 The planning history for the site indicates that the property has not been extended previously and there are no Building Regulation Approvals for permitted development extensions.

6.10 Therefore, under permitted development rights the existing property could be extended to include a further 70m^3. This equates to an extra 28m^2 if the extension were to be no higher than 2.5 metres. Thus giving a floor area of 98m^2.

6.11 Therefore, if this were taken into consideration, the proposed replacement building would only be 30% larger than the existing, if a permitted development extension is taken into account.

6.12 The appeal site measures approximately 0.2 hectares (0.5 acres) in area. This is a particularly large area of land for a bungalow of this nature and readily accommodates the proposed house.

6.13 In terms of the existing bungalow it does not offer an adequate level of accommodation for modern needs. For potential occupants of the property it is considered unsuitable for a young family due to the lack of accommodation and inappropriate for single or elderly persons due to the location, large curtilage and the maintenance this would demand.

6.14 It is considered that the proposed property is not excessive in terms of scale and massing of buildings on site, particularly when compared to the site area. It is a perfectly normal family house and would be a good addition to the housing stock. It is a perfectly normal family dwelling and would be a good addition to the housing stock.

6.15 Furthermore, it is considered that the proposed dwelling is not excessive in size when compared to the character and scale of properties in the surrounding area. This is particularly the case when compared to those that have recently been approved as extended, replacement or new dwellings in the countryside by Wokingham District Council.

6.16 The neighbouring house, Manor Cottage, also in the ASLI, has recently been granted planning permission for two storey extensions consisting of lounge, master bedroom, breakfast room and utility room. The floor area of the property before permission was granted was approximately 135m². The proposed additions total an area of 85m². Thus extending the property by 60%.

6.17 It considered that the bulk of these extensions will have an equal or greater impact on the character and context of the countryside to that of the appeal proposals. The planning officers report is attached as **Appendix 4**, in which the impact on the countryside is considered acceptable.

6.18 In nearby Lower Sandhurst Road, a small bungalow known as Mayfield, was granted planning consent for its replacement. The property is approximately 1.5 kilometres from the appeal site and the same distance from an identified settlement boundary. Mayfield is also located in the ASLI. The existing dwelling measures approximately 100m² in floor area and the approved replacement has a replacement floor area of 320m². The planning permission, considered granted

under the same policies of the development plan, has allowed a replacement dwelling over 200% larger than the existing dwelling. The officer's report is attached at **Appendix 4**.

6.19 A further bungalow, Broomfield, Lower Sandhurst Road, was granted permission for its replacement in May 2000. This property measured approximately 155m² in terms of floor area and consent was granted for a replacement dwelling of approximately 261m², a rise of 68%. The officer's report is attached as **Appendix 4**.

6.20 A development of five, large detached houses, known as Blackwater View, Lower Sandhurst Road, Finchampstead, has been built in the recent past. It is understood that these buildings were approved as replacements for a collection of low rise poultry sheds.

6.21 These decisions, whilst not setting a precedent, show a severe inconsistency in the decision making process, in that similar proposals have been approved in the immediate locality under the same planning policies used to refuse this application. There cannot be said to be any material difference in reasonable consideration of the properties and that proposed in this appeal.

Area of Special Landscape Importance.

6.22 The second part of the reason for refusal states that the landforming would be detrimental to the character of the ASLI.

6.23 Although, the formation of the driveway had been included in the application, this vehicular access to the site has been formed as permitted development under Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) Order 1995.

6.24 The site was visited, as these works were in process, by the Development Control Manager and an Enforcement Officer in October 2000. The appellant was advised, by the Development Control Manager, that as the works were required to form a vehicular access from an unclassified road that planning permission was not required.

6.25 As they are permitted development they are by definition considered not to have any significant impact on the landscape or the character of the countryside. They were required to enable any reasonable use o the property that previously had no vehicular access and cars would have had to park on the roadway.

6.26 The application landforming relates solely to the positioning of the proposed dwelling. This reduces the level of the house footprint and a small area around the proposed dwelling by approximately 1 metre (overall). The majority of the land to the rear of the dwelling, forming a garden area, will be left at its natural level.

6.27 The front boundary of the site is planted with a privet hedge and only a small portion has been removed to allow for the existing vehicular access. However, the views through the site into the ASLI are currently restricted by the hedge, oak tree and building. Therefore it is considered that views into this area will not be altered to the detriment of the locality by the application or appeal proposals.

6.28 Given that the works involved in the application represent only a limited change in an already limited view, which is not visible unless viewed from a stationary point in the entrance to the driveway, they are in no way material to the perception of the ASLI or countryside.

7. Policy Assessment.

7.1 The policy framework that provides the context for this appeal comes down clearly and forcibly in support of development of the type and in the manner proposed, subject to it not being obviously unacceptable in detail. This is true both within the policies of the development plan and in national planning policy guidance.

7.2 It is the appellants' case, and indeed is a requirement of government policy, that sound and compelling reasons are required to show that the appeal proposals clearly give rise to demonstrable harm sufficient to outweigh this policy presumption in favour of development.

7.3 National policy clearly favours the redevelopment of underused land to secure its optimum use and in order to minimise the pressure for the release of greenfield sites. This is particularly important for housing development, both to ensure that minimum previously undeveloped land is required for development and also that maximum use is made of the available infrastructure in towns and villages. Such an approach is essential in securing development that is sustainable.

7.4 The policies of the development plan provide for the redevelopment of properties in rural areas for residential use. With regard to Policies STV2, SC2 and SC18 of the SEALP, Policies WCC1, WCC7 and WLL2 of the WDLP and Policies C2 and C8 of the BSP, the assessment set out in the preceding section indicates that there are no substantive grounds on which to reject this appeal.

7.5 The proposed development is entirely appropriate on previously developed land (PPG3, Annex C).

7.6 The proposed development is entirely appropriate in the local context in a residential yet rural area.

7.7 Policy C2 of BSP confirms that the redevelopment of existing buildings in the countryside, outside a settlement boundary, is appropriate provided the scale,

form, impact, character and siting does not detract from the context of the countryside.

7.8 The proposal seeks the redevelopment of previously developed land, in residential use, that is well related to the settlement boundary and adjoins other residential properties. The proposed property is a medium sized unit, which in terms of scale and form will not appear out of context with existing properties in the surrounding area.

7.9 The proposed development will not impact on the locality in terms of site coverage or bulk of buildings on the site. The site coverage is similar, in terms of footprint, to the existing property. The proposed house has been designed with a low, pitched roof that is only one metre taller than the existing bungalow. The proposed slab level has been lowered and the new dwelling will therefore, in reality have the same height as the existing.

7.10 The character and form of the proposed dwelling is a typical country cottage with rendered elevations under a slate roof. There are examples of properties in the village with these features including a pair of semi-detached, white rendered houses further down Cricket Hill.

7.11 The proposal is set some 16 metres back from Cricket Hill and 2 metres further forward of the existing property, in line with its neighbour. It is considered that the siting of the proposal is similar to the existing. The visual perception of the proposal will be of a medium sized country cottage set below the neighbour, which it will be subservient to in terms of bulk and form. Therefore, it is considered that the siting will not be imposing upon the visual amenity or character of the area.

7.12 Policy SC18 of the SEALP sets out in more details the criteria against which redevelopment proposals should be assessed. The text to the policy confirms that redevelopment should not be for a larger number of separate units, occupy a larger area of the site and should not exceed the height of existing buildings. The policy seeks to retain existing buildings of architectural and historical interest and

ensure the siting and design does not have a significant impact on the environment.

7.13 The existing dwelling is not a listed building and has no intrinsic historic or architectural significance. The footprint of the proposed building is very similar in terms of width and length to the existing and does not occupy a larger area of the site. The proposal does not seek a larger number of separate units. Furthermore, the height of the proposal, due to the lower slab level, will not exceed the height of the existing bungalow.

7.14 The siting of the proposed development is in a similar position to the existing bungalow and is considered above at paragraph 7.11. Furthermore, the proposed dwelling would be sited behind an existing hedge and is well screened from the road with only a glimpsed view of the site as you pass the driveway.

7.15 The proposed development has been designed as a typical country cottage. It has well, proportioned elevations with detailed fenestration to match the style of property. It is considered that the design of the proposed dwelling will not detract from the character or appearance of the countryside. Indeed design was not raised as an issue by the planning authority.

7.16 Therefore, it is considered that the proposal accords with all the criteria set by Policy SC18 of the SEALP and Policy C2 of the BSP.

7.17 Policy STV2 of the SEALP and Policy WCC1 of WDLP confirm that redevelopment proposals are acceptable in principle subject to similar criteria as detailed above.

7.18 It is considered that Policy WCC7 of the WDLP, which assesses domestic extensions, is not an appropriate policy to use in the assessment of this proposal. It states extensions are appropriate provided there is no significant alteration to the scale of the existing dwelling or scale of development on the site.

7.19 Policy C8 of the BSP confirms that Local Planning Authorities will delineate the extent of the ASLI in their local plans. This policy considers that development is appropriate, if carefully controlled, in such areas provided the location, scale,

form, character and type of proposal does not detract from the landscape setting. It is only the size and landforming works that are considered inappropriate in the reason for refusal.

7.20 The appeal site is an existing bungalow, on previously developed land, set on a built frontage to Cricket Hill and adjoining the settlement boundary. It is considered that the type and form of development proposed is almost identical from an external viewpoint as this existing property in terms of its impact. It is not materially different in its effect on the limited views that exist from the roadway. Set amongst other houses will it not have a significant impact on the setting of the ASLI when viewed from Cricket Hill. This would be the only view into the site as there are no public footpaths to the north or east.

7.21 The existing property can be viewed from a small section of Lower Sandhurst Road, where the hedge has been removed from the field boundary. However, the proposal, due to it's siting alongside Manor Cottage, will not be viewed from this position or any other public vantage point, apart from in Cricket Hill.

7.22 The existing property appears as a residential unit in a residential but rural setting alongside other residential buildings. The appeal site is not viewed in isolation from other built form in the area and is not an isolated site in the countryside. Although it is just outside the defined settlement boundary the appeal is well related to the village and is in an established, if somewhat, outdated residential use. It is considered that the public perception of the replacement dwelling will not alter its relationship as part of the existing local development.

7.23 The driveway and hard surfacing within the site have been added under permitted development rights and by definition cannot be claimed to have an adverse impact in terms of planning control.

7.24 The application results in a limited area and depth of ground works that will not be materially apparent outside the site. It is, therefore, considered that the proposed development will not detract from the character and appearance of the countryside.

7.25 Policy SC2 of the SEALP concerns the setting of settlements and confirms that development proposals are acceptable if they do not detract from the open or rural character of the countryside. As stated above, the proposed development is not an isolated site, it is set amongst other residential uses and replaces an existing residential use and therefore will not detract from the openness of the countryside or the rural character of the area.

7.26 This approach is again reflected by Policy WLL2 of the WDLP and the considerations in paragraph 7.25 apply. Furthermore, the proposal does not result in the erosion of any local landscape features.

7.27 Accordingly, it is considered that the proposed development complies with the provisions of Policy C8 of the BLP, Policy SC2 of the SEALP and Policy WLL2 of WDLP.

7.28 Therefore, there are no sound, clear cut, or overriding reasons for refusal.

8. Conclusions.

8.1 The policy context provided by the local plan and by national planning policy clearly supports development of the type proposed. It makes efficient use of existing infrastructure and minimises the need for the development of greenfield sites elsewhere. It actively promotes sustainable development by making best use of existing developed land and accords with the prevailing policy emphasis at both national and local level.

8.2 The application enable the site to fulfil an ongoing role in the provision of a family home related to modern living requirements and does so in a way that is entirely in keeping with its neighbours.

8.3 Clear cut and compelling reasons are required if the development proposed, in accordance with these policies and with the principle of sustainable development, is to be rejected.

8.4 It is the appellants' case that no such reasons exist. The reasons stated by the Local Planning Authority in the refusal of application are erroneous as the development will not be excessive in size and will not have a detrimental impact on the countryside.

8.5 It is considered that the appeal proposals meet the requirements of the relevant planning policies in relation to every technical requirement and are acceptable in terms of design, massing, height, views, layout, siting and impact on landscape.

8.6 It is considered that there would be no significant impact on the character of the area or any material impact on the limited public views into this site. It is entirely in keeping with other development in the area.

8.7 Therefore, it is entirely consistent with the proper planning of the area and the policies contained in the development plan and national guidance.

9. Recommendation.

9.1 In the context of the evidence set out in this statement and in accordance with the weight of policy in the development plans and national planning policy guidance, it is respectfully requested that the appeal be allowed.

APPENDIX 1.

The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

FOR OFFICIAL USE ONLY

Date received

PLANNING APPEAL TO THE SECRETARY OF STATE
TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER

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: David Howe

Address David Howe Construction Co. The Bungalow, Cricket Hill, Finchampstead, Berkshire, RG40 3TP

Postcode RG40 3TP

Failure to provide the post code, if any, may cause delays in processing your appeal.

Daytime Telephone number C/O Agent

Reference F/2000/1826

Agent's name (if any) Mr G M Douglass, Alliance Environment & Planning Ltd

Agent's Address Lyons House, Station Road, Frimley, Surrey, GU16 5HF

Postcode

Failure to provide the post code, if any, may cause delays in processing your appeal.

Daytime Telephone number 01276 418205

Reference H0176

B. DETAILS OF THE APPEAL

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

Description of the development

Demolition of existing bungalow and erection of replacement dwelling.

Address of the site Thee Bungalow, Cricket Hill, Finchampstead, Berkshire, RG40 3TP

Postcode

Failure to provide the post code, if any, may cause delays in processing your appeal.

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

Date and reference no. of the application in respect of which you are appealing. 4 July 2000 F/2000/1826

Date of LPA notice of decision (if any).
26/9/2000

(REV 1995)

C. THE APPEAL

THIS APPEAL IS AGAINST the decision of the LPA:- (✔)

1. to *refuse/grant subject to conditions, planning permission for the development described in Section B. [X]

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 their decision within the appropriate period on an application for permission or approval. [ ]

*Delete as appropriate

D. PROCEDURE

1a. Do you agree to the written procedure? (ie an exchange of written statements with the LPA and a visit to the site by an Inspector). If yes, please tick opposite and answer question 1b below. [X]

1b. 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). [ ]

OR

2. Do you wish to appear before and be heard by an Inspector? If yes, please tick. Please give reasons here ..... [ ]

3. If the LPA agree and the Inspectorate considers your appeal suitable, do you wish to proceed by way of a hearing rather than a local inquiry? If yes, please tick. [ ]

E. SUPPORTING DOCUMENTS

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

1. The application submitted to the LPA; [X]

2. Any Article 12(A) certificate (site ownership details) submitted to the LPA; [X]

3. Plans, drawings and documents forming part of the application submitted to the LPA; [X]

4. The LPA's decision notice (if any); [X]

5. Other relevant correspondence with the LPA - Please identify the correspondence by date or otherwise ..... [X]

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) [X]

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 the 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 CERTIFICATION

IMPORTANT: THE ACCOMPANYING GUIDANCE NOTES SHOULD BE READ BEFORE THE APPROPRIATE CERTIFICATE IS COMPLETED.

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

Signed G.M. Douglass for Alliance Environment and Planning Ltd (on behalf of) David Howe Construction Co.

Name (in capitals) G.M. DOUGLASS Date 6/2/01

AGRICULTURAL HOLDINGS CERTIFICATE (TO BE COMPLETED IN ALL CASES)

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 G.M. Douglass for Alliance Environment and Planning Ltd (on behalf of) David Howe Construction Co

Name (in capitals) G.M. DOUGLASS Date 6/2/01

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.

See attached statement of case.

continue on a separate sheet if necessary

PLEASE SIGN BELOW

I confirm that a copy of this appeal form and any supporting documents not previously seen by 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 LPA at the same time.

Signed G.M. Douglass for Alliance Environment and Planning Ltd (on behalf of) David Howe Construction Co

Name (in capitals) G.M. DOUGLASS Date 6/2/01

CHECKLIST

- 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.

Send one copy of the appeal form with all the supporting documents to:

The Planning Inspectorate
Tollgate House
Houlton Street
Bristol BS2 9DJ

A copy of the appeal form **must** be sent to the LPA at the address from which the decision on the application (or any acknowledgements, etc) was received, enclosing only copies of those documents not previously seen by the LPA.

HMSO Dd. 8516581, 08/95, C370 (6 sorts), 5600, 47597.

APPENDIX 2.

AID/jsd/1542
21 June 2000

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Sirs

REPLACEMENT DWELLING, THE BUNGALOW, CRICKET HILL, FINCHAMPSTEAD

We refer to a meeting at the above property with your Planning Officer, Mrs Odell, where we discussed the previous refusal for a substantial house on the site and our clients' proposals to provide a much smaller house, more in keeping with your policies and hopefully to your approval.

Because of the levels and relationship to the existing dwellings adjoining the site our client commissioned a full land survey, copies of which are enclosed with the application. We advised that the ridge height of the replacement dwelling would be crucial and you will see that we have maintained the ridge height of the existing dwelling in the new house by bringing the proposed house forward and marginally set down in the site. The ground levels will require alteration with a shallower gradient in any case for the new drive way from Cricket Hill.

You will see from our drawings that the proposed house has shallow hip roofs designed to reduce the bulk and maintain as short as possible ridge line, similar in length to the existing. We have shown the proposed dwelling in relation to the adjacent Manor Cottage which has recently received Planning Permission for a very large extension and we have indicated our proposal in relation to the extended Manor Cottage.

We enclose the following documents in order to submit a full Planning Application:
6 copies each of our drawings nos. 1542/01 and 02, together with location plan
6 copies of site survey drawing no. 488/01
6 copies of the application form
Certificate A
Deposit cheque in the sum of £190.00

We look forward to hearing from you in due course.

Yours faithfully

A I Day
cc: client

Tel. **(0118) 974 6445**

Date: 04 July 2000

Your Ref:

My Ref: **Angela Odell - F/2000/1826**

Mr D Howe
C/O Day Tanner Partnership
11-13
Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

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

Dear Sir/Madam

Application Number: F/2000/1826

Site Address: The Bungalow, Cricket Hill, Finchampstead, Wokingham.

Proposal: Proposed demolition of existing dwelling and erection of replacement dwelling..

Thank you for the above application, which has now been accepted along with the sum of £190 in fees.

We aim to determine applications within 8 weeks, however it is not always possible to do so, particularly in the case of complex schemes, and those that require modification. If you have not received notification of the outcome of your application by **17/08/2000** you have the right to appeal to the Secretary of State for the Environment, Transport and the Regions. Appeals must be made within 6 months of this date, on a form, which is available from the Department of the Environment, Transport and the Regions.

If you have any queries concerning your application contact your case officer, **Angela Odell**, on **(0118) 974 6445** quoting reference number **F/2000/1826.**

Please note that approval under Building Regulations may be required for the proposed development, for which a separate application must be made. To obtain advice on this matter, you may contact the Building Control Section of the District Council on 0118 974 6375.

Yours faithfully,

John Mitchell

Development Control Manager

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

GNED: Martin Ayres ON BEHALF OF: D Howe DATE: 21 June 2000

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

PLANNING APPLICATION PART 2

is part of the form need only to be completed if the application involves non-residential development. Please answer all questions in print or block letters. th answer is not applicable write N/A in the space. You may wish to amplify your answers in a covering letter.

State the Gross floor space (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
1	SHOPS				
2	FINANCIAL AND PROFESSIONAL SERVICES				
3	FOOD AND DRINK				
1(	OFFICE (Other than A2)				
1(b)	RESEARCH AND DEVELOPMENT				
1(	LIGHT INDUSTRIAL				
2	GENERAL INDUSTRIAL				
3-7	SPECIAL INDUSTRIAL				
8	STORAGE AND DISTRIBUTION				
1	HOTELS AND HOSTELS				
2	RESIDENTIAL INSTITUTIONS				
1	NON-RESIDENTIAL INSTITUTIONS				
2	ASSEMBLY AND LEISURE				
th	Please specify				
ther	Please specify				
	Total				

5. IF A C1 OR C2 USE IS PROPOSED, PLEASE STATE THE NUMBER OF BED SPACES

6. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

7. DESCRIBE THE ACTIVITIES OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter

8. WHO WILL OCCUPY THE PREMISES?
(a) give the name and current operating address of the proposed occupier
(b) Will these premises be vacated?

9. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE Existing staff Transferred staff New staff Total

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 ADDRESS POSTCODE	D Howe Oak View, Park Lane Finchampstead PHONE:
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME ADDRESS POSTCODE	DAY TANNER PARTNERSHIP 11-13 DUKES RIDE CROWTHORNE, BERKSHIRE RG45 6LZ PHONE: 01344 777143
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:	The Bungalow Cricket Hill Finchampstead Berkshire
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		Demolition of existing bungalow and erection of replacement dwelling.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.18 approx.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1542/01/02, location plan, 488/01

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

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

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

OUTLINE PERMISSION		See question 10
FULL PERMISSION	X	
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.
TEMPORARY PERMISSION		State period required.

OR

CERTIFICATE D

I certify that:

- I/The applicant* cannot issue a certificate in accordance with paragraph (a) of Section 66(1) of the Act in respect of the accompanying application

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

  (b)

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

on (d)

)) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

any of the site is part of an r of land which is let or there s n agreement to let the land or agricultural purposes to a e nt, it may be an agricultural o ing. Further advice may be btained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable

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

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

OR

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

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

Signed M Howe

On behalf of D Howe

Date 21 June 2000

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

SECTION 66 CERTIFICATE



pplication No.

ease fill in both Certificate B, C or D and e gricultural Holdings Certi- a . Delete sections not le ant

) "Owner" means a person aving a freehold interest or asehold interest the not less ne pired term of which is a 7 years

OR

S Note (a) to Certificate A

OR

See Note (a) to Certificate A

b) Insert description of steps taken

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owners (a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application

I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the accompanying application were owners (a) of any part of the land to which the application relates.

Owners (a) name	Address at which notice was served	Date on which notice was served

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

(b)

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

the (c)

on (d)

AID/LC/1542

18 August 2000

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

Dear Sirs

THE BUNGALOW, CRICKET HILL LANE, FINCHAMPSTEAD (F2000/1826)

In Mrs Odell absence and following her fax to ourselves dated 26 July 2000 concerning environmental design and landscaping issues (copy enclosed) please now find enclosed four copies of our revised drawing number 1542/02A showing existing and proposed levels of the driveway as requested. Also enclosed is a copy of survey drawing number 488/1 which gives a full line and level survey of the site for your information.

We trust that the information in these enclosures is sufficient for your purposes.

With regard to your request for sectional information we believe that the above information and the originally submitted elevations show the existing and proposed levels sufficiently.

Irrespective of the outcome of the application (which hopefully will be positive) our client wishes to create a driveway to the property in the position shown and perhaps you could advise us by return whether or not the construction of a driveway and removal of part of the hedge is permitted development, which we believe to be the case.

We look forward to hearing from you.

Yours faithfully

A I Day

Enc

cc Client

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr D Howe
C/O Day Tanner Partnership
11-13
Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

Application Number: F/2000/1826

Parish: FINCHAMPSTEAD

Location: The Bungalow, Cricket Hill, Finchampstead, Wokingham.

Proposal: Proposed demolition of existing dwelling and erection of replacement 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 proposed dwelling would be excessive in size as a replacement dwelling and due to the removal of significant amount of landform, the proposal would have a detrimental effect on the character and appearance of the area which is in the countryside and in an area of Special Landscape Importance. The proposal would therefore be contrary to Berkshire Structure Plan Policies C2 and C8, South East Area Local Plan Policies SC3 and SC18 and to Wokingham District Local Plan (Deposit Draft) Policy WLL2 and the aims of Policy WCC7.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan Policies C2 and C8
   South East Area Local Plan Policies STV2, SC3 and SC18
   Deposit Draft Wokingham District Local Plan Policies WCC1. WCC7 and WLL2.

John Mitchell

John Mitchell
Development Control Manager
Date: 26/09/2000

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.

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1826

Applicant : Mr D Howe C/O Day Tanner Partnership.

Location : The Bungalow, Cricket Hill, Finchampstead, Wokingham.

Proposal : Proposed demolition of existing dwelling and erection of replacement dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		14.7.00

Date of Neighbour Notifications : .....

Date of Site Visit : 6.7.00

Date Registered : 22/06/2000

Earliest Date for Decision : 28/07/2000

Latest Consultation Date/Site Notice Expiry Date : 28/07/2000

This application will have expired on: 17/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : • Finch P.C: No objection in principle but acknowledge the concerns of local residents.

• 4 letters of objection: building would be more than twice existing size, which contravenes guidelines, in ASLI where should give special consideration, building would be larger than those nearby, ~~potential~~ loss of privacy, effect on TPO'd trees, no garage – would expect one to be applied for separately later, will appear more massive. concerned re safety & impact of access.

• 1 letter of comment: better than previous but no garage proposed.

• Landscape officer: Additional plans showing more detail: acceptable re Oak Tree subject to condition, but extent of excavation will have a visually detrimental effect when viewed from Cricket Hill. Need to provide ~~add~~ replacement hedgerow.

• HW officer: No objection subject to condition.

• EHO recs hrs of construction condition.

Application Number: F/2000/1826

Appraisal :

1) Principle of Proposal – effect on character and appearance of area

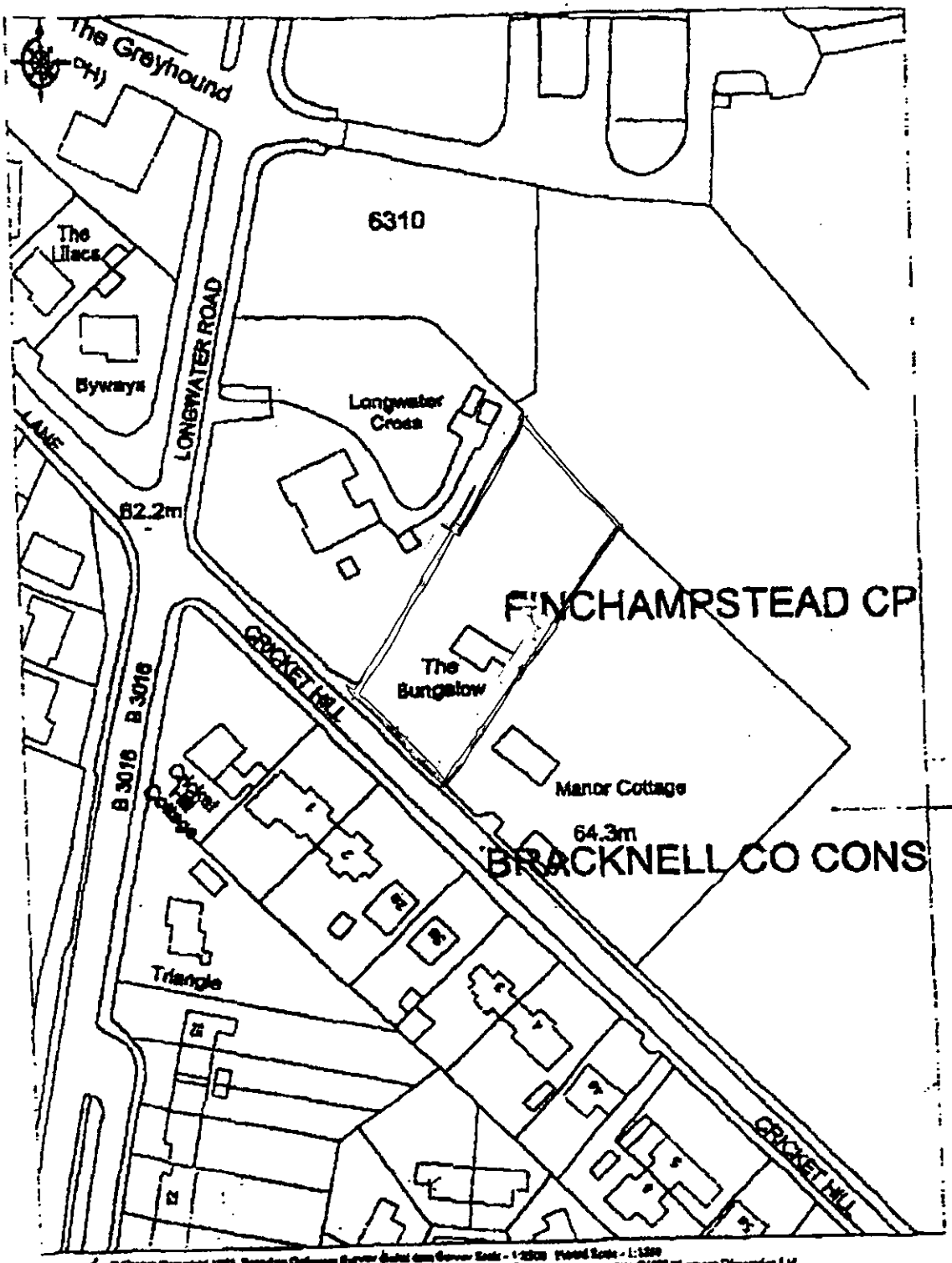
Site is outside a settlement boundary and in ASLI.
Existing bungalow is 71 m² proposed dwelling is 148 m² floorspace due to second storey but similar footprint. Height not increased as proposed to dig out instead. Consider that as proposed dwelling would be double the size (floorspace) of the existing it would be contrary to SEALP Policy SC18 (c), and aims of WCC7 (B). Whilst height not increased, the gouging out of a significant area of chalk landform in this ASLI would have a detrimental effect on the character & appearance of the area, including for driveway & parking. For these reasons consider unacceptable.

P.P. granted for side/rear extension to Manor Cottage adjacent on SE side. F/2000/0351. Officer's report states ↑ not > 50%.

previous refusal for larger replacement dwelling at The Bungalow 99/70341/F. Whilst current proposal an improvement, do not consider ~~[illegible]~~ acceptable for reasons above.

Effect on neighbours: Manor Cottage: Has no side windows this side, but even if ext^n to it constructed with the side windows, these would not be infringed under BRE daylighting, and proposed dwelling on its NW side. Long water X is approx. 30m away, and though on lower ground, as no height increase proposed consider effect acceptable. Dwellings opposite would be 33m away and same applies. Therefore consider effect on neighbouring properties acceptable.

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


The Greyhound
6310
The Lilacs
Byways
LONGWATER ROAD
LANE
Longwater Cross
62.2m
FINCHAMPSTEAD CP
CRICKET HILL
The Bungalow
B 3016
B 3016
Cricket Hill Cottage
Manor Cottage
64.3m
BRACKNELL CO CONS
Triangle
CRICKET HILL

APPENDIX 3.

SOUTH EAST AREA LOCAL PLAN APRIL 1994

PROPOSALS MAP

LEGEND

	Policy/Proposal Nos.
Local Plan Boundary	
Identified Settlement	STV1
Proposed Housing Site	SH2, PW1, PW2, PS1, PS2, PS3, PS4
Existing Housing Commitment	
Transitional Area	STV5
Site of Urban Landscape Value	SW1
Recognized Employment Area	SE1
General Industrial Area	SE3
Rural Area	STV2
Separation of Settlements	SC1
Setting of Settlements	SC2
Area of Special Landscape Importance	SC3, SC4, SC5
Area of Sporadic Development	STV2
Proposed Open Space	PW3
Green Corridor	SW2
Proposed Country Park	PS6
Proposed Conservation Area	PS13
Site of Special Scientific Interest	SC8
Wildlife Heritage Site	SC9
Area of Archaeological Importance	SBE19, SBE20, SBE21

Area of Sporadic Development	STV2
Proposed Open Space	PW3
Green Corridor	SW2
Proposed Country Park	PS6
Proposed Conservation Area	PS13
Site of Special Scientific Interest	SC8
Wildlife Heritage Site	SC9
Area of Archaeological Importance	SBE19, SBE20, SBE21
Scheduled Ancient Monument	SBE19, SBE20
Area Liable to Flooding	SPS2, SPS3
Blackwater Valley Policies Area	SS1
Proposed Footpath (Riverside)	PS8
Proposed Footpath (Circular) [Part]	PS9
Proposed Road Improvement	ST2
Proposed Car Park	PS5, PS7
Proposed Community Facilities	PW4, PW5, PS12
Proposed Additional Retail Facilities	PS10
Environmental Improvement	PS11, PW6, PW7

NOTE: CROSS HATCHING OF NOTATIONS INDICATES THAT POLICIES OVERLAP

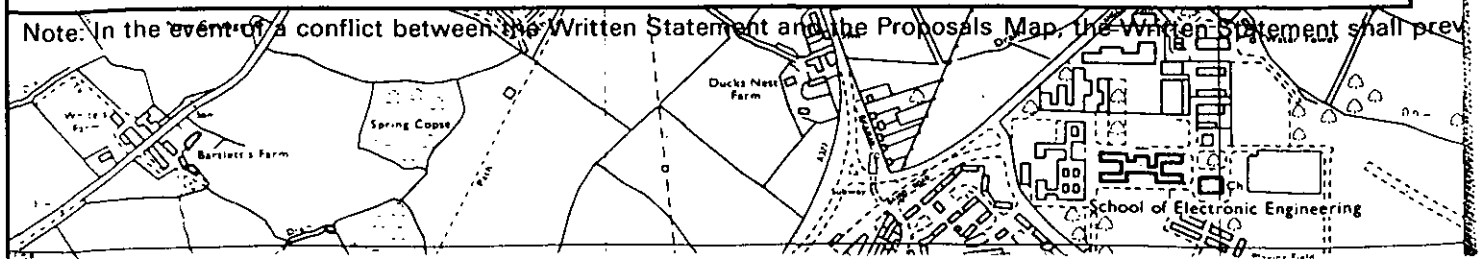
WOKINGHAM DISTRICT COUNCIL

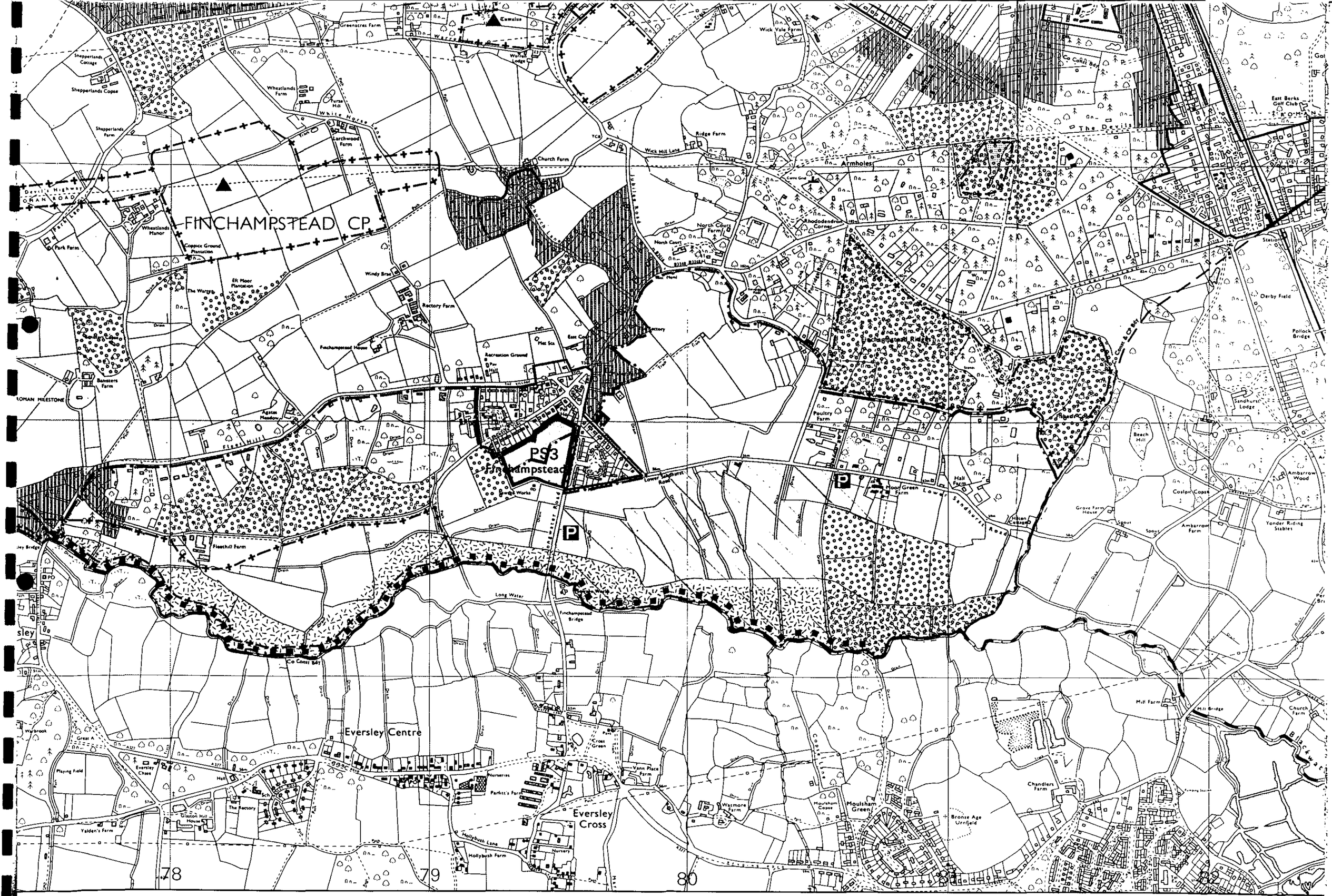
The District Planning Officer, Richard F. Wilson,
Dipl. Arch., Dip. T. P., M. R. T. P. I., R. I. B. A.

Scale 1:12,500

0 500 1000 metres

Note: In the event of a conflict between the Written Statement and the Proposals Map, the Written Statement shall prev




FINCHAMPSTEAD CP
PS3
Finchampstead
Eversley Centre
Eversley Cross
Cumulus
Greenacres Farm
Wick Vale Farm
Wick Hill Lane
Ridge Farm
Church Farm
Wheatlands Farm
Purse Hill
White Horse
Larchwood Farm
Shepperlands Cottage
Shepperlands Copse
Shepperlands Farm
Park Lane
Wheatlands Manor
Park Farm
Coppice Ground Plantation
Elt Moor Plantation
The Warren
Windy Brae
Rectory Farm
Finchampstead House
Recreation Ground
Bannisters Farm
ROMAN MILESTONE
Agates Meadow
Fleethill Farm
Fleethill
Long Water
Finchampstead Bridge
Co Const Bdy
Warbrook
Great A
Playing Field
Eversley Chase
Hall
The Rectory
Glaston Hill House
Yalden's Farm
Nurseries
Parrett's Farm
Cross Green
Vann Place Farm
Hollybush Lane
Hollybush Farm
Nursery
Lower Sandhurst Road
Hoad Green Farm
Hall Farm
Poultry Farm
Moulsham Copse
Moulsham Green
Warmore Farm
Bronze Age Urnfield
Chandlers Farm
Mill Farm
Mill Bridge
Church Farm
Blackwater
Grove Farm House
Ambarrow Farm
Ambarrow Wood
Cosiers Copse
Yonder Riding Stables
Sandhurst Lodge
Beach Hill
Pollock Bridge
Derby Field
Station
East Berks Golf Club
ROMAN
The Devils Highway
ROMAN ROAD
Armholes
Rhododendron Copse
North Court Farm
North Court
Rectory
Recreation Ground
Pav
Hall
Pond
Sch
Drain
Path
Track
Trees
Scrub
Rough
Fence
Hedge
Wall
Ruins
Pylon
Pole
Tank
Mast
Spot Ht
Cutting
Embankment
Quarry
Pit
Sand Pit
Sand Works
Gravel Works
Lake
Reservoir
Sewage Works
Pumping Station
Boundary Stone
Milestone
Milepost
Fingerpost
Direction Stone
Cairn
Tumulus
Earthwork
Camp
Fort
Rampart
Dyke
Ditch
Moat
Tower
Windmill
Windpump
Telegraph Tower
Telegraph Post
Telephone Kiosk
Post Box
Letter Box
Public Telephone
Public Call Box
Police Box
Fire Station
Post Office
Public Library
Museum
Youth Hostel
Public Convenience
Telephone Exchange
Radio Station
Radio Mast
Radio Telescope
Radio Transmitter
Radio Relay
Radio Beacon

67 68

Wokingham District Local Plan 1996-2006 Deposit Draft 1997

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PROPOSALS MAP (SOUTH-WEST)

Please refer to reverse of this sheet for Proposals Map (South-East)

72

71

LEGEND

	Policy/Proposal
District Boundary	
Identified Settlement	WOS2
Proposed Priority Housing Site	WH2
Proposed Reserve Housing Site	WH2
Low Density Development	WBE20
Public Open Space	WR2
Site of Urban Landscape Value	WLL9
Proposed Employment Site	WEM1
Core Employment Site	WEM2
Employment: University of Reading	WEM5, WEM6
Employment: Uses Causing Detrimental Impact	WEM9
Employment: General Industrial/Storage Area	WEM12
Proposed Site for Mixed Use	WSH20, WSH21, WSH27, WSH28, WSH32
Proposed Site for Office Use	WSH22, WSH24, WSH32
Proposed Site for Education Use	WSH23

65

64

63

Longmoor Farm

Hogwood Farm

Nine Mile Ride

Greenacres Farm

White Horse Lane

Wheatlands Farm

Park Lane

Larchwood Farm

B3016

Church Farm

Church Lane

Jubilee Road

Ridge Farm

Wick Hill Lane

Heath Ride

Park Farm

Rectory Farm

Dell Road

Bannisters Farm

A327

B3348

Fleet Hill

Fleethill Farm

The Village

FINCHAMPSTEAD

B3016 Longwater Road

Lower Sandhurst Rd

P

EVERSLEY

APPENDIX 4.

Application No.	Received	Finchampstead	Listed By
F/2000/1584	24 May 2000		Cllr Long

Applicant: Mr and Mrs G Burgess
Location : Broomfield, Lower Sandhurst Road
Proposal : erection of replacement dwelling and detached double garage and demolition of existing dwelling

1. Planning History - Broomfield is a two-storey property, located in the countryside and an Area of Special Landscape Importance (ASLI). Its construction predates planning records but it appears that it was originally a bungalow with a steeply pitched roof and has been converted to a chalet style dwelling by the installation of box dormers at first-floor level. It also appears that there has been a single-storey extension to the front of the property. A detached garage is indicated on the plans submitted but this no longer exists.

   In October 1999 planning permission was granted for a replacement two-storey house on the site. The two-storey part of the approved dwelling would have an L-shaped footprint, with a single-storey utility room and garage to one side. The total width would have been 18.8 metres, the width of the two-storey house would have been 12 metres and there would be a 6 metre ridge line, with a height of 8.2 metres.

   The application has been listed by Cllr Long due to concerns regarding the scale and impact on the character of the area.

2. Proposal – The proposed dwelling would be an alternative to the previously approved house. The plans initially submitted with the current application, which included a double garage, would have resulted in an excessive increase in the scale and massing of development on the site and revised plans have been submitted. The revised proposal is for a chalet style dwelling with a low eaves line and a half-hipped roof. It would have a maximum width of 19.5 metres, 19 metres at first-floor level, and a depth of 12.2 metres. The main ridge line (east-west) would be 15.3 metres long and 6.5 metres high. There would be a cross wing (north-south) with a 9.5 metre, 7.1 metre high ridge.

3. Consultations - the following consultation responses have been received:
   - ***Highway Authority*** - recommend conditions
   - ***Parish Council*** - "no objections"
   - ***Landscape Officer*** - no objection to application but applicant should be aware of need to protect trees on site
   - ***Local Residents*** - Six letters of objection were received, three relating to the original plans and three to the revised scheme, which did not overcome the original objections. Concerns relate to inaccuracies in the plans, which show a garage which has been demolished and do not indicate all the existing trees along the site boundary. The scale of the proposed replacement dwelling, and in particular its width, is considered too large in relation to the existing dwelling and the site and the design is out of keeping with the surrounding area and the development would have an urbanising effect, harmful to the character of the area. There is also objection to the re-siting of the replacement dwelling and concern that later addition of a garage would be difficult to resist.

4. **Appraisal** - the main issues are:

   A. The impact on the character of the surrounding area (South East Area Local Plan Policies SBE1 and SBE2 and Wokingham District Local Plan Deposit Draft Policies WOS3 and WBE1)
   B. The impact on the amenities of neighbouring residents (South East Area Local Plan Policies SBE1 and SBE2 and Wokingham District Local Plan Deposit Draft Policies WOS3 and WBE1)
   C. Neighbours comments

A. **The impact on the character of the surrounding area**

The application site is roughly square, located on a slope, rising to the north. It fronts Lower Sandhurst Road but access is from a side lane. There are mature hedges on all four boundaries. The site is located in the countryside, where replacement dwellings are acceptable in principle, providing their scale and impact on the rural character of the surrounding area is acceptable. In this case the site is also located in an Area of Special Landscape Importance and the Blackwater River Valley, so the impact on the landscape is of particular importance.

The applicant's agent has surveyed the existing dwelling and, in a letter dated 10 July 2000, stated that it has a floor area of 155m^2. On this basis the proposed and approved replacement dwellings would represent a scale of increase as follows:

	existing dwelling	approved dwelling	proposed dwelling
footprint	100m^2	98m^2	136m^2 (36m^2 – 36%)
floorarea	155m^2	188m^2 (33m^2 – 21%)	261m^2 (106m^2 – 68%)
garage	-	27m^2	-
total accommodation	155m^2	215m^2 (60m^2 – 38%)	261m^2 (106m^2 – 68%)

The proposals represent a significantly larger scale of increase than the approved. However, when assessing the impact, siting and design should also be considered.

The existing dwelling lies towards the eastern boundary of the site and is set back from the front boundary by 11 metres, extending back to about 22.5 metres. The proposed dwelling would be located more centrally across the width of the site but would be set back a similar distance from the front of the boundary to the existing property – 11 metres to 24 metres from the front boundary. The previously approved dwelling would be positioned between 18 and 30 metres back from the front boundary. Thus, the existing and proposed dwellings would be lower down the slope than the approved replacement dwelling.

The existing dwelling has a maximum width of 11.5 metres and depth of 11.5 metres. The proposed dwelling would have a more complex footprint

and would be about 8 metres wider but not significantly deeper. In comparison to the approved dwelling, the overall width would be similar but the current proposal would be a lower structure with the east-west ridge line being 1.7 metres lower and the north-south ridge being 1.1 metres lower.

The increased width of the proposed replacement dwelling would result in a greater impact than the existing dwelling but, due to the position on the slope and lower height, the proposal would be less prominent than the approved dwelling. Although the proposal has a more complex form than the existing or approved dwelling the chalet style design reduces its massing. Dwellings in the surrounding area are characteristically detached on large plots but their age and style is varied.

B. **The impact on the amenities of neighbouring residents**

The proposed dwelling would be located over 15 metres from the eastern and western boundaries of the site and, therefore, would not have a detrimental impact on the amenities of residents of neighbouring dwellings.

C. **Neighbours' Comments**

The comments of the local residents have been noted. The mature trees on the site are on the eastern boundary and would not be affected by the proposals. A condition requiring submission of a landscape plan, including measures for protection of trees during construction, is recommended. Concerns regarding the scale and design of the proposals are addressed in Section A above. Since the proposal results in a significant increase in the scale of development on the site, a condition restricting permitted development rights for extensions, outbuildings and garages is proposed. The siting of the dwelling would not be more prominent than that of the existing dwelling and a condition requiring demolition of the existing building prior to occupation of the proposed replacement is suggested.

5. **Conclusion** – This is a finely balanced proposal. The proposals would result in a substantial increase in the scale of development on the site, in comparison to the existing and previously approved dwellings. However the design and siting of the proposal reduce its prominence and would prevent it having a greater impact than the previously approved scheme. On balance it is considered that, because the proposal would be less prominent than the approved dwelling, the rural character of the area would be better retained and planning permission should be granted.

6. **Recommendation** – GRANT planning permission subject to a Section 106 agreement, preventing the previous approval and current proposal both being implemented, and the following conditions.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in

writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.
4. The existing dwelling on the site shall be demolished within one month of the dwelling hereby approved being substantially complete.
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.
6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.
7. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.
8. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.
9. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.
10. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) the front porch, veranda and rear covered area shall not be enclosed without the prior written permission of the Local Planning Authority.

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To avoid overdevelopment of the site and safeguard the character of the area.
4. To ensure a satisfactory form of development on the site.

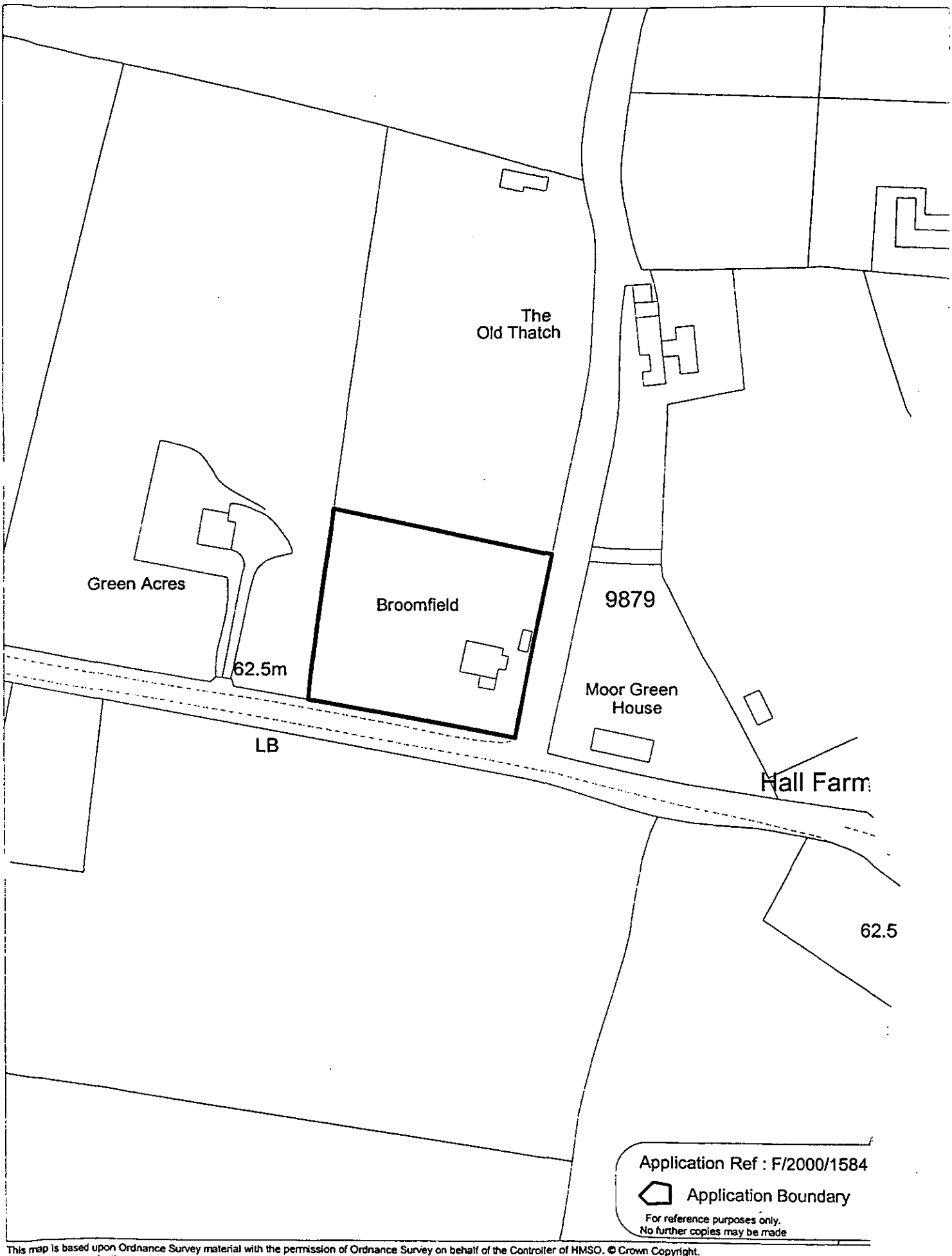
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
6. In the interests of visual amenity.
7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
8. To safeguard visual amenities.
9. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
10. To avoid overdevelopment of the site and safeguard the character of the area.

INFORMATIVES

1. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this approval.
2. This permission relates to the application as amended with revised drawing numbers 2022-PO1 A and 2022-P02 A submitted to the Local Planing Authority on 25 August 2000 showing changes to the design of the house and omitting the garage and does not approve the proposals as originally submitted.
3. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.
4. The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.
5. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:

   Berkshire Structure Plan policies OS1, C2
   South East Area Local Plan policies STV2, SBE1, SBE2
   Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WBE1

Emy Circuit



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Development Control Section, Environmental Services, Wokingham District Council.

1835

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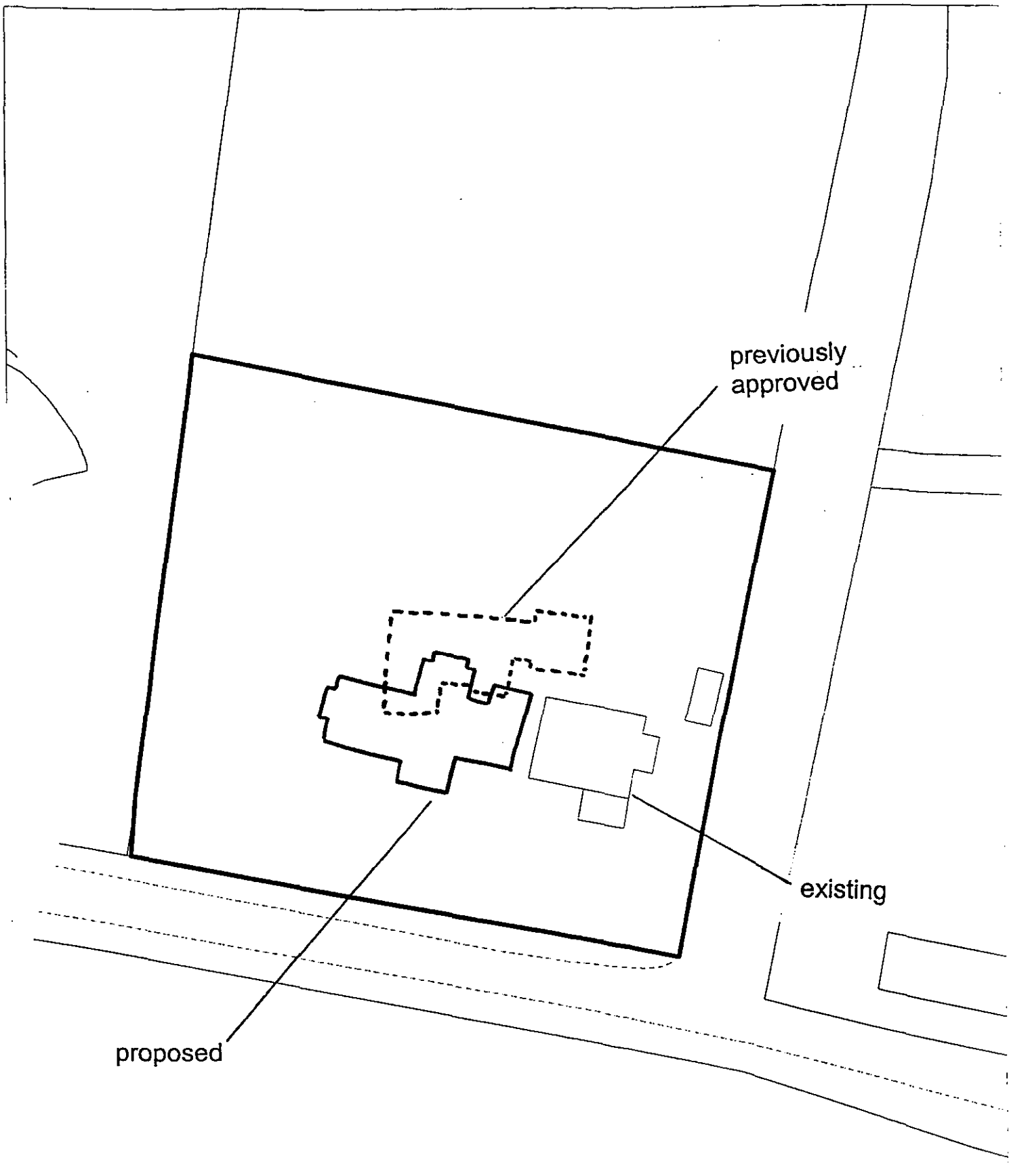

Application Ref : F/2000/1584

Application Boundary

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1836

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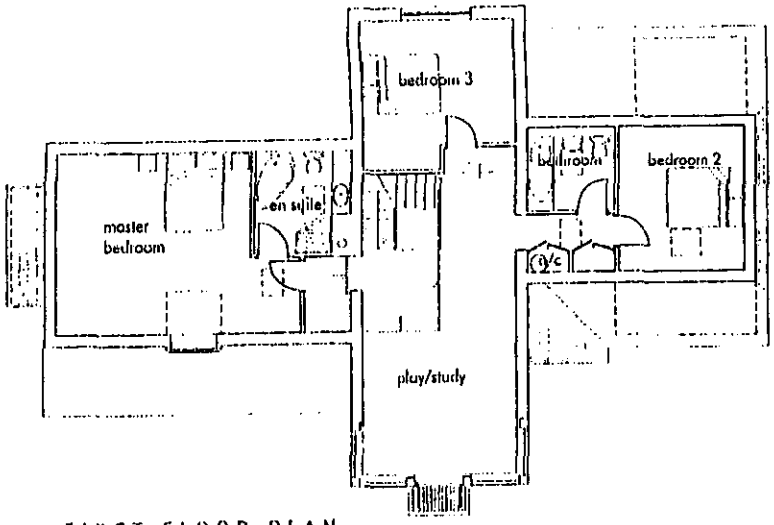
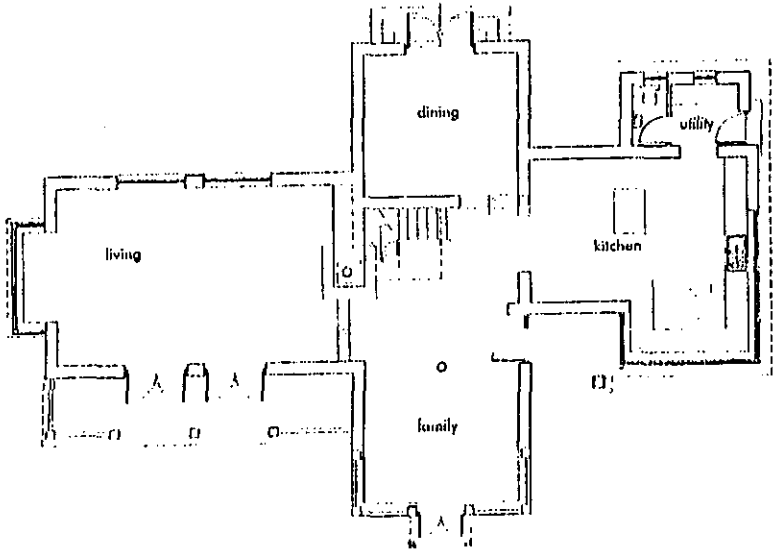
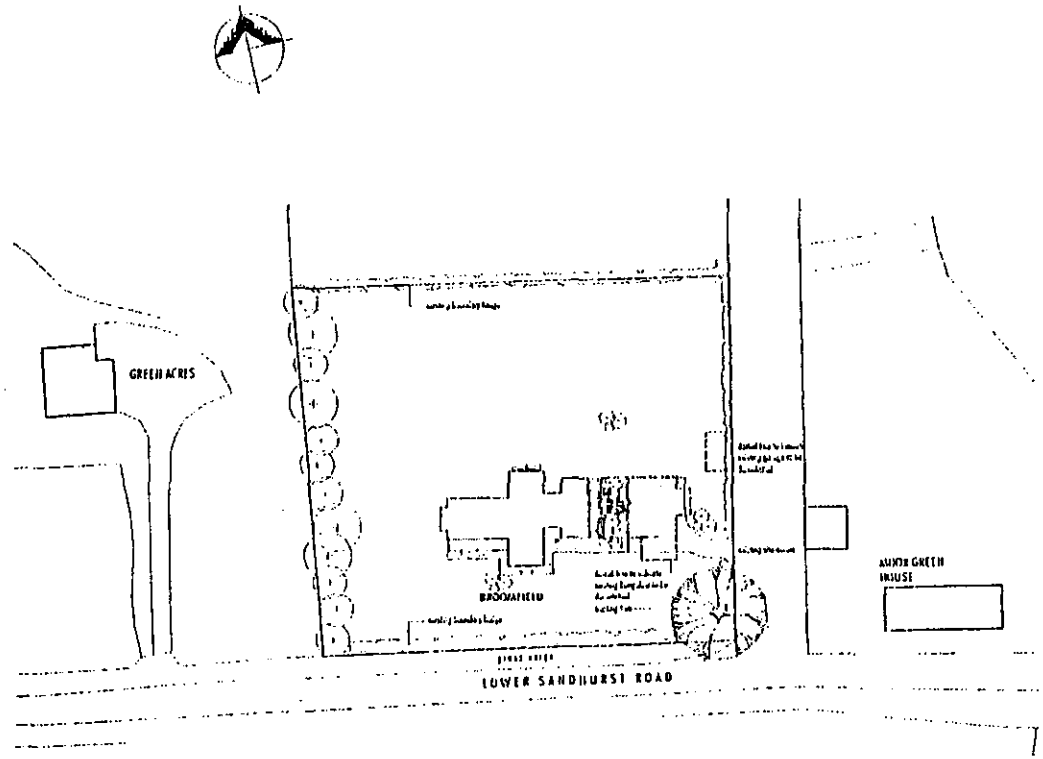


FIRST FLOOR PLAN



GROUND FLOOR PLAN



SITE PLAN

PART 1 REGISTER

1584

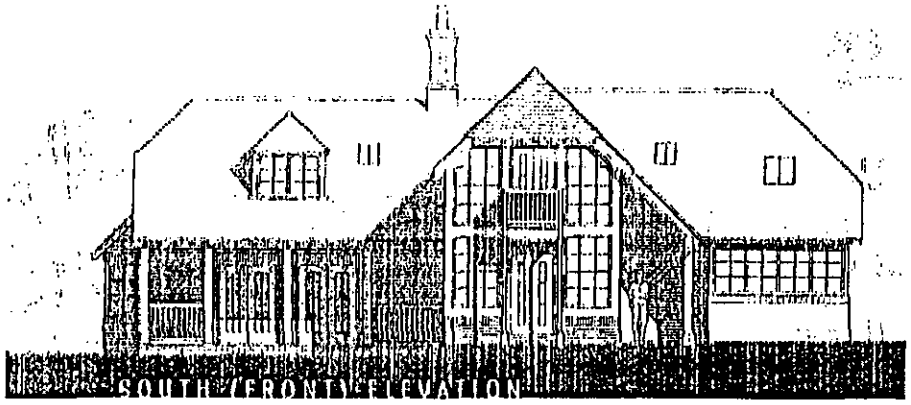
REVISED PLAN

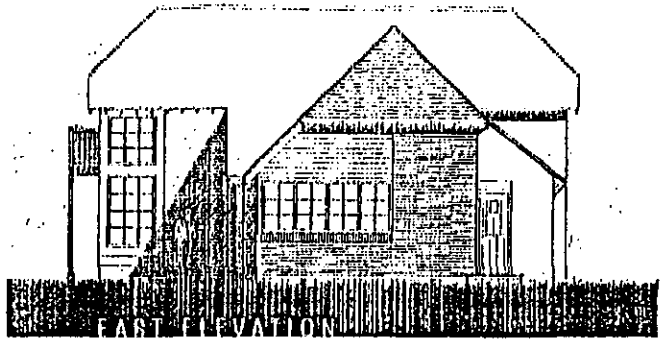
1837

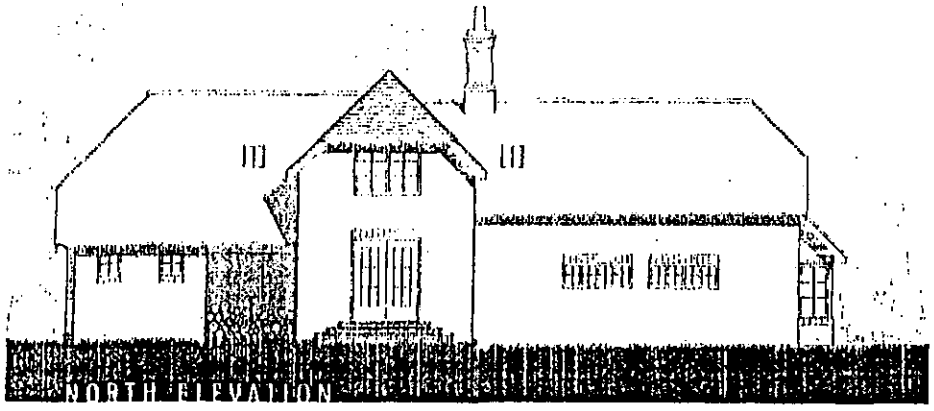
All dimensions must be checked on site and not scaled from this drawing
Prior to implementation the proposals shown should be ...

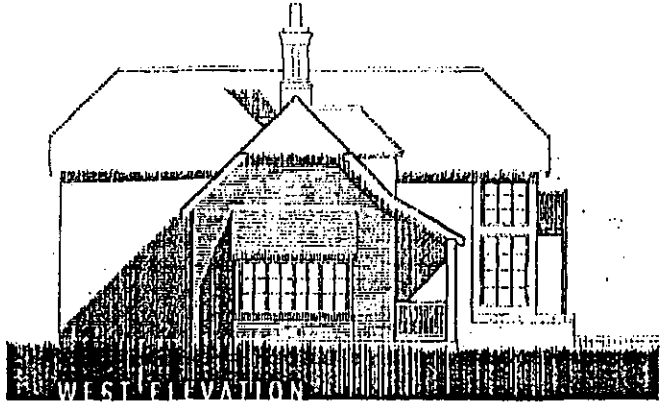
REVISED PLAN

Michael Vaughton Associates Rectory Mews, Crown Road, Wheatley, Oxon OX33 1UL. Tel. (01865) 873936	scale 1:100,500 date 18/05/00	client MR & MRS BURGESS
PROJECT REPLACEMENT DWELLING, BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD	drawn AG job 2022	drawing SKETCH PLANS & SITE PLAN no 2022-P01 rev A









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REVISED PLAN

PART 1 REGISTER

All dimensions must be checked on site and not scaled from this drawing

Prior to implementation the proposals shown should be assessed by a Structural Engineer and checked for compliance with the Building Regulations

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Michael Vaughton Associates Rectory Mews, Crowe Road, Wheatley, Oxon OX33 1UL Tel: (01865) 873936	scale 1:100 date 17/05/00	client MR & MRS BURGESS
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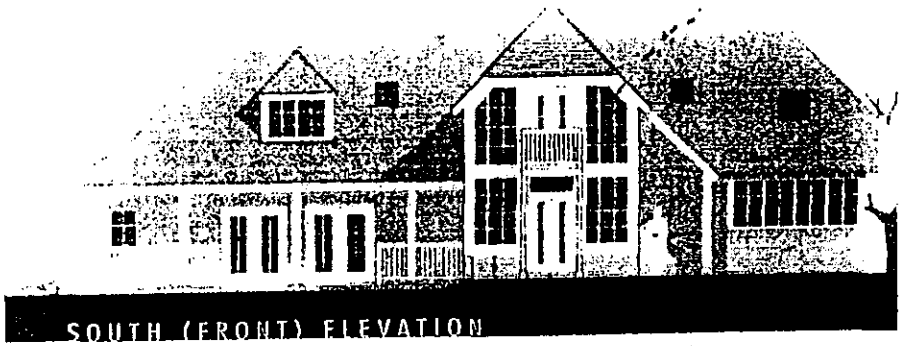
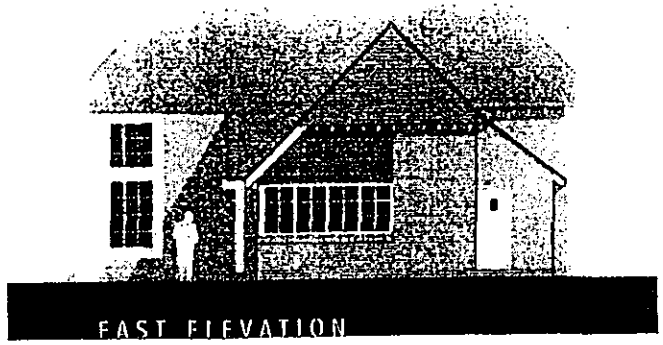
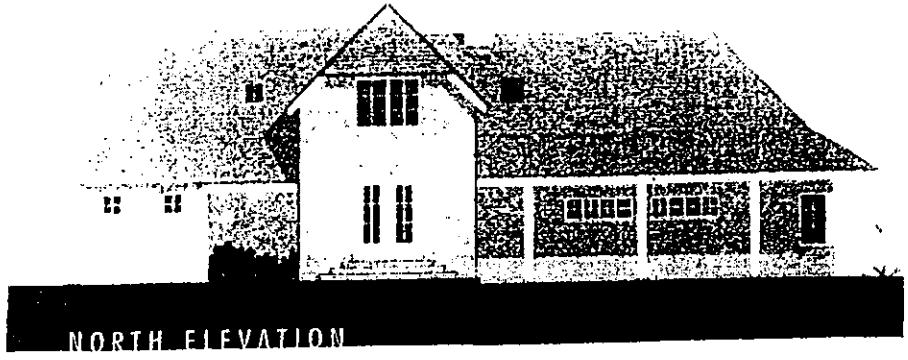


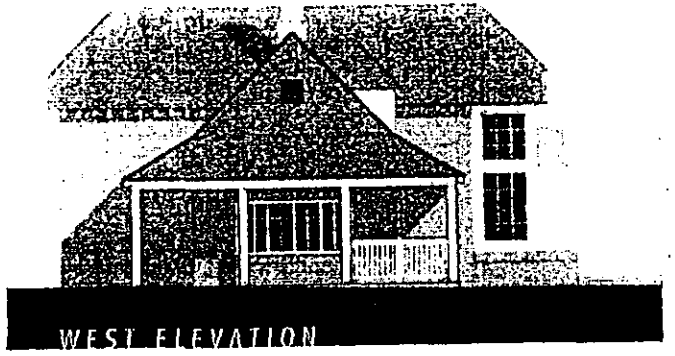
SOUTH (FRONT) ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

1839

1504

Michael Vaughton Associates Rectory Manor Crown Road, Wheatley, Oxon. OX33 1UL Tel: (01865) 871936	scale 1:100	client MR & MRS BURGESS
	date 17/05/00	drawing PROPOSED ELEVATIONS
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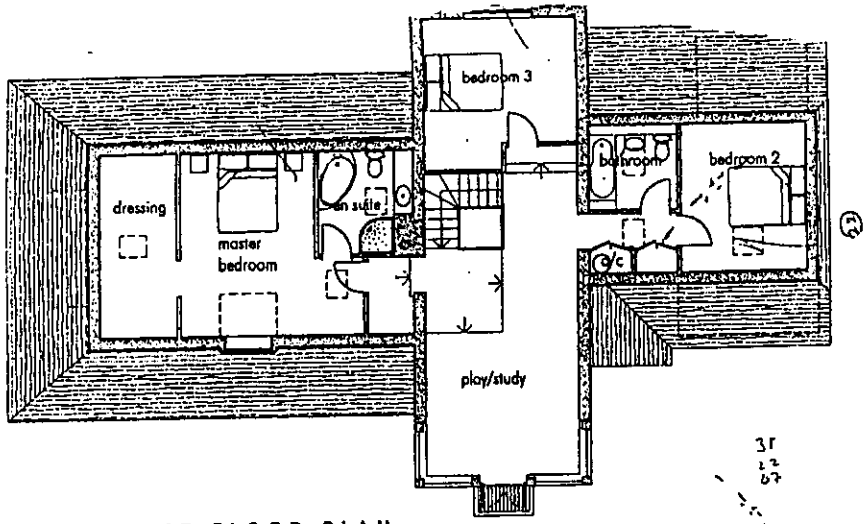
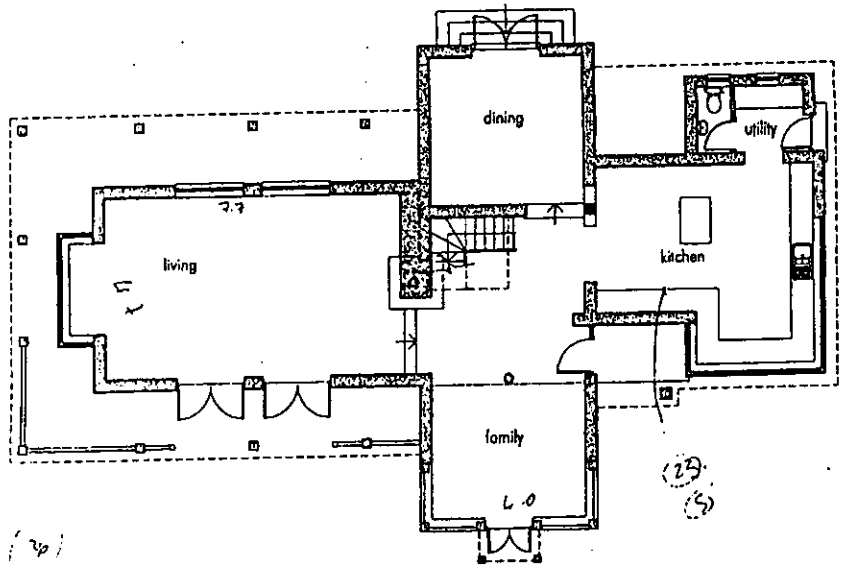
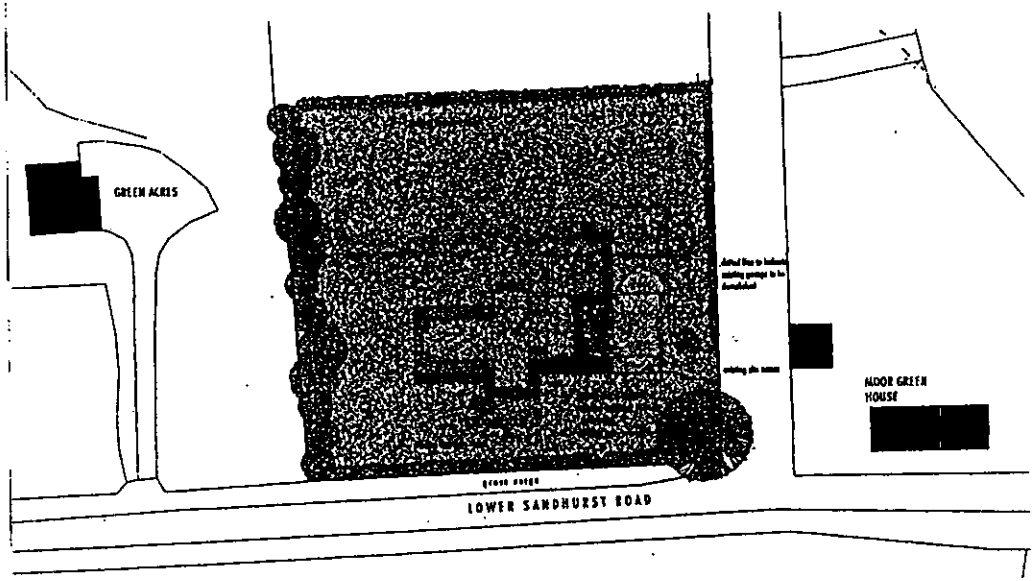


FIRST FLOOR PLAN



GROUND FLOOR PLAN



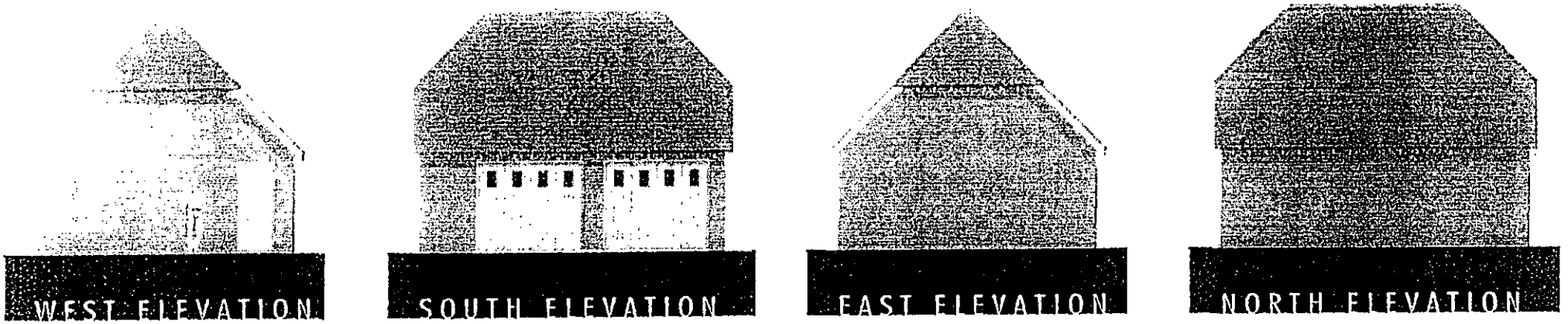
SITE PLAN

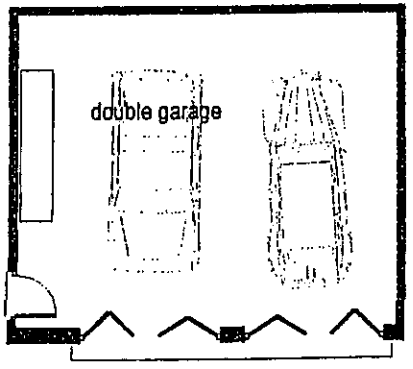
Superseded

dimensions must be checked on site and scaled from this drawing
ior to implementation the proposals shown ould be assessed by a Structural Engineer d checked for compliance with the Building gulations
use in agreed named location only

Michael Vaughton Associates Rectory Mews, Crown Road, Wheatley, Oxon. OX33 1UL. Tel: (01865) 873934	scale 1:100,500	client MR & MRS BURGESS	
	date 18/05/00	drawing SKETCH PLANS & SITE PLAN	
PROJECT REPLACEMENT DWELLING, BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD	drawn AG		

24.MAY2000 1564





GARAGE PLAN

1841

Superseded

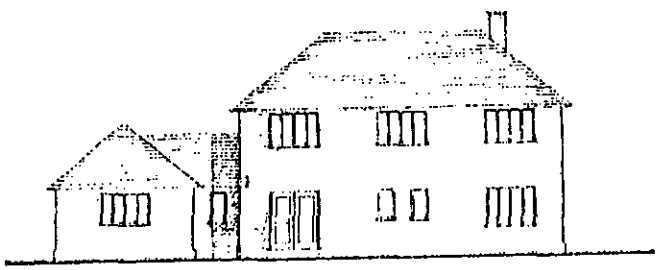
All dimensions must be checked on site and not scaled from this drawing
Prior to im...

Michael V...ghton Associates
Oxon OX33 1UL Tel: (01865) 873936
...BROOMFIELD,
...STEAD

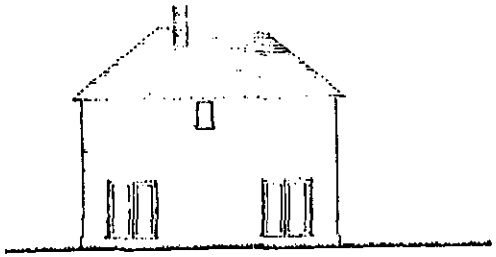
scale 1:100	client MR & MRS BURGESS
date 18/05/00	drawing PROPOSED DOUBLE GARAGE
drawn AG	
job	no rev

-8

Approved replacement dwelling



North elevation 1:100



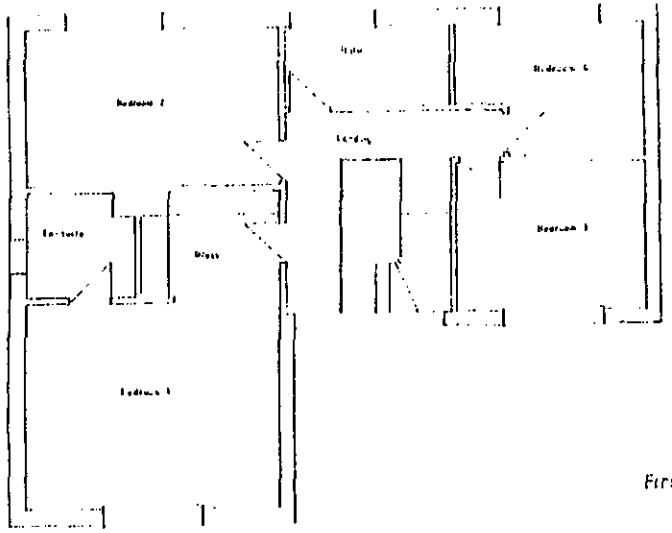
West elevation



APPROVED

19 AUG 1999 - 70338

1342



First floor plan 1:50

Proposed development
Broomfield

Dwg No 534 B
SCALE
DATE Jul 99
DRAWN ES
CHECKED

Lane Fox

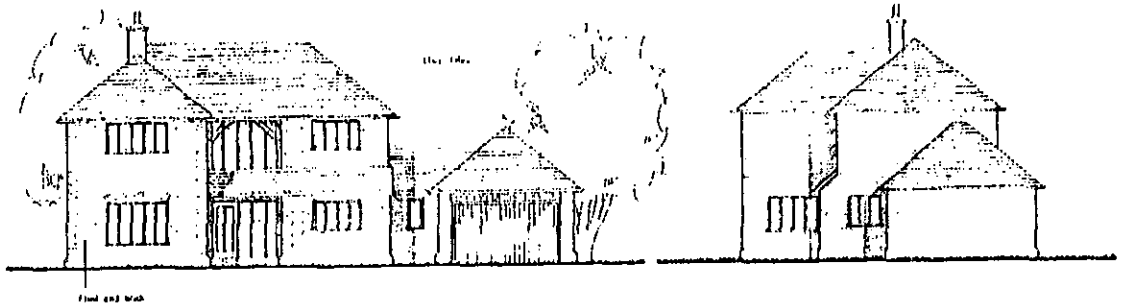
18, High Street,
Haslemere,
Surrey
GU27 2HA

Tel 01428 651077

All dimensions are to be checked on site before commencement of works. All details of dimensions relating to sub-contractors or suppliers work must be checked and agreed between the general contractor and the sub-contractor or suppliers.

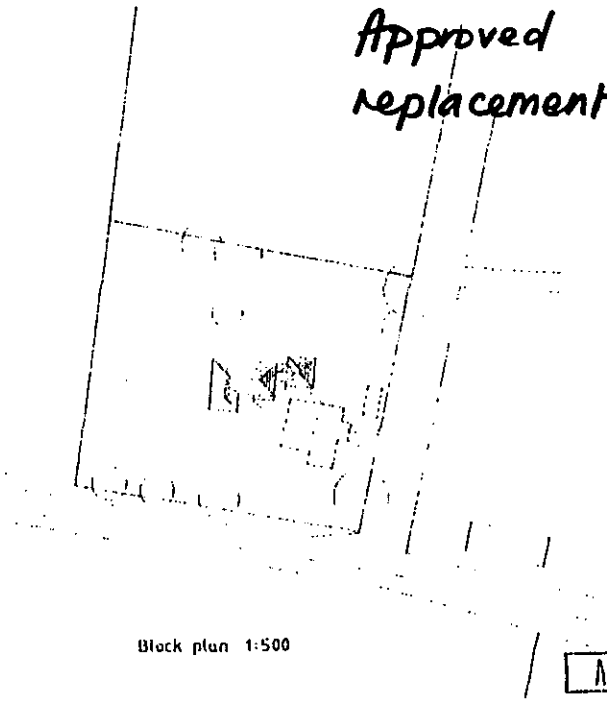
All foundation details to be finalised on excavation of foundation trenches in accordance with C.P. 2004 and B.S. 6110. Depths and type to be agreed with Building Inspectors, bearing in mind the soil strata and site conditions.

70338
Approved
replacement dwelling



South elevation 1:100

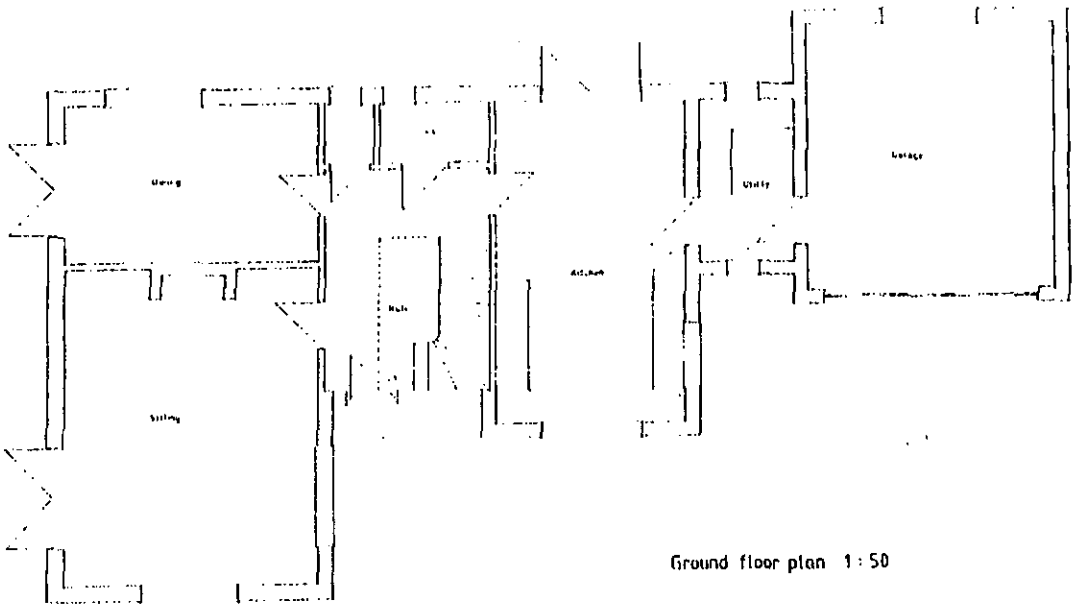
East elevation



Block plan 1:500

APPROVED

19 AUG 1999 70338



Ground floor plan 1:50

1343

Proposed development Broomfield Hitchcompstead	DRG No 534 A
	SCALE
	DATE Jul 99
	DRAWN FS
	CHECKED

Lane Fox

10, High Street,
Haslemere,
Surrey
GU27 4HJ

Tel 01428 661077
Fax 01428 661093

WORK SHEET FOR Simon Lewis

Application Number : 99/70338/F
Applicant : Mr & Mrs R Gulliver
Location : Broomfield Lower Sandhurst Road
Finchampstead
Proposal : PROPOSED ERECTION OF REPLACEMENT DWELLING

Site Notice Displayed ? : YES ✓ NO DATE 16.9.99

Date of Neighbour Notifications : .....

Date of Site Visit : 27.9.99

Date Registered : 19th August 1999

Earliest Date for Decision : 24th September 1999

Latest Consultation Date/Site Notice Expiry Date : 24th September 1999

Application Expiry Date: 14th October 1999

Consultation Responses : Highways – no obj subject to con.
Finchampstead P.C – no obj.

3 local residents – object overdevelopment, out of keeping, detrimental impact upon ~~[illegible]~~ appearance of area

Landscape – no obj

Planning Issues : Impact upon character of the area.
Impact upon appearance of Street Scene.
Impact upon amenities of neighbours.

Relevant policies – South-East Area L.P – SC18, SBE1
Wok Dist LP (D.D) – WCC1 + WBE1.

Application Number99/70338/F

Appraisal :

The proposed 4-bedroom dwelling would replace an existing chalet bungalow. It represents an increase in floor area of 55%, acceptable in principle as it complies with the requirements of local policy. The plot is big enough to accommodate a larger dwelling without looking cramped, and would reflect similar properties, which already exist in the area. For this reason it is considered to be in keeping with the character of the surrounding area.

The proposed siting of the new dwelling would be set further back in the plot than the existing and is considered to be much more acceptable. Lower Sandhurst Road contains a mixture of dwelling types including large detached bungalows and two storey dwellings, the existing property is of no particular architectural merit and it is not considered that the proposed new dwelling would in any way detract from the appearance of the streetscene. The site is also very well screened especially to the road frontage and therefore the general appearance of the site would not change.

It would be set well away from both neighbouring boundaries and has no first floor windows except for one for the en-suite bathroom on the west side elevation. For these reasons it is not considered that there would be any detrimental effect upon the neighbours amenities by virtue of overlooking, overshadowing or overdominance.

Recomendation : Grant Planning Permissia subject to:

Application Number : 99/70338/F

Conditions/~~Reasons~~ for ~~Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC52	SR09	
3.	SC06	SR17	
4.	SC50	SR09	
5	SC23	SR06	Garaging, parking and turning
6.		SR10.	NO work of any kind shall take place outside the of 8.00am to 6.00pm Mondays to Fridays, 8.30 am to 1.30pm Saturdays and no work shall take place on Sundays or Bank Holidays.
7.	SC40	SR17.	

RECORD OF SITE VISIT

SITE ADDRESS:
Broomfield
Lower Sandhurst Road
Finchampstead

APPLICATION NUMBER: 99/70338/F
OFFICER: Simon Lewis

DATE OF SITE VISIT: 27/9

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Rural location.
Several large detached dwellings - mix of styles.

3. DESCRIPTION OF SITE/BUILDING Existing chalet bungalow

4. RELATIONSHIP TO ADJOINING PROPERTIES Set good distances away from neighbours. new siting - better position

5. SITE CONSTRAINTS

TREES Good trees/hedgescreen to road frontage + R.T.S access

ACCESS/PARKING direct highways. (existing)

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Simon Lewis

Application Number : F/2000/0351

Applicant : Mr & Mrs M Wilson .

Location : Manor Cottage Cricket Hill Finchampstead.
Proposal : Proposed two storey rear and single storey side and rear extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27.1.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 7.2.2000

Date Registered : 12/01/2000

Earliest Date for Decision : 17/02/2000

Latest Consultation Date/Site Notice Expiry Date : 17/02/2000

Application Expiry Date: 08/03/2000

Consultation Responses : Finchampstead Parish Council - 'no objection'
Landscape architect - 'no objection'

Planning Issues : Impact upon the character and appearance of countryside
Impact upon neighbours.

Relevant Policies - WBE1, WCC7 - Wokingham District L.P (Deposit)
SBE1, SC19 - South East Area Local Plan.

Application Number: F/2000/0351

Appraisal :

Planning permission was granted in 1993 for a two-storey extension and porch at the property. However, only the porch was constructed. For this reason the proposed extensions still come within the 50% limit regarding increases in floor area. The construction of the application proposal would render the implementation of the previous consent impossible.

The property is set well away from the boundaries with neighbouring properties and there would be no impact upon the amenities of either adjoining dwellings.

The extensions would be in keeping with the style of the existing property and would not be detrimental to the its appearance or that of the streetscene.

It is not considered that there would be any harm caused by the proposals to the character of the countryside

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

WORK SHEET FOR Ms L Townsend

Application Number : 97/65805/F
Applicant : Mr & Mrs Brett-Phare
Location : Mayfield Lower Sandhurst Road
Finchampstead
Proposal : PROPOSED ERECTION OF REPLACEMENT DWELLING

Site Notice Displayed ? :

YES	NO	DATE
✓		25.6.97

Date of Neighbour Notifications : .....

Date of Site Visit : 25.6.97

Date Registered : 11th June 1997

Earliest Date for Decision : 10th July 1997

Latest Consultation Date/Site Notice Expiry Date : 10th July 1997

Application Expiry Date: 6th August 1997

Consultation Responses :
LHA no objection - condition parking etc.
Parish - no objection.
SN - none rec'd by 24.7.97

Planning Issues : Replacement dwelling within rural area and ASLI
Local plan policies : SS1 (Blackwater Valley), STV2 and SC3, 4, 5.
and SC18

1. Effect on rural area and ASLI
2. Satisfy criteria for replacement.
3. Blackwater valley policy.
4. Previous appl - changes.

Site Visit note

Application number 97/65805/F

Ms L Townsend made the first site visit

on .....

Note to Officers:
Please hand this note to Mary as soon as you have made the visit so that the visit can be registered on Ludhouse.

Application Number97/65805/F

Appraisal :

Revision of previously refused app^n 97/6514287F. Modifications discussed with applicant to give rise to changes of this app^n.

1. Replacement dwelling acceptable in principle in rural area as exception to normal presumption against dev^t.
2. SC18 permits replacement dwelling provided design have minimum impact on rural area and size not significantly exceeded. -
   Existing bungalow is quite small and has never been extended. Height of proposal only 0.6m higher than existing. Chalet style proposal keeps to bungalow character of existing dwelling. Increased floor area not considered significant bearing in mind small size of existing and that never extended.
3. Blackwater valley policy relates to leisure activities not applicable
4. Scale and massing been reduced by having separate garage
   Floor area of existing bungalow about 100m² Proposed footprint 180m² on ground floor. (140 m² created as first floor) Considered acceptable increase and design improved.

Recomendation : Approve subject to restriction of PD rights as already sizeable dwelling.

Application Number : 97/65805/F

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC23	SR06	"garaging turning and parking"
3	SC05	SR10	
4	SC07	SR10	
5	SC52	SR12	
6	SC75	SR30	

RECORD OF SITE VISIT

SITE ADDRESS:
Mayfield
Lower Sandhurst Road
Finchampstead

APPLICATION NUMBER:97/65805/F
OFFICER: Ms L Townsend

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 2 August, 2001
My ref. BC/DC/F/2000/1826

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

Mr D Howe
c/o Day Tanner Partnership
37-39 High Street
Bagshot
GU19 5AF

Dear Sirs

PLANNING PERMISSION F/2000/1826
SITE: THE BUNGALOW, CRICKET HILL, FINCHAMPSTEAD, WOKINGHAM

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

I would like to take this opportunity to remind you that Planning Permission Number F/2000/1826 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

ANGELA ODELL
Senior Planning Officer

or reasonable. Classes B and C of Schedule 2, Part 1, of the Town and Country Planning (General Permitted Development) Order 1995 are concerned with additions or alterations to a roof including its shape. I am inclined to accept that the shallow nature of the proposed roof would effectively prevent any habitable use of the contained space and, in that respect, a condition would be unnecessary. However, having regard to the sensitive location of the site and the scale of development, I agree with the Council that any further enlargement, improvement or alteration (Class A of the Order) should not take place without the benefit of planning permission. I also consider that additional upper side windows could lead to loss of privacy for the occupants of Manor Cottage, and therefore support the Council's condition in this respect, but intend to limit it to the south-east elevation only.

15. I have modified certain of the Council's recommended conditions in the interests of clarity and enforceability.

Other Matters

16. I have taken account of all other matters drawn to my attention, but have otherwise found nothing of sufficient weight to override the factors which have led to my decision.

Formal Decision

17. For the above reasons, and in exercise of the powers transferred to me, I hereby allow this appeal and grant planning permission for the demolition of an existing bungalow and the erection of a replacement dwelling at The Bungalow, Cricket Hill, Finchampstead, in accordance with the terms of the application (No F/2000/1826) dated 21 June 2000 and the plans submitted therewith subject to the following conditions:

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

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

3. notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no extensions or alterations permitted by Class A of Part 1 of Schedule 2 to the Order shall be carried out without the prior written permission of the local planning authority;

4. notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no windows or similar openings shall be constructed in the first floor south-east elevation of the dwelling hereby permitted except for any which may be shown on the approved drawings;

5. before any building or engineering operations are commenced, a scheme shall be agreed with the local planning authority for the accommodation of plant and materials and for the parking, loading and unloading of vehicles. Works related to the

construction of the development hereby permitted including demolition shall not take place other than between the hours of 08.00 and 19.00 Monday to Friday and 08.00 and 13.30 on Saturday and at no time on Sundays or Public Holidays;

6. prior to the commencement of development, details of the slab level of the proposed building shall be submitted to and approved in writing by the local planning authority. Development shall take place in accordance with the approved details;

7. the development hereby permitted shall not be occupied until space for the parking and turning of vehicles has been provided in accordance with the submitted details. Such space shall thereafter be permanently maintained and used for no other purposes;

8. the dwelling hereby permitted shall not be occupied until a visibility splay of 2.4 metres by 2.4 metres has been provided at the intersection of the driveway and the adjacent verge (dimensions to be measured along the edge of the drive and the back of the verge from their point of intersection). The visibility splay shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres;

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

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

Information

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

19. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

20. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within six weeks from the date of this decision.

INSPECTOR

FP/2001/1525/67	Plot B67 Baird Road Arborfield Berkshire	9/1/2002	1B	S	Bryant Homes Thames Valley Ltd

Description: 2 Bed dwelling

FP/2001/1525/68	Plot B68 Baird Road Arborfield Berkshire	9/1/2002	1B	S	Bryant Homes Thames Valley Ltd

Description: 2 Bed dwelling

FP/2001/1826/	1 Avery Close Finchampstead Wokingham Berkshire	9/1/2002	1B	S	Fardene Homes

Description: 3 Bed Bungalow & garage

FP/2000/1389/ A	Rivermead Farm Henley Road Wargrave Reading	9/1/2002	1B	N	Mr NTaylor

Description: Single storey extension to form library

FP/2001/2499/MAST	Forest Lodge Old Forest Road Winnersh Wokingham Berkshire	9/1/2002	1B	C	Mr GMeier Millgate Homes

Description: Block of 10 two bed flats

FP/2001/2545/	Loddon County Infants School Silverdale Road Earley Reading	9/1/2002	5	C	Property Wokingham District Council

Description: Single storey extension to form I T room / store/ office

BN/2002/1245/	89 Waterloo Road Wokingham Berkshire	9/1/2002	1B	C	Mr JChristopher

Description: Removal of internal wall

FP/2001/1701/	33 Wellesley Drive Crowthorne Berkshire	10/1/2002	1B	S	DMoorehouse

Description: First floor side extension

FP/2001/1865/	2 Burton Close Twyford Reading	10/1/2002	1B	N	Mr & Mrs TBate

Description: Single storey rear extension

FP/2001/1949/ A	29 Allnatt Avenue Winnersh Wokingham Berkshire	10/1/2002	1B	C	Mr & Mrs Mulcock

Description: Single storey side extension

FP/2001/2466/	3 Hollyhook Close Crowthorne Berkshire	10/1/2002	1B	S	Mr AWalters

Description: Garage conversion

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 20 June, 2001
My ref. AO/F/2000/1826

Mr D J Howe
The Bungalow
Cricket Hill
Finchampstead
Berks
RG40 3TP

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

Dear Mr Howe

PLANNING APPLICATION F/2000/1826
PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AT THE BUNGALOW, CRICKET HILL, FINCHAMPSTEAD

Thank you for your letter of 13 June and enclosed plans and information.

Condition 5 – parking for construction vehicles
I confirm the proposals shown on plan No. 1542/02A satisfy the requirements of this condition in respect of parking for construction vehicles.

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

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

ENVIRONMENTAL SERVICES
Engineering Division

M E M O R A N D U M

To: Angela Odell
Copy to:

Date: 20/06/01

Ref: F/2000/1826

From: Adam Coggins.

Angela.

Condition 5 – Drg. No. 1542/02A satisfys the Highway Authority.

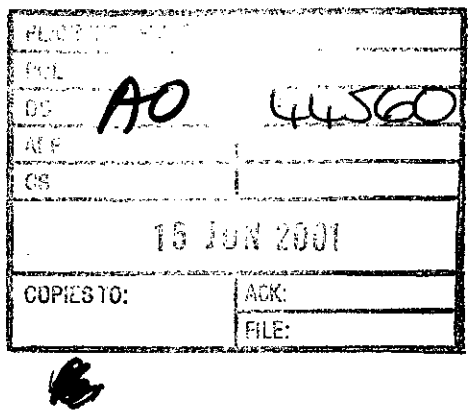
Adam.

Rec'd 1.20pm 14.6.01

D J Howe,
The Bungalow
Cricket Hill
Finchampstead
Berkshire.
RG40 3TP.

13th June 2001

Wokingham District Council
Planning Dept.
Shute End
Wokingham
Berks
RG40 1BR



Application No. F/2000/1826
Apeal Ref. APP/X0360/A/01/1058849

FAO. Angela Odell.

Dear Madam,

Reference the conditions set out in the Formal Decisions of the appeal on the above application number.

Condition No.2
The bricks I have submitted are a reclaimed wire cut. (Two samples Supplied)
The slate I have submitted is a Spanish Del Carmen. (Sample and Brochure supplied)

Condition 5
All Plant, materials, loading and unloading will be carried out in the existing drive and parking areas as shown on the drawing no 1542/02 enclosed.

Condition 6
Slab Level to 51.55

Condition 9
Landscaping as shown on enclosed drawing.

Highways Re
Is the attached OK re: condition 5.
Thanks.
Angi
15/6.

Yours sincerely,

David Howe.

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 19 June 2001

Location:	The Bungalow, Cricket Hill, Finchampstead
Proposal:	Proposed demolition and erection of replacement dwelling
Application Number:	F/2000/1826

In response to your informal consultation dated 15 June 2001 for the above application, the tree and landscape comments are as follows:

As stated previously the tree protection measures are acceptable.

As the site is located in an ASLI, the groundworks that have been undertaken in order to get access to the site including removal of part of the hedgerow have had a visually detrimental impact to the local area of Cricket Hill.

Although a new tree is shown to be planted, additional planting at the front of the site needs to be provided as part of a landscape scheme to help integrate the new building and access into the existing wider landscape character of the area, in the interests of visual amenity. This may include extending the existing hedgerow into the site along the drive and thickening up the existing hedgerow by planting additional hedge planting. The applicant will need to submit a revised plan showing additional planting.

Catherine Brimble

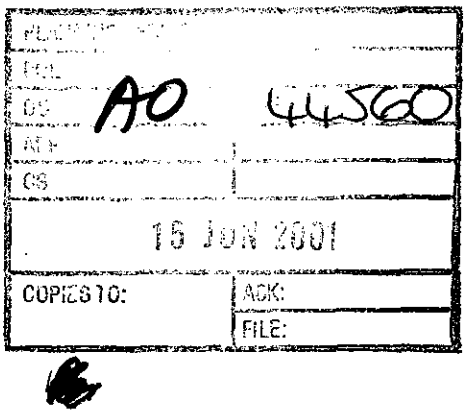
Catherine Brimble
Landscape Architect

Rec'd 1.20 PM 14.6.01

D J Howe,
The Bungalow
Cricket Hill
Finchampstead
Berkshire.
RG40 3TP.

13th June 2001

Wokingham District Council
Planning Dept.
Shute End
Wokingham
Berks
RG40 1BR



Application No. F/2000/1826
Apeal Ref. APP/X0360/A/01/1058849

FAO. Angela Odell.

Dear Madam,

Reference the conditions set out in the Formal Decisions of the appeal on the above application number.

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The slate I have submitted is a Spanish Del Carmen. (Sample and Brochure supplied)

Condition 5
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Condition 6
Slab Level to 51.55

Condition 9
Landscaping as shown on enclosed drawing.

Yours sincerely,

David Howe.

construction of the development hereby permitted including demolition shall not take place other than between the hours of 08.00 and 19.00 Monday to Friday and 08.00 and 13.30 on Saturday and at no time on Sundays or Public Holidays;

6. prior to the commencement of development, details of the slab level of the proposed building shall be submitted to and approved in writing by the local planning authority. Development shall take place in accordance with the approved details;

7. the development hereby permitted shall not be occupied until space for the parking and turning of vehicles has been provided in accordance with the submitted details. Such space shall thereafter be permanently maintained and used for no other purposes;

8. the dwelling hereby permitted shall not be occupied until a visibility splay of 2.4 metres by 2.4 metres has been provided at the intersection of the driveway and the adjacent verge (dimensions to be measured along the edge of the drive and the back of the verge from their point of intersection). The visibility splay shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres;

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Information

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19. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

20. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within six weeks from the date of this decision.

INSPECTOR

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 September, 2001
My ref. AO/F/2000/1826

Mr D J Howe
The Bungalow
Cricket Hill
Finchampstead
Berks
RG40 3TP

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

Dear Mr Howe

PLANNING APPLICATION F/2000/1826
PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AT THE BUNGALOW, CRICKET HILL, FINCHAMPSTEAD

Thank you for your letter of 7 August and enclosed revised landscaping drawing 1542/02A. I confirm the proposals shown on this drawing satisfy the requirements of condition 9.

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

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 5 September 2001

Location:	The Bungalow, Cricket Hill, Finchampstead
Proposal:	Proposed demolition and erection of replacement dwelling
Application Number:	F/2000/1826

In response to your informal consultation dated 29 August 2001 for the above application, the tree and landscape comments are as follows:

The landscape plan showing details of the proposed planting at the front of the site is acceptable and the condition can be discharged.

Catherine Brimble

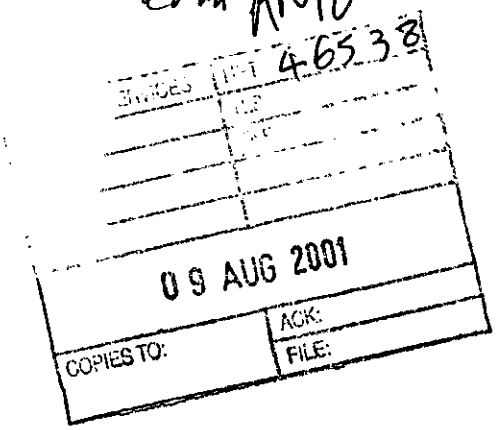
Catherine Brimble
Landscape Architect

AMO

46538

09 AUG 2001

COPIES TO: ACK: FILE:



D J Howe,
The Bungalow
Cricket Hill
Finchampstead
Berkshire.
RG40 3TP.

7th August 2001

Wokingham District Council
Planning Dept.
Shute End
Wokingham
Berks
RG40 1BR

Application No. F/2000/1826
Appeal Ref. APP/X0360/A/01/1058849

FAO. Angela Odell.

Dear Madam,

Reference the conditions set out in the Formal Decisions of the appeal on the above application number.

Condition 9

Further to your letter dated 19th June 2001 and subsequent talks with Catherine Brimble I am submitting a new landscaping drawing for your approval.

I believe that condition 9 is the last to be resolved.

Yours sincerely,

David Howe.

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1826

Applicant : Mr D Howe C/O Day Tanner Partnership.

Location : The Bungalow, Cricket Hill, Finchampstead, Wokingham.

Proposal : Proposed demolition of existing dwelling and erection of replacement dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14.7.00

Date of Neighbour Notifications : .....

Date of Site Visit : 6.7.00

Date Registered : 22/06/2000

Earliest Date for Decision : 28/07/2000

Latest Consultation Date/Site Notice Expiry Date : 28/07/2000

This application will have expired on: 17/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : • Finch P.C: No objection in principle but acknowledge the concerns of local residents.

• 4 letters of objection: building would be more than twice existing size, which contravenes guidelines, in ASLI where should give special consideration, building would be larger than those nearby, ~~potential~~ loss of privacy, effect on TPO'd trees, no garage - would expect one to be applied for separately later, will appear more massive. concerned re safety & impact of access.

• 1 letter of comment: better than previous but no garage proposed.

• Landscape officer: Additional plans showing more detail: acceptable re Oak Tree subject to condition, but extent of excavations will have a visually detrimental effect when viewed from Cricket Hill. Need to provide ~~add~~ replacement hedgerow.

• HW officer: No objection subject to condition.

• EHO recs hrs of construction condition.

Application Number: F/2000/1826

Appraisal :

1) Principle of Proposal – effect on character and appearance of area

Site is outside a settlement boundary and in ASLI.
Existing bungalow is 71 m² proposed dwelling is 148 m² floorspace due to second storey but similar footprint. Height not increased as propose to dig out instead. Consider that as proposed dwelling would be double the size (floorspace) of the existing it would be contrary to SEALP Policy SC18 (C), and aims of WCC7 (B). Whilst height not increased, the gouging out of a significant area of chalk landform in this ASLI would have a detrimental effect on the character & appearance of the area, including for drive way & parking.
For these reasons consider unacceptable.

P.P. granted for side/rear extension to Manor Cottage adjacent on SE side.
F/2000/0351. Officer's report states ↑ not > 50%.

previous refusal for larger replacement dwelling at The Bungalow 99/70341/F.
Whilst current proposal an improvement, do not consider ~~[illegible]~~ acceptable for reasons above.

Effect on neighbours: Manor Cottage: Has no side windows this side, but even if ext^n to it constructed with the side windows these would not be infringed under BRE daylighting, and proposed dwelling on its NW side. Long water X is approx. 30m away, and though on lower ground, as no height increase proposed consider effect acceptable.
Dwellings opposite would be 33m away and same applies.
Therefore consider effect on neighbouring properties acceptable.

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

Application Number F/2000/1826
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed dwelling would be excessive in size as a replacement dwelling and, due to the removal of a significant amount of landform, the proposal would have a detrimental effect on the character and appearance of the area which is in the countryside and in an Area of Special Landscape Importance. The proposal would therefore be contrary to BSP Policies C2 & C8, SEALP policies SC3 and SC18 and to WDLP ~~Policies~~ Policy WLL2 and the aims of Policy WCC7.
		N16	BSP: C2 & C8 SEALP: STV2, SC3 & SC18 WDLP: WCC1, WCC7 & WLL2.

RECORD OF SITE VISIT

SITE ADDRESS: The Bungalow
Cricket Hill Finchampstead
Wokingham.

APPLICATION NUMBER: F/2000/1826

OFFICER: Angela Odell

DATE OF SITE VISIT: 6.7.00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS On edge of rural area.

3. DESCRIPTION OF SITE/BUILDING Existing bungalow (white painted block walls) with shed to rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES Manor Cottage on SE side is 2 storey house with no side windows. Longwater Cross is bungalow on NW side with windows facing towards site

5. SITE CONSTRAINTS

TREES large oak tree at front towards NW end. + tree on boundary with Longwater Cross towards rear.

ACCESS/PARKING None.

LEVELS Land rises from cricket hill to bungalow. Longwater Cross also on lower ground. land also falls somewhat to NE behind.

BOUNDARY TREATMENT 2m hedge from middle of side of Manor Cottage rearwards. Thin hedge does go towards front on this side boundary. hedge to road frontage. P&R. fence & hedge to Longwater & open rear.

OTHERS

Applicationo	Name & Address
F/2000/1826	Mr G Markhorn Longwater cross Finchampstead RG40 3TS
F/2000/1826	S Weeks Hollyoak Cricket Hill Finchampstead RG40 3TN
F/2000/1826	E Kilsby 2A Cricket Hill Finchampstead RG40 3TN
F/2000/1826	Mr & Mrs J Murphy Holly Cottage 3 Cricket hill Finchampstead RG40 3TN
F/2000/1826	Mrs G Brooker 2 Cricket Hill Finchampstead Wokingham RG40 3TN

App. refused
Letter sent 28/09/00

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1826**

The Bungalow, Cricket Hill, Finchampstead, Wokingham.

Proposed demolition of existing dwelling and erection of replacement dwelling.

Transfer: Yes ☐ No ☑

Reason for Transfer:

N/A

Signed: _____ Date: 24/09/00

Councillor G Cockroft

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

PLANNING SERVICES	HPT
DC	
APP	
CS	
COPIES TO:	ACK:
	FILE:

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1826**

The Bungalow, Cricket Hill, Finchampstead, Wokingham.

Proposed demolition of existing dwelling and erection of replacement dwelling.

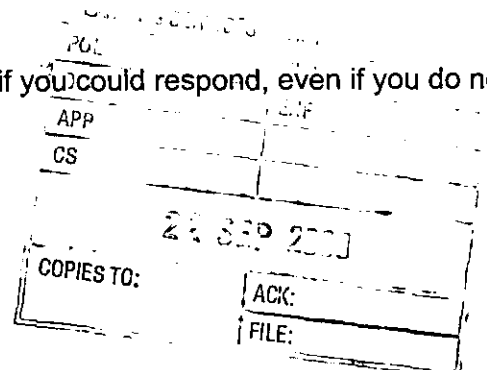
Transfer: Yes ☐ No ☒

Reason for Transfer:

Signed: _____ Date: 20 Sept 00

Councillor M Long

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



Tel: (0118) 974 6445

Date: 19.9.00

My ref: F/2000/1826

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

Dear Councillor

Application Number: F/2000/1826
The Bungalow, Cricket Hill, Finchampstead, Wokingham.
Proposed demolition of existing dwelling and erection of replacement 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 29.9.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1826**
The Bungalow, Cricket Hill, Finchampstead, Wokingham.
Proposed demolition of existing dwelling and erection of replacement dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

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

Tel: (0118) 974 6445

Date: 19.9.00

My ref: F/2000/1826

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

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2000/1826
The Bungalow, Cricket Hill, Finchampstead, Wokingham.
Proposed demolition of existing dwelling and erection of replacement dwelling.

I write to let you know that the above mentioned application has been recommended for

APPROVAL ☐ REFUSAL: ☑ under delegated powers.

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Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1826**
The Bungalow, Cricket Hill, Finchampstead, Wokingham.
Proposed demolition of existing dwelling and erection of replacement dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cockroft

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

Date: 18 July 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1826

Location: The Bungalow, Cricket Hill, Finchampstead, Wokingham.

Proposal: Proposed demolition of existing dwelling and erection of replacement dwelling.

Applicant: Mr D Howe C/O Day Tanner Partnership.

Case Officer: Angela Odell

The new plans show the following: South east side elevation showing wc window. Drawing no 1542/01A.

Comments are required by 28/07/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

1970

(RING ONE)

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

App No. (Planaps) / F/2000/1826 (Ludhouse) Date Rec. 17/07/00

Location: The Bungalow, Cricket Hill

Parish Finchampstead

Applicant: Mr. D. Howe

Description of attached plans ~~Showing side et~~ Sixth East side elevation plan showing W.C. window

Drawing No's: 1542 / 01A.

PLANNING SERVICES
POL
DC
APP
CS
TLO
ENF
19 JUL 2000
COPIES TO:
TACK
FILE:

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's
1.	NK (Landscape & Trees)	
2.	NK (Env. Design)	
3.	XA (Highways)	
4.	NF (Building Control)	
5.	BC/DC Liaison	

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

NEIGHBOURS: Manor Cottage, Cricket Hill

Date for Responses to be received by 28/7.

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER AO.

Consultations Sent by Admin. on 18.07.PS.

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. (Planaps) F/2000/1826 (Ludhouse) Date Rec. 21.8.00

Location: The Bungalow, Cricket Hill,

Parish Finchampstead

Applicant: D Howe

Description of attached plans Showing proposed limits of driveway.

Drawing No's: 1562/02A + 488/1

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)	Catherine Bramble	✓
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS: Manor Cottage, No.2, No.3, Hollyoak, No.2A } Cricket Hill & Longwater Cross, Longwater Rd,

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

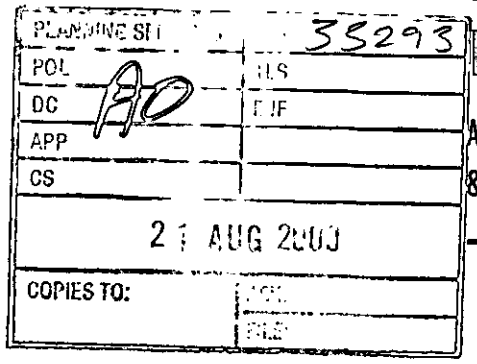
New Description

CASE OFFICER AO

Consultations Sent by Admin. on 05.09.PS.

Yellow - Part One Copy
Green - Officer's Copy

DAY · TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING



AID/LC/1542

18 August 2000

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

ARCHIVAL PLAN
1826

Dear Sirs

THE BUNGALOW, CRICKET HILL LANE, FINCHAMPSTEAD (F2000/1826)

In Mrs Odell absence and following her fax to ourselves dated 26 July 2000 concerning environmental design and landscaping issues (copy enclosed) please now find enclosed four copies of our revised drawing number 1542/02A showing existing and proposed levels of the driveway as requested. Also enclosed is a copy of survey drawing number 488/1 which gives a full line and level survey of the site for your information.

We trust that the information in these enclosures is sufficient for your purposes.

With regard to your request for sectional information we believe that the above information and the originally submitted elevations show the existing and proposed levels sufficiently.

Irrespective of the outcome of the application (which hopefully will be positive) our client wishes to create a driveway to the property in the position shown and perhaps you could advise us by return whether or not the construction of a driveway and removal of part of the hedge is permitted development, which we believe to be the case.

We look forward to hearing from you.

Yours faithfully

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

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

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 18 July 2000

Location:	The Bungalow, Cricket Hill, Finchampstead
Proposal:	PROPOSED DEMOLITION AND ERECTION OF REPLACEMENT DWELLING
Application Number:	F/2000/1826

In response to your consultation dated 4 July 2000 for the above application, the tree and landscape comments are as follows:

The site is located within the ASLI and the Oak at the front of the site is protected by a TPO. The size of the proposed house is more in scale with the existing adjacent properties, than previous applications, however there is no indication on the proposal drawing of the extent of the earthworks to lower the ground level and how this will effect the TPO oak.

The drawing as shown indicates the drive to be constructed at approximately 7m from the centre of the oak tree. Although this distance conforms to the minimum distance as set out in BS 5837, the plan shows that there will be a reduction in ground level but does not give any figures as to what the reduction in levels will be, therefore it is difficult to make a judgement as to whether the tree will be harmed by the proposals. In order that the application can be assessed more fully, the applicant should provided details of existing and proposed ground levels along the edge of the driveway and at the top of the bank, closest to the tree, as well as sections through the slope showing gradient of excavations. If the ground levels have changed substantially around the edge of the tree then re-siting of the proposed dwelling and driveway further back within the site will reduce the damage that could be caused to the tree by the excavations, as they will be further away.

The extent and depth of the excavations will have a visually detrimental impact on the ASLI locally when viewed from Cricket Hill, especially as views into the site will be opened up by the removal of part of the hedgerow to gain access.

The tree should be protected by fencing to BS 5837, Trees in relation to Construction, to prevent storage of materials or topsoil within the protected zone.

Part of the existing hedgerow along the front of the property is shown to be removed to gain access to the plot. Additional planting at the front of the site needs to be provided as part of a landscape scheme for the site to compensate for this loss in the interests of amenity.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 04 September 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1826

Location: The Bungalow, Cricket Hill, Finchampstead, Wokingham.

Proposal: Proposed demolition of existing dwelling and erection of replacement dwelling.

Applicant: Mr D Howe C/O Day Tanner Partnership.

Case Officer: Angela Odell

The new plans show the following: Proposed levels of driveway. Drawing nos 1542/02A & 488/1.

Comments are required by 14/09/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 15 September 2000

Location:	The Bungalow, Cricket Hill, Finchampstead
Proposal:	Proposed demolition and erection of replacement dwelling
Application Number:	F/2000/1826

In response to your consultation dated 4 September 2000 for the above application, the tree and landscape comments are as follows:

Having seen the survey plan and revised drawing no. 1542/02A, the proposals are acceptable and will not damage the Oak tree provided that the tree is protected by fencing to conform to BS 5837, Trees in relation to Construction, to prevent storage of materials or topsoil within the protected zone.

No excavation for services should take place within the protected area of the tree.

The extent of the excavations will still have a visually detrimental impact on the ASLI locally when viewed from Cricket Hill, especially as views into the site will be opened up by the removal of part of the hedgerow to gain access.

As part of the existing hedgerow along the front of the property is shown to be removed to gain access to the plot, additional planting at the front of the site needs to be provided as part of a landscape scheme for the site to compensate for this loss, in the interests of amenity.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 04 July 2000

Application Number: F/2000/1826

Proposal: Proposed demolition of existing dwelling and erection of replacement dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
The Bungalow, Cricket Hill, Finchampstead, Wokingham.

Applicant:
Mr D Howe C/O Day Tanner Partnership.

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 23 (Parking & Turning) SR 06.

Sc 28 (SR 13)

Sc 32 (SR 15)

IN 08

Signed: _____ **Print name:** ADAM COSSINS

26-07-00

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES 31809
POL
APP
CS
14 JUL
COPIES TO: ACK:
My Ref: JRM FILE:

From: John Mullaney
Environmental Health

To: Angela Odell
Planning Department

Date: 12/07/00

THE BUNGALOW, CRICKET HILL, FINCHAMPSTEAD F/2000/1826

Having considered the above application , I recommend the following condition is attached :

Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

John Mullaney
Environmental Health Officer

FROM: Angela Odell

DATE: 04 July 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

3168

Application Number: F/2000/1826

Proposal: Proposed demolition of existing dwelling and erection of replacement dwelling..

Site Address: The Bungalow, Cricket Hill, Finchampstead, Wokingham.

COPIES TO: ACK: FILE:

Applicant: Mr D Howe C/O Day Tanner Partnership.

Your observations are required in respect of this application **by 28/07/2000** .

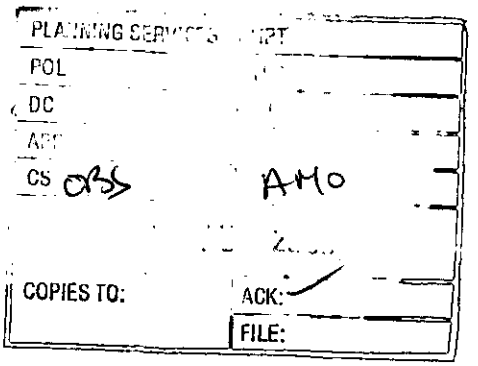
No objection in principal, however, Councillors acknowledge the concerns of local residents submitted to the District Council by individual letters of objection.

SIGNED: C.S. Clerk

DATE: 14-7-00

Clerk To Finchampstead Parish/Town Council.

By Hand 8/7/07



2A Cricket Hill
Finchampstead
Wokingham
Berkshire
RG40 3TN

Environmental Services Dept
Planning Services
P O Box 157
Shute End
Wokingham

10 July 2000

Dear Mrs Odell

Ref: Planning Application F/2000/1826
The Bungalow, Cricket Hill, Finchampstead
Demolition of bungalow and erection of new house

I am writing to **object** to this planning application. I live almost opposite and I ask that you **refuse** this proposal. I detail below my concerns.

This land forms part of an Area of Special Landscape Importance and is outside of the defined settlement boundary of Finchampstead village. No houses have been built in Cricket Hill for more than 50 years. This rural lane is characterised by small scale chalet and bungalow style properties. Allowing such a large house would be incompatible with the rural appearance of Cricket Hill.

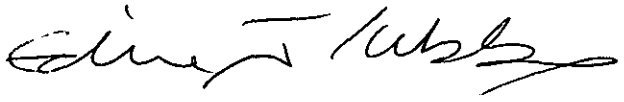
Previous applications relating to the north side of Cricket Hill have been rejected on grounds of road safety, with specific concerns raised about increased traffic, lack of footpaths, a sub-standard junction between Cricket Hill and Longwater Road and the creation of new access points in a narrow country lane.

The proposed house will be twice the size (floor area), have three times as many front aspect windows and will be 8 metres closer to the roadway and neighbouring properties on the south side of Cricket Hill. This seems like classic over-development of the site.

Please consider a site visit. While the old bungalow clearly needs replacing, a new bungalow or chalet would be more acceptable to this specific location.

Please **refuse** this application.

Yours sincerely



E.J. Kilsby

Copies to:
Finchampstead Parish Council
Finchampstead South District Councillors

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS 0855 | AMO
27 2000
COPIES TO: | FILE:

Angela Odell
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berks

Holly Cottage
3 Cricket Hill
Finchampstead
Wokingham
RG40 3TN

26 July 2000

Dear Mrs Odell

Ref **Objection to Planning Application F/2000/1826**
The Bungalow, Cricket Hill, Finchampstead.

I am writing on behalf of my wife and myself to express our objection to the planned development of the site known as The Bungalow in Cricket Hill. Although we concede that the site does warrant a development of some kind and we would expect any buyer to wish to improve the existing property, we feel that the plans of this applicant are out of keeping with the adjacent area and locality.

[a] The planned building would be more than twice the existing size which contravenes the existing planning guidelines.

[b] This area and Cricket Hill is in an Area of Special Landscape Importance which should be respected as a n area where special consideration should be exercised.

[c] This proposal would result in a building larger by far than most of the surrounding properties and would subsequently have a detrimental effect on those properties.

[d] Extra windows are planned which would further increase the reduction of privacy already forced on the existing Residents of Cricket Hill by previous applications.

[e] The proposed building line is approx 8 metres forward of the existing building line,which will produce a Mass effect to the detriment of existing properties.

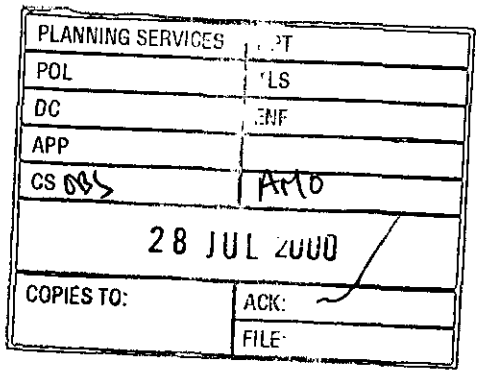
[f] No garage is shown on the plans, which gives the impression that vehicles will have to be parked on Cricket Hill, causing congestion, safety issues and obstruction in a road already subject to a 6' 6'' width restriction order.

[g] There is a Tree Preservation Order on the oak tree on this site and the proposed development could seriously undermine this valuable and beautiful piece of the English Countryside.

There are other concerns associated with this Planning Application that give reason for it to be refused in its current form and we ask for it to be **refused.**

Yours sincerely

Mr & Mrs J Murphy



2 Cricket Hill
Finchampstead
Wokingham
RG40 3TN

Mrs Angela Odell
Environmental Services Dept
Planning Services
P O Box 157
Shute End
Wokingham

25 July 2000

Dear Mrs Odell

Objection to Planning Application F/2000/1826
The Bungalow, Cricket Hill, Finchampstead

I live opposite the site of the above planning application, which I note is to demolish the small bungalow and replace it with a substantial house and I object because:

i) The proposed new building will be on 2 floors as opposed to the current 1; will have 6 windows facing my house as opposed to the current 2; will be some 26 feet nearer my property; will involve the removal of a substantial length of established hedge and will result in an excessively wide new driveway directly opposite my own. All of these factors will have a significant and detrimental effect on my privacy and enjoyment of my property.

ii) There is no garaging proposed with this development. I assume this is because the total area of the proposed new property would exceed guidelines if the garage was included. Where will the cars associated with the new property be parked? Cricket Hill is very narrow and unlit, cars should not be parked there overnight. If they are to be parked in the driveway which is elevated above my property, then these parked vehicles will provide further visual intrusion beyond the points made in point one above. How long will it be before a subsequent application is submitted for a substantial double garage? This type of staggered development seems designed to by-pass planning guidelines. I believe the site of proposed development is identified on the Area Plan as an Area of Special Landscape Importance, this should protect from such unwelcome developments.

iii) No houses have been built at this end of Cricket Hill in the last 50 years. All of the properties are bungalows or chalets. An application for modest bungalow or chalet would be more appropriate and in keeping with adjacent properties.

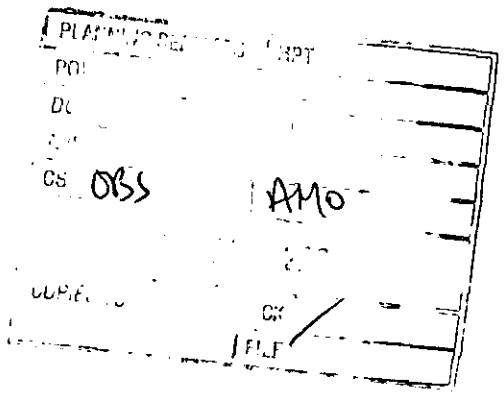
Yours sincerely

G M Brooker.

Mrs G Brooker

cc Finchampstead Council

By Hand 17/07



Hollyoak
Cricket Hill
Finchampstead
Wokingham
RG40 3TN

Angela Odell
Environmental Services Dept
Planning Services
P O Box 157
Shute End
Wokingham

8 July 2000

Dear Ms Odell

Re: Objection to Planning Application F/2000/1826
The Bungalow, Cricket Hill, Finchampstead

I object to the above planning application to demolish the existing small bungalow and replace it with a substantial 2 storey house. My property is located almost opposite this proposed redevelopment and I object on the following grounds:

1. This application relates to land which is outside the settlement boundary of Finchampstead village, as shown on the Emerging Structure Plan (Deposit Draft 1997).

2. The proposed development is in an ASLI. Such Areas of Special Landscape Importance should be respected.

3. This is a rural area and a property of this size and mass would have a detrimental impact on the rural character of the area.

4. The existing bungalow has a floor area of approximately 70 square metres. The proposed new dwelling has a floor area of approximately 145 square metres. This more than doubles the floor area, which is well beyond planning guidelines. The existing 2 windows overlooking Cricket Hill will be replaced by 6 if this application is allowed.

5. The proposed dwelling front face is 8 metres forward, nearer to the road when compared with the existing bungalow. This will further increase the apparent mass of the new dwelling to the detriment of neighbouring properties.

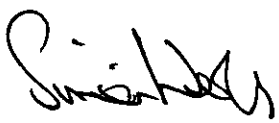
6. An excessively wide and totally new 3.7 metre wide driveway is proposed. This new access to Cricket Hill presents safety concerns. Cricket Hill is subject to a signed 6' 6" width restriction. The junction of Cricket Hill and Longwater Road has been identified as a sub-standard junction. Increased traffic can only have a negative impact on road safety in Cricket Hill.

7. No vehicle garaging is shown on this application. This increases the probability of vehicles being parked in Cricket Hill, causing further road safety concerns.

8. The 19 metre high oak tree at the front of the property is subject to a Tree Preservation Order. Substantial earth excavation is proposed as part of this application. I understood that TPOs prevent disturbance to the soil within 10 metres of the tree. It is unclear whether this requirement will be complied with.

Please refuse this Planning Application in its current form.

Yours sincerely



Simon Weeks

Copies to:
District Councilor – Muriel Long.
Clerk to Finchampstead Parish Council.

LONGWATER CROSS, FINCHAMPSTEAD, BERKSHIRE RG40 3TS

Telephone: (0118) 973 3238 Facsimile: (0118) 973 0837
E-mail:geoffrey@johnmark.fsnet.co.uk

GBS AMO

John Mitchell
Development Control Manager
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

24th July 2000

Ref: Angela Odell F/2000/1826

Dear Mr. Mitchell,

The Bungalow, Cricket Hill, Finchampstead

I refer to your letter of 4th July and having been given site of the plans have the following comments:

1. North appears to be 180 degrees out on the plan.
2. Generally, this proposal seems much more suitable than the previous one.
3. I note that no provision exists for a garage, although there is clearly sufficient space to the left of the house. I assume that this is because of a restriction on the size of the property and the developer wishes to use all available space for living accommodation. If my assumption is correct what would be your view if an application for a garage or similar building were to be made at a later date?

I look forward to hearing from you.

Yours sincerely,

G. J. Markham

Received by Wokingham District Council

Application No: F/2000/1826

Proposal:
Proposed demolition of existing dwelling and erection of replacement dwelling.

Location:
The Bungalow, Cricket Hill, Finchampstead, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/07/2000. 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

04 July 2000

1792

AG

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1826 relates.

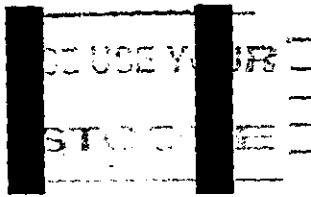
Address of site THE BUNGALOW, CRICKET HILL
FINCHAMPSTEAD, BERKS

Signed [signature]

Date 8-7-00.

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man



Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1

WOKINGHAM D.C. DEVELOPMENT CONTROL

22 JUN 2000 1826

Start date: 22 JUN 2000	Map No. 121 Site 013
Officer: AO | Application No. F|2000|1826	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(F) PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING

Location: THE BUNGALOW CRICKET HILL

Parish: FINCHAMPSTEAD Ward: Finch 4.7.2000.

Applicant: MR D HOWE

Fee Received 190-00 (9) 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	SIDE ELEVATION W.C. WINDOW MISSING.		
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 : 4.7.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape AREA OF SPECIAL LANDSCAPE INTEREST ✓ .....
Trees T.P.O. .....
Conservation Officer ✓ .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

no pre-apps.....
.....
* RURAL AREA .....

NEIGHBOURS: S/N + Longwater Cross - Longwater Rd ✓
Cricket Hill Cottage
Hollyoak
1, 2, 2a, 3a, 3 + 4 } CRICKET HILL

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

AID/jsd/1542
21 June 2000

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

22 JUN 2000 1826

Dear Sirs

REPLACEMENT DWELLING, THE BUNGALOW, CRICKET HILL, FINCHAMPSTEAD

We refer to a meeting at the above property with your Planning Officer, Mrs Odell, where we discussed the previous refusal for a substantial house on the site and our clients' proposals to provide a much smaller house, more in keeping with your policies and hopefully to your approval.

Because of the levels and relationship to the existing dwellings adjoining the site our client commissioned a full land survey, copies of which are enclosed with the application. We advised that the ridge height of the replacement dwelling would be crucial and you will see that we have maintained the ridge height of the existing dwelling in the new house by bringing the proposed house forward and marginally set down in the site. The ground levels will require alteration with a shallower gradient in any case for the new drive way from Cricket Hill.

You will see from our drawings that the proposed house has shallow hip roofs designed to reduce the bulk and maintain as short as possible ridge line, similar in length to the existing. We have shown the proposed dwelling in relation to the adjacent Manor Cottage which has recently received Planning Permission for a very large extension and we have indicated our proposal in relation to the extended Manor Cottage.

We enclose the following documents in order to submit a full Planning Application:
6 copies each of our drawings nos. 1542/01 and 02, together with location plan
6 copies of site survey drawing no. 488/01
6 copies of the application form
Certificate A
Deposit cheque in the sum of £190.00

We look forward to hearing from you in due course.

Yours faithfully

A I Day
cc: client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

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

SECTION 66 CERTIFICATE

Application No.

22 JUN 2006 1826

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

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

OR

●

* See Note (a) to Certificate A

OR

* See Note (a) to Certificate A

●

(b) Insert description of steps taken

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owners (a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application

I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the accompanying application were owners (a) of any part of the land to which the application relates.

Owners (a) name	Address at which notice was served	Date on which notice was served

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

(b)

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

the (c)

on (d)

OR

CERTIFICATE D 22 JUN 2000* 1626

I certify that:

- I/The applicant* cannot issue a certificate in accordance with paragraph (a) of Section 66(1) of the Act in respect of the accompanying application
- I have/The applicant have/has* taken all reasonable steps open to me/him/her* to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of the application was the owner (a) of any part of the land to which the application relates, but have/has* been unable to do so. These steps were as follows:.

  (b)

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

on (d)

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable

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

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

OR

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

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

Signed Martin Ayres

On behalf of **D Howe**

Date **21 June 2000**

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

✓ ADDRESS THE BUNGALOW CRICKET HILL PARISH LINOM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70341/F	Mr. A. Rabbetts	1 replacement dwelling	13/10/99	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 120

DRAINAGE

091074

23 JUN 2000

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

22. JUN. 2000* PART 1 62

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**	D Howe
	ADDRESS	Oak View, Park Lane Finchampstead
	POSTCODE	**PHONE:**
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	DAY TANNER PARTNERSHIP
	ADDRESS	11-13 DUKES RIDE CROWTHORNE, BERKSHIRE
	POSTCODE	RG45 6LZ **PHONE:** 01344 777143
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:**	The Bungalow Cricket Hill Finchampstead Berkshire
4. WHAT IS THE APPLICATION FOR ? *Give brief details and state for what purpose this site and any buildings will be used*		Demolition of existing bungalow and erection of replacement dwelling.
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.18 approx.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	Owner
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	1542/01/02, location plan, 488/01

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

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

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

OUTLINE PERMISSION		See question 10
FULL PERMISSION	X	
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.
TEMPORARY PERMISSION		State period required.

	RELAXATION OF CONDITIONS		State relevant application no.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11.	**WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? 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?**	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 so, 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	
15.	**HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed**	See site plan	
16.	**HOW WILL SURFACE WATER BE DISPOSED OF?**	soakaways	
17.	**HOW WILL FOUL SEWAGE BE DISPOSED OF?**	**To existing system** yes **If no, please give details**	
18.	**WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.**	1 pedestrian gate 1 new vehicular access	
19.	**HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?**	Yes	

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

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

21.	**DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?**	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?**	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: Mathew Aves ON BEHALF OF: D Howe DATE: 21 June 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".

PLANNING APPLICATION PART 2

This part of the form need only to be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. State the Gross floor space (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (Other than A2)				
B1(b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE AND DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
	ASSEMBLY AND LEISURE				
Other	Please specify				
Other	Please specify				
	Total				

25. IF A C1 OR C2 USE IS PROPOSED, PLEASE STATE THE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITIES OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter

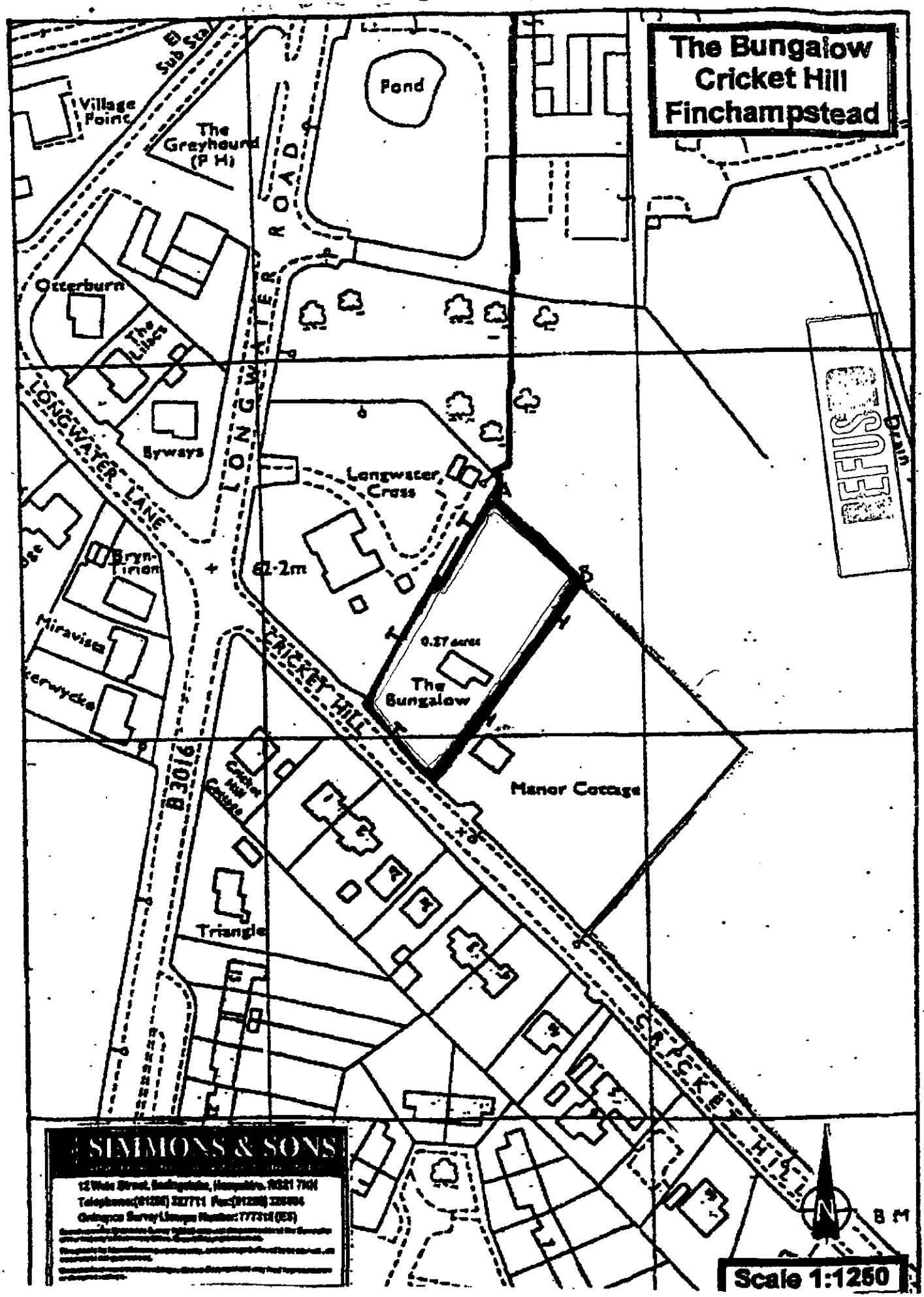
28. WHO WILL OCCUPY THE PREMISES?
(a) give the name and current operating address of the proposed occupier
(b) Will these premises be vacated?

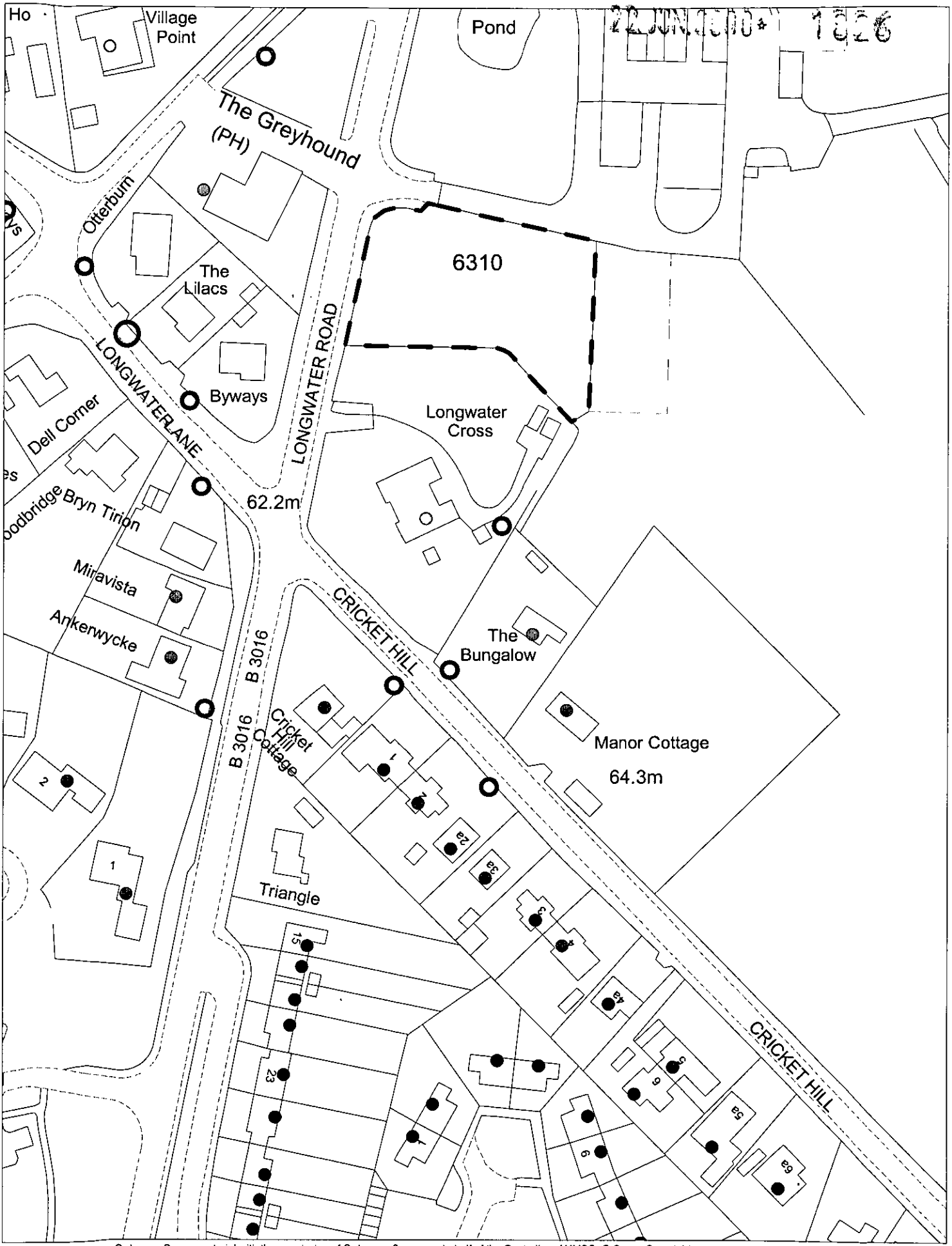
29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE Existing staff Transferred staff New staff Total

	COMPLETION OF THE DEVELOPMENT				
30.	DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY HAZARDOUS SUBSTANCES LISTED IN THE NOTES? If so, state which material, the quantity and method of storage				

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".

22 JUN 2000 1826





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Development Control Section, Environmental Services, Wokingham District Council.

26 June 2000

Scale: 1 : 1250

SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO.1826

Name of appellant:
Mr D Howe

Site address:
The Bungalow, Cricket Hill

Proposal:Proposed demolition of existing building & erection of replacement dwelling.

Case Officer:AO

Date

Date Commenced

Date Completed

APPROVED

PLANNING SERVICES | HPT
POL | TLS
DC | SDF
APP
CS
18 MAY 2001
COPIES TO:
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FILE:

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

Appeal Decision

Site visit held on 08 May 2001

by Martin C Bradshaw MA (CANTAB) DipTP MRTPI HON FRIBA
an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Date
17 MAY 2001

Appeal Ref: APP/X0360/A/01/1058849
The Bungalow, Cricket Hill, Finchampstead

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr D Howe against the decision of Wokingham District Council.
- The application Ref: F/2000/1826 dated 21 June 2000 was refused by notice dated 26 September 2000.
- The development proposed is the demolition of an existing bungalow and the erection of a replacement dwelling.

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

Main Issue

1. I consider the main issue in this case to be the effect of the proposal on the character and appearance of the area including the street scene.

Planning Policy

2. The Development Plan for the area includes the Berkshire Structure Plan (1991-2006) adopted in 1995 and the South East Area Local Plan adopted in 1994. Policy C2(ii) of the former indicates that development outside built-up areas and settlement boundaries will be strictly controlled. Re-development of an existing building will only be permitted where it is appropriate in scale, form, impact, character and siting to its location in the countryside. This intent is taken forward in Policy STV2 of the Local Plan where exceptions to the presumption against development include at (A) housing sites not exceeding 0.4 hectares on the edge of settlements in the form of rounding off or re-development.

3. Both Plans refer to Policies for areas of special landscape importance (C8 and SC3 respectively) which include Finchampstead. These state that development will not be allowed which would cause long-term damage to their rural character or special landscape qualities. More specifically, Policy SC18 of the Local Plan indicates that the replacement of existing dwellings in rural areas (which are defined as land outside identified settlements) may be permitted provided: at point B), the siting and design of the new development has the minimum impact on the rural environment; and at point C), the size of the new development will not significantly exceed that of the existing property both in height and

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floor area. I consider this and the Policies above as relevant to the appeal, together with Planning Policy Guidance Note 3: Housing (PPG3).

4. The Council has also prepared the Deposit Draft Wokingham District Local Plan which is at an advanced stage, having been the subject of amendments following a Public Inquiry in 1998/99. I regard it as a material consideration, whilst noting that no significant alterations are proposed in the Plan to the Policies to which I have referred.

Reasons and Conclusions

5. The appeal property comprises a small detached bungalow within a comparatively large site of approximately 0.2 hectares, which slopes noticeably upwards from the road to a more level area at the rear. It lies outside, but immediately opposite, the settlement boundary of Finchampstead in what is defined in the Local Plan as an area of sporadic development and of special landscape importance. An access point and driveway leading to a double garage have been recently constructed within the site under permitted development rights.

6. The proposal would replace the bungalow with a four-bedroom, two-storey dwelling of similar footprint located some 8 metres closer to Cricket Hill, and approximately 1.2 metres lower than the present slab level. The existing floor area of some 71 sq metres would be more or less doubled by the proposal to approximately 148 sq metres, whilst at the same time, the building would have an increased overall height of some 1.2 metres. The Council's concern is with both the size and scale of the scheme as proposed, and the intended change in site levels, which it contends would have a harmful impact on the special landscape qualities of the area in which the appeal site falls.

7. I acknowledge that, as a result of the reduced levels, the ridge height would appear no higher than that of the existing bungalow, although the perceived bulk of the proposal as seen from the road would be noticeably greater. Nevertheless, I do not consider that an increase of 1.2 metres over the present bungalow height of 5 metres could in itself be considered to be unreasonable, bearing in mind that overall height within the site is maintained. In terms of floor space, the increase would be considerable within the strict terms of Policy SC18. However, neither the Policy nor its supporting text seek to define any specific threshold beyond which the amount of floor area could be regarded as excessive. Taking that into account, I consider any judgement on whether the size of the dwelling would significantly exceed that which exists should have regard not only to numerical increase, but also to the way the dwelling would appear in its surroundings, and how it would relate to those nearby and to the street scene.

8. The present bungalow is modest in size and within a relatively large plot, and although the proposed building would be two storeys, it would not appear unduly cramped within the site. Neighbouring dwellings comprise a recently-extended, detached, two-storey dwelling to the south-east (Manor Cottage) which is in a higher and more prominent position relative to both the street and surrounding countryside. Dwellings on the opposite side of Cricket Hill are mixed in type and size, including older semi-detached bungalows and more recent detached chalet-style properties mainly on infill plots. In addition, due to the rising ground within the appeal site, the proposal would have a much stronger visual relationship with the street than with the open rural area to the rear, and would not, in my opinion, appear out of place in its surroundings. The front boundary is also marked by dense hedging and a large

mature oak tree which would help to ensure that the dwelling would not be intrusive in the street scene.

9. Within the wider area, the Council contends that the site is a prominent one in its landscaped setting, and that alteration of site levels would create a scar in the landscape, detrimental to its special status. Both points seem to me to be exaggerated. Appropriate planting, which could readily be achieved by a suitable condition on any approval, would ensure the softening of any such impact arising from the proposed change in levels, whilst the front of the site can be seen only from the driveway entrance. There are, in addition, virtually no through views to or from the landscape at the rear. At the same time, the retention of a similar ridge height to the existing would reasonably ensure that visual perception of the scheme from public viewpoints further east along Cricket Hill and from the higher ground to the north-east (The Ridges) would not be noticeably different from that of the present dwelling. As a result, I am unable to see that any undue harm would result to the area of special landscape importance.

10. With regard to the supporting text to Policy SC18, I acknowledge that, in applying the Policy, this indicates that the Council will have regard to the need to maintain a range of house types and sizes in the rural area. However, there is no evidence before me which might indicate that there is a shortage of smaller dwellings in this part of the District, and I am unable to attach any particular weight to this argument.

11. Finally, on the main issue, I have taken account of the advice in PPG3 in relation to maximising the use of previously developed land, including that in rural areas. Such advice is not intended to override those considerations within the Development Plan to which I have referred, but in this case serves to reinforce my findings in other respects.

12. My conclusions on the main issue are that, bearing in mind the small size of the existing bungalow in relation to its large plot, the location of the scheme within the site and the modest increase in height envisaged, the proposal would not be so excessive in scale as to prejudice the spacious nature of the appeal site, or appear out of place either in the street scene, or in relation to surrounding development. It would, in addition, have only a minor impact on its rural surroundings including the area of special landscape importance. In strict terms, the proposed floor area would significantly exceed that which exists, but given the material considerations above, I consider it would be a permissible exception within Local Plan Policy SC18 C). I therefore intend to allow the appeal.

Conditions

13. The Council has without prejudice recommended a number of conditions in the event of any approval. These include pre-agreement on external materials, the slab level for the building, and a scheme of landscaping, which I support in the interests of ensuring a high standard of appearance and visual amenity. They also include the provision of parking and turning space and of appropriate visibility splays prior to occupation, which I accept as important in ensuring highway safety. I further agree that a condition limiting hours of construction is essential to prevent undue disturbance and to protect local amenities.

14. With respect to those conditions sought by the Council seeking restriction on future permitted development rights, I note that these are disputed as not being necessary, relevant

or reasonable. Classes B and C of Schedule 2, Part 1, of the Town and Country Planning (General Permitted Development) Order 1995 are concerned with additions or alterations to a roof including its shape. I am inclined to accept that the shallow nature of the proposed roof would effectively prevent any habitable use of the contained space and, in that respect, a condition would be unnecessary. However, having regard to the sensitive location of the site and the scale of development, I agree with the Council that any further enlargement, improvement or alteration (Class A of the Order) should not take place without the benefit of planning permission, I also consider that additional upper side windows could lead to loss of privacy for the occupants of Manor Cottage, and therefore support the Council's condition in this respect, but intend to limit it to the south-east elevation only.

15. I have modified certain of the Council's recommended conditions in the interests of clarity and enforceability.

Other Matters

16. I have taken account of all other matters drawn to my attention, but have otherwise found nothing of sufficient weight to override the factors which have led to my decision.

Formal Decision

17. For the above reasons, and in exercise of the powers transferred to me, I hereby allow this appeal and grant planning permission for the demolition of an existing bungalow and the erection of a replacement dwelling at The Bungalow, Cricket Hill, Finchampstead, in accordance with the terms of the application (No F/2000/1826) dated 21 June 2000 and the plans submitted therewith subject to the following conditions:

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

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

3. notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no extensions or alterations permitted by Class A of Part 1 of Schedule 2 to the Order shall be carried out without the prior written permission of the local planning authority;

4. notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no windows or similar openings shall be constructed in the first floor south-east elevation of the dwelling hereby permitted except for any which may be shown on the approved drawings;

5. before any building or engineering operations are commenced, a scheme shall be agreed with the local planning authority for the accommodation of plant and materials and for the parking, loading and unloading of vehicles. Works related to the

construction of the development hereby permitted including demolition shall not take place other than between the hours of 08.00 and 19.00 Monday to Friday and 08.00 and 13.30 on Saturday and at no time on Sundays or Public Holidays;

6. prior to the commencement of development, details of the slab level of the proposed building shall be submitted to and approved in writing by the local planning authority. Development shall take place in accordance with the approved details;

7. the development hereby permitted shall not be occupied until space for the parking and turning of vehicles has been provided in accordance with the submitted details. Such space shall thereafter be permanently maintained and used for no other purposes;

8. the dwelling hereby permitted shall not be occupied until a visibility splay of 2.4 metres by 2.4 metres has been provided at the intersection of the driveway and the adjacent verge (dimensions to be measured along the edge of the drive and the back of the verge from their point of intersection). The visibility splay shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres;

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

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

Information

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

19. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

20. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within six weeks from the date of this decision.

INSPECTOR

The Planning Inspectorate

RIGHT TO CHALLENGE THE DECISION

The attached appeal decision is final unless it is successfully challenged in the Courts. If a challenge is successful, the appeal decision will be quashed and the case returned to the Secretary of State for redetermination. It does not follow necessarily that the original decision on the appeal will be reversed when it is redetermined.

You may wish to consider taking legal advice before embarking on a challenge. The following notes are provided for guidance only.

Under the provision of section 288 of the Town and Country Planning Act 1990, or section 63 of the Planning (Listed Buildings and Conservation Areas) Act 1990, a person who is aggrieved by a decision may seek to have it quashed by making an application to the High Court on the grounds:

1. that the decision is not within the powers of the Act; or

2. that any of the `relevant requirements' have not been complied with; (`relevant requirements' means any requirements of the 1990 Acts or of the Planning Tribunals Act 1992, or of any order, regulation or rule made under those Acts).

The two grounds noted above mean in effect that a decision cannot be challenged merely because someone does not agree with the Inspector's judgement. Those challenging a decision have to be able to show that a serious mistake was made by the Inspector when reaching his or her decision; or, for instance, that the inquiry, hearing or site visit was not handled correctly, or that the appeal procedures were not carried out properly. If a mistake has been made the Court has discretion not to quash the decision if it considers the interests of the person making the challenge have not been prejudiced.

It is important to note that such an application to the High Court must be lodged with the Crown Office <u>within 6 weeks</u> from the date of the decision. This time limit cannot be extended.

An appellant whose appeal has been allowed by an Inspector should note that `a person aggrieved' may include third parties as well as the local planning authority.

If you require further advice about making a High Court challenge you should consult a solicitor, or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London WC2 2LL. Telephone: 020 794 76000.

INSPECTION OF DOCUMENTS

It is our policy to retain case files for a period of one year from the date of the Inspector's decision. Any person entitled to be notified of the decision in an inquiry case has a legal right to apply to inspect the listed documents, photographs and

plans within 6 weeks of the date of the decision. Other requests to see the appeal documents will not normally be refused. All requests should be made quoting our appeal reference and stating the day on which you wish to visit, to:

Room 4/09 Kite Wing,
Temple Quay House, 2 The Square,
Temple Quay,
Bristol BS1 6PN.

Please give at least 3 working days notice and include a daytime telephone number, if possible.

COMPLAINTS TO THE INSPECTORATE

Any complaints about the Inspector's decision, or about the way in which the Inspector has conducted the case, or any procedural aspect of the appeal should be made in writing and quoting our appeal reference, to:

The Complaints Officer,
Quality Assurance Unit,
Room 4/09 Kite Wing,
Temple Quay House, 2 The Square,
Temple Quay, Bristol BS1 6PN.

You should normally receive a reply within 15 days of our receipt of your letter. You should note however, we cannot reconsider an appeal on which a decision has been issued. This can be done following a successful High Court challenge as explained overleaf.

PARLIAMENTARY COMMISSIONER FOR ADMINISTRATION (THE OMBUDSMAN)

If you consider that you have been unfairly treated through maladministration by us you can ask the Ombudsman to investigate. The Ombudsman cannot be approached direct; reference can be made to him only by an MP. While this does not have to be your local MP (whose name and address will be in the local library) in most cases he or she will be the easiest person to approach. Although the Ombudsman can recommend various forms of redress he cannot alter the Inspector's decision in any way.

COUNCIL ON TRIBUNALS

If you feel there was something wrong with the basic procedure used for the appeal, a complaint can be made to the `Council on Tribunals', 22 Kingsway, London WC2B 6LE. The Council will take the matter up if they think it comes within their scope. They are not concerned with the merits and cannot change the outcome of the appeal decision.

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TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT :	**MR D HOWE**
APPEAL SITE :	**THE BUNGALOW, CRICKET HILL, FINCHAMPSTEAD**
REASON FOR APPEAL :	**REFUSAL TO GRANT PLANNING PERMISSION FOR THE DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING**

LOCAL PLANNING AUTHORITY REFERENCE : F/2000/1826

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/01/1058849

1.00 INTRODUCTION

Description of Appeal Site and Surroundings

1.01 There is an existing bungalow on the appeal site which slopes downwards from the site of the bungalow to the front (Cricket Hill) and north-west sides. The land also slopes downwards behind the site to the north. On the south-east side of the site is Manor Cottage, a two-storey house which has permission for an extension. On the north-west side Longwater Cross is a bungalow with windows facing towards the appeal site. There is a large Oak tree at the front of the site.

1.02 The appeal site is on the east side of Finchampstead Village and is in an Area of Special Landscape Importance.

1.03 A location plan to scale 1:2500 is attached as Appendix 1.

The application

1.04 The application was determined under delegated powers and was refused permission on 26 September 2000 for the reason given in the decision notice.

The Main Issue

1.05 The Local Planning Authority considers the main issue is the effect of the proposal on the character and appearance of the area.

Planning History

1.06 Application No. 99/70341/F for a replacement dwelling was refused permission on 13.10.99.

2.00 RELEVANT DEVELOPMENT PLAN POLICIES

2.01 The Development Plan which applies to the area in which the appeal site is located comprises: Berkshire Structure Plan and South East Area Local Plan. The Deposit Draft Wokingham District Local Plan will replace the adopted South East Area Local Plan.

Berkshire Structure Plan

2.02 The Berkshire Structure Plan (1991-2006) was adopted on 4th November 1995 and is the statutory Structure Plan for the area.

The following policies are relevant to the consideration of this appeal:

C2	Development Outside Built-Up Areas and Settlements
C8	Designation of and Development within Areas of Special Landscape Importance

Copies of the above policies are contained in Appendix 2.

South East Area Local Plan

2.03 The South East Area Local Plan was adopted on 15th April 1994 and is the statutory local plan for the area in which the site is situated. The Planning and Transportation Committee at their meeting on 21st November 1996 resolved to "re-affirm the decisions of this Committee and the Council in relation to the current adopted local plans and to note that they will continue to carry weight as the most up-to-date adopted policies, except in relation to housing provision."

The relevant policies in this plan are:

STV2	Development in Rural Areas
SC18	Replacement Dwellings in Rural Areas
SC3	Areas of Special Landscape Importance

Copies of the above policies are contained in Appendix 3.

Draft Wokingham District Local Plan

2.04 The Draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for development control decisions since 21st October 1997. The County Council issued a statement of general conformity with the Structure Plan in May 1997. The public local inquiry into the plan commenced on 6th October 1998. The Inspector's report on the local plan inquiry is not expected until Summer 2001 (with the exception of Policy WSM1).

The relevant policies in this plan are:

WCC7	Extensions to Dwellings in the Countryside (outside the Metropolitan Green Belt)
WLL2	Areas of Special Landscape Importance

Copies of the above policies are contained in Appendix 4.

3.00 THE COUNCIL'S CASE

3.01 The South East Area Local Plan Policy SC18 requires that:

(b) the siting and design of the new development has the minimum impact on the rural environment as required by Policy SC15;

and (c) the size of new development will not significantly exceed that of the existing property both in height and floor area.

3.02 Taking criteria (c) first, the existing bungalow is estimated to have 71m² floorspace. The proposed replacement dwelling would have 148m² floorspace; more than double the floorspace of the original. The proposal would therefore be contrary to criteria (c) because the size of the new development would significantly exceed that of the existing in floor area.

3.03 It is proposed to dig out the ground so as to lower the proposed floor level of the replacement dwelling and so avoid any effective increase in height. However, this would result in significant removal of landform that would create a scar in the landscape, and have a harmful effect on the Area of Special Landscape Importance. It would also result in a view of 2 storeys of the proposed dwelling, increasing the visual intrusion and urbanising effect.

3.04 The proposal would therefore also be contrary to criteria (b) of Policy SC18 as the design of the appeal proposal would not have a minimum impact.

3.05 The proposal would be similarly contrary to the aims of Policy WCC7 (b) as there would be a very significant alteration to the scale of the dwelling on the site, and to criteria (a) because it would cause adverse visual and physical impacts for the reasons given above.

Effect on the Area of Special Landscape Importance

3.06 Paragraph 1.3.13 of South East Area Local Plan Policy SC3 explains that the land to the north of the B3348 has been included in the Blackwater Valley Area of Special Landscape Importance since it is important that the crest of the ridge above Finchampstead Village

should be protected. This area includes the appeal site and surrounding land. Policy SC3 seeks to protect Areas of Special Landscape Importance from development which would detract from their rural character and special landscape qualities. Wokingham District Local Plan (Deposit Draft) Policy WLL2 similarly seeks to protect Areas of Special Landscape Importance from built development that would have a detrimental impact on the open, countryside character or special qualities of the area. This policy then states that this includes any development that results in removal or erosion of landscape features.

3.07 The proposed development will have just such an adverse physical and visual impact on this Area of Special Landscape Importance for the reasons explained above. The site is a prominent one in the landscape setting and, due to its size, design and massing, the proposed dwelling would be visually intrusive and have an urbanising effect on the Area of Special Landscape Importance. This includes the effect of removing existing landform.

3.08 For similar reasons the proposals would also be contrary to Berkshire Structure Plan C8 which also seeks to protect Areas of Special Landscape Importance.

4.00 COMMENTS ON GROUNDS OF APPEAL

4.01 In his paragraphs 6.14 and 6.15 the appellant's consultant refers to the size of the existing dwelling being small. However, paragraph 1.3.51 of the South East Area Local Plan explains that part of the reason for Policy SC18 is to maintain a range of house types and sizes in rural areas.

4.02 In his paragraphs 6.16 and 6.17 the appellant's consultant refers to the permitted extension to Manor Cottage adjacent (Application No. F/2000/0351). However, the officer's report explains that the proposed extensions would still come within a 50% increase in floor area. This would not amount to a major extension.

4.03 Regarding 'Broomfield', the officer's report in the consultant's Appendix 4 makes it clear that the recommendation was based on a comparison with an alternative extant permission.

4.04 Regarding Blackwater View, the previous buildings on the site were in commercial uses such as car repairs.

Applicant's Consultant's Comments on Proposed Conditions

4.05 Condition 3 - If the proposed dwelling is allowed and were to be subsequently extended, then the additional floorspace would result in an even greater breach of the policies referred to above and related harm.

4.06 Condition 4 - This is in order to protect the privacy of neighbouring properties.

5.00 CONCLUSION

5.01 Due to its prominent siting, size and scale the proposed dwelling would be excessive in size as a replacement dwelling, and would have a detrimental impact on the character and appearance of this predominantly rural area in the Blackwater Valley Area of Special Landscape Importance, contrary to the Council's policies.

5.02 In accordance with Section 54A of the 1990 Town and Country Planning Act, applications should be determined in accordance with development plan unless material considerations indicate otherwise. In this case the proposal clearly conflicts with development plan policies contained in the Berkshire Structure plan and South East Area Local Plan (which is 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 Berkshire Structure Plan

3. Extracts from South East Area Local Plan

4. Extracts from Wokingham District Local Plan (Deposit Draft) - Consolidated Document November 1997

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728832
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8832

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

Your Ref: F/2000/1826

Our Ref: APP/X0360/A/01/1058849

Date: 25 April 2001

PLANNING SERVICES | HPT 42642
POL | TLS
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CS De
27 APR 2001
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FILE:

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR D HOWE
SITE AT THE BUNGALOW, CRICKET HILL, FINCHAMPSTEAD, BERKSHIRE, RG40 3TP

I am writing to inform you that the inspector appointed by the Secretary of State to determine the above appeal in accordance with the provisions of Schedule 6 of the act is

Mr M C Bradshaw MA(Cantab) DipTP MRTPI (Hon)FRIBA

With reference to the above appeal the Secretary of State has arranged for the inspector to visit the appeal site at **11.30am** on **Tuesday 8th May 2001** and you are requested to arrange for the inspector to be met at the site at this time to enable the inspection to be made.

The inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the inspector will determine the most suitable course of action, which could mean that he will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeal or to listen to arguments from any of the parties.

The Inspector will ask the parties to draw attention to any physical features on the site and in its vicinity. In turn the inspector may wish to confirm particular features referred to by interested parties in their written representations.

In general, decision letters are issued within 5 weeks of the inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, we will let you know.

Yours faithfully

Andy Lumber

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

209D

The Planning Inspectorate

For official use only
Date received

QUESTIONNAIRE

To be used for all appeals made on or after August 2000

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/01/1058849 **GRID REF:** _____

APPEAL BY: MR. D. HOUSE

SITE: THE BUNGALOW, CRICKET HILL, FINCHAMPSTEAD

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks of the 'starting date' given in our letter. Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and tell any comments to be sent direct to us within 3 weeks of the 'starting date'.

NB PLEASE TELL US OF ANY CHANGES TO THE INFORMATION YOU HAVE GIVEN ON THIS FORM.

1.	Do you agree to the written representations procedure?	YES / [redacted]
OR	Do the you wish to be heard by an Inspector at: a. a local inquiry?	[redacted] / NO
	or b. a hearing?	[redacted] / NO
2. a.	If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	[redacted] / NO
b.	From your knowledge of the issues, would our Inspector need to enter the site for any reason e.g. to view/measure any dimensions from within it?	YES / [redacted]
3.	Does the appeal relate to an application for approval of reserved matters?	[redacted] / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	[redacted] / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	[redacted] / NO

6. Is the appeal site within an approved Green Belt or AONB? Please specify which	YES / NO
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	YES / NO
8. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers.	YES / NO
b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.	YES / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	YES / NO
10. Does the appeal relate to an application for conservation area consent?	YES / NO
11.a. Does the proposed development involve the demolition, alteration or extension of	YES / NO
a Grade I / II* / II listed building?	Grade I/II*/II
b. Would the proposed development affect the setting of a listed building?	YES / NO
If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO
13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	YES / NO
b. If YES, was English Heritage consulted ? Please attach a copy of any comments	YES / NO
14.a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	YES / NO
b. Are any protected species likely to be affected by the proposals? If YES, please give details.	YES / NO

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

a	Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	YES / NO Sch 1 Sch 2 col 1
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	YES / NO
c.	Has a screening opinion been placed on Part 1of the planning register? If YES, please send a copy to us.	YES / NO

		Number of Documents Enclosed	N/A
d.	Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	1	
e.	Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f.	A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g.	Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h.	Details of any other applications or matters you are currently considering relating to the same site;		✓
i.	For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.*	3	
j.	Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k.	A list of any conditions or limitations you would agree to if the appeal were to be allowed;	1	
l.	Any other relevant information or correspondence you consider we should be aware of.		✓

16.a. What is the date you told those you notified about the appeal that we must receive any further comments by?	04/04/01	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	9	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / [redacted]	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES please attach a copy of that notification.	YES / NO	
a. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

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

Signature: Dlyrell on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant 01/03/01 Our Ref: F/2000/1826

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Conditions for Appeal – Application No. F/2000/1826

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

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

3. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no extensions or alterations permitted by Classes A, B and C of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above side elevations of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

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

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

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

8. The dwelling shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

11. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Reasons

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

2. To ensure that the external appearance of the building is satisfactory.

3. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

4. To safeguard the residential amenities of the occupiers of neighbouring properties.

5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

6. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

8. In the interests of highway safety and convenience.

9. In the interests of visual amenity.

10. In the interests of visual amenity.

11. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Informative

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

Berkshire Structure Plan Policies C2 and C8.
South East Area Local Plan Policies STV2, SC3 and SC18.
Deposit Draft Wokingham District Local Plan Policies WCC1, WLL2 and WCC7.

Angela Odell
28.02.01

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr D Howe
SITE: The Bungalow, Cricket Hill, Finchampstead
APPLICATION NO.: 1826
PROPOSAL: Proposed demolition of existing building & erection of replacement dwelling.

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Finchampstead South

Mr G A Cockroft

Mrs M Long

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, WDC -Landscape
-Trees

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

Applicationo	Name & Address
F/2000/1826	Mr G Markhorn Longwater Cross Finchampstead RG40 3TS
F/2000/1826	S Weeks Hollyoak Cricket Hill Finchampstead RG40 3TN
F/2000/1826	E Kilsby 2A Cricket Hill Finchampstead RG40 3TN
F/2000/1826	Mr & Mrs J Murphy Holly Cottage 3 Cricket Hill Finchampstead RG40 3TN
F/2000/1826	Mrs G Brooker 2 Cricket Hill Finchampstead Wokingham RG40 3TN

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 04 July 2000

Application Number: F/2000/1826

Proposal: Proposed demolition of existing dwelling and erection of replacement dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
The Bungalow, Cricket Hill, Finchampstead, Wokingham.

Applicant:
Mr D Howe C/O Day Tanner Partnership.

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 23 (Parking & Turning) SR 06.

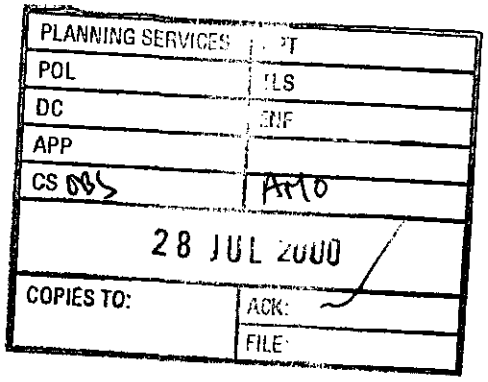
Sc 28 (SR 13)

Sc 32 (SR 15)

IN 08

Signed: _____ **Print name:** ADAM COSSINS

26-07-00



2 Cricket Hill
Finchampstead
Wokingham
RG40 3TN

Mrs Angela Odell
Environmental Services Dept
Planning Services
P O Box 157
Shute End
Wokingham

25 July 2000

Dear Mrs Odell

Objection to Planning Application F/2000/1826
The Bungalow, Cricket Hill, Finchampstead

I live opposite the site of the above planning application, which I note is to demolish the small bungalow and replace it with a substantial house and I object because:

i) The proposed new building will be on 2 floors as opposed to the current 1; will have 6 windows facing my house as opposed to the current 2; will be some 26 feet nearer my property; will involve the removal of a substantial length of established hedge and will result in an excessively wide new driveway directly opposite my own. All of these factors will have a significant and detrimental effect on my privacy and enjoyment of my property.

ii) There is no garaging proposed with this development. I assume this is because the total area of the proposed new property would exceed guidelines if the garage was included. Where will the cars associated with the new property be parked? Cricket Hill is very narrow and unlit, cars should not be parked there overnight. If they are to be parked in the driveway which is elevated above my property, then these parked vehicles will provide further visual intrusion beyond the points made in point one above. How long will it be before a subsequent application is submitted for a substantial double garage? This type of staggered development seems designed to by-pass planning guidelines. I believe the site of proposed development is identified on the Area Plan as an Area of Special Landscape Importance, this should protect from such unwelcome developments.

iii) No houses have been built at this end of Cricket Hill in the last 50 years. All of the properties are bungalows or chalets. An application for modest bungalow or chalet would be more appropriate and in keeping with adjacent properties.

Yours sincerely

G M Brooker.

Mrs G Brooker

cc Finchampstead Council

PLANNING SERVICES | RPT
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APP | AMO
GS 0755
27 JUL 2000
COPIES TO: | FILE:

Angela Odell
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berks

Holly Cottage
3 Cricket Hill
Finchampstead
Wokingham
RG40 3TN

26 July 2000

Dear Mrs Odell

Ref **Objection to Planning Application F/2000/1826**
The Bungalow, Cricket Hill, Finchampstead.

I am writing on behalf of my wife and myself to express our objection to the planned development of the site known as The Bungalow in Cricket Hill. Although we concede that the site does warrant a development of some kind and we would expect any buyer to wish to improve the existing property, we feel that the plans of this applicant are out of keeping with the adjacent area and locality.

[a] The planned building would be more than twice the existing size which contravenes the existing planning guidelines.

[b] This area and Cricket Hill is in an Area of Special Landscape Importance which should be respected as a n area where special consideration should be exercised.

[c] This proposal would result in a building larger by far than most of the surrounding properties and would subsequently have a detrimental effect on those properties.

[d] Extra windows are planned which would further increase the reduction of privacy already forced on the existing Residents of Cricket Hill by previous applications.

[e] The proposed building line is approx 8 metres forward of the existing building line,which will produce a Mass effect to the detriment of existing properties.

[f] No garage is shown on the plans, which gives the impression that vehicles will have to be parked on Cricket Hill, causing congestion, safety issues and obstruction in a road already subject to a 6' 6'' width restriction order.

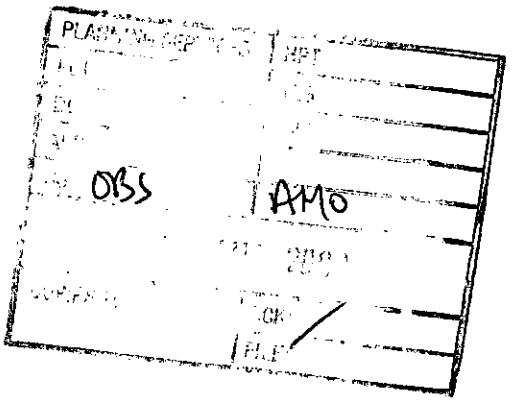
[g] There is a Tree Preservation Order on the oak tree on this site and the proposed development could seriously undermine this valuable and beautiful piece of the English Countryside.

There are other concerns associated with this Planning Application that give reason for it to be refused in its current form and we ask for it to be **refused.**

Yours sincerely

Mr & Mrs J Murphy

54 Hand. 17/07



Hollyoak
Cricket Hill
Finchampstead
Wokingham
RG40 3TN

Angela Odell
Environmental Services Dept
Planning Services
P O Box 157
Shute End
Wokingham

8 July 2000

Dear Ms Odell

Re: Objection to Planning Application F/2000/1826
The Bungalow, Cricket Hill, Finchampstead

I object to the above planning application to demolish the existing small bungalow and replace it with a substantial 2 storey house. My property is located almost opposite this proposed redevelopment and I object on the following grounds:

1. This application relates to land which is outside the settlement boundary of Finchampstead village, as shown on the Emerging Structure Plan (Deposit Draft 1997).

2. The proposed development is in an ASLI. Such Areas of Special Landscape Importance should be respected.

3. This is a rural area and a property of this size and mass would have a detrimental impact on the rural character of the area.

4. The existing bungalow has a floor area of approximately 70 square metres. The proposed new dwelling has a floor area of approximately 145 square metres. This more than doubles the floor area, which is well beyond planning guidelines. The existing 2 windows overlooking Cricket Hill will be replaced by 6 if this application is allowed.

5. The proposed dwelling front face is 8 metres forward, nearer to the road when compared with the existing bungalow. This will further increase the apparent mass of the new dwelling to the detriment of neighbouring properties.

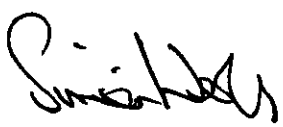
6. An excessively wide and totally new 3.7 metre wide driveway is proposed. This new access to Cricket Hill presents safety concerns. Cricket Hill is subject to a signed 6' 6" width restriction. The junction of Cricket Hill and Longwater Road has been identified as a sub-standard junction. Increased traffic can only have a negative impact on road safety in Cricket Hill.

7. No vehicle garaging is shown on this application. This increases the probability of vehicles being parked in Cricket Hill, causing further road safety concerns.

8. The 19 metre high oak tree at the front of the property is subject to a Tree Preservation Order. Substantial earth excavation is proposed as part of this application. I understood that TPOs prevent disturbance to the soil within 10 metres of the tree. It is unclear whether this requirement will be complied with.

Please refuse this Planning Application in its current form.

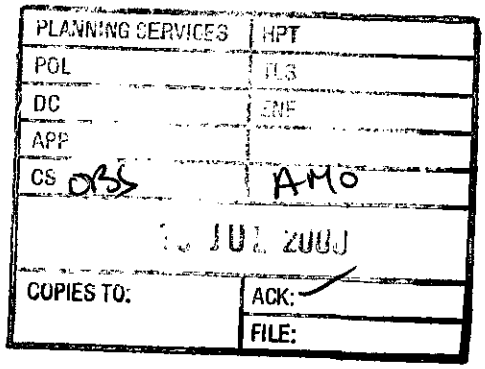
Yours sincerely



Simon Weeks

Copies to:
District Councilor – Muriel Long.
Clerk to Finchampstead Parish Council.

By Hand 8/7



2A Cricket Hill
Finchampstead
Wokingham
Berkshire
RG40 3TN

Environmental Services Dept
Planning Services
P O Box 157
Shute End
Wokingham

10 July 2000

Dear Mrs Odell

Ref: Planning Application F/2000/1826
The Bungalow, Cricket Hill, Finchampstead
Demolition of bungalow and erection of new house

I am writing to **object** to this planning application. I live almost opposite and I ask that you **refuse** this proposal. I detail below my concerns.

This land forms part of an Area of Special Landscape Importance and is outside of the defined settlement boundary of Finchampstead village. No houses have been built in Cricket Hill for more than 50 years. This rural lane is characterised by small scale chalet and bungalow style properties. Allowing such a large house would be incompatible with the rural appearance of Cricket Hill.

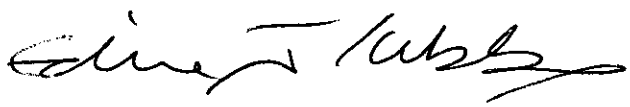
Previous applications relating to the north side of Cricket Hill have been rejected on grounds of road safety, with specific concerns raised about increased traffic, lack of footpaths, a sub-standard junction between Cricket Hill and Longwater Road and the creation of new access points in a narrow country lane.

The proposed house will be twice the size (floor area), have three times as many front aspect windows and will be 8 metres closer to the roadway and neighbouring properties on the south side of Cricket Hill. This seems like classic over-development of the site.

Please consider a site visit. While the old bungalow clearly needs replacing, a new bungalow or chalet would be more acceptable to this specific location.

Please **refuse** this application.

Yours sincerely

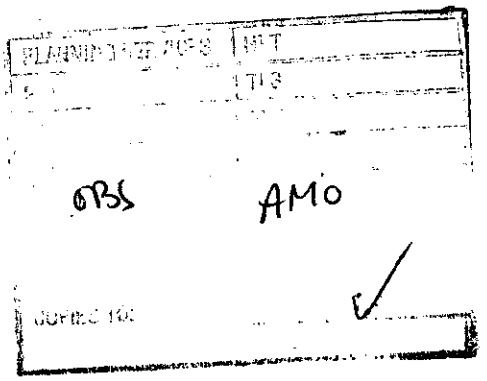


E.J. Kilsby

Copies to:
Finchampstead Parish Council
Finchampstead South District Councillors

LONGWATER CROSS, FINCHAMPSTEAD, BERKSHIRE RG40 3TS

Telephone: (0118) 973 3238 Facsimile: (0118) 973 0837
E-mail:geoffrey@johnmark.fsnet.co.uk



John Mitchell
Development Control Manager
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

24th July 2000

Ref: Angela Odell F/2000/1826

Dear Mr. Mitchell,

The Bungalow, Cricket Hill, Finchampstead

I refer to your letter of 4th July and having been given site of the plans have the following comments:

1. North appears to be 180 degrees out on the plan.
2. Generally, this proposal seems much more suitable than the previous one.
3. I note that no provision exists for a garage, although there is clearly sufficient space to the left of the house. I assume that this is because of a restriction on the size of the property and the developer wishes to use all available space for living accommodation. If my assumption is correct what would be your view if an application for a garage or similar building were to be made at a later date?

I look forward to hearing from you.

Yours sincerely,

G. J. Markham

FROM: Angela Odell

DATE: 04 July 2000

DELEGATED

31668

COPIES TO: | FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1826

Proposal: Proposed demolition of existing dwelling and erection of replacement dwelling..

Site Address: The Bungalow, Cricket Hill, Finchampstead, Wokingham.

Applicant: Mr D Howe C/O Day Tanner Partnership.

Your observations are required in respect of this application **by 28/07/2000** .

No objection in principal, however, Councillors acknowledge the concerns of local residents submitted to the District Council by individual letters of objection.

SIGNED: C.S. [signature] DATE: 14-7-00

Clerk To Finchampstead Parish/Town Council.

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: F/2000/1826

Our Ref: APP/X0360/A/01/1058849

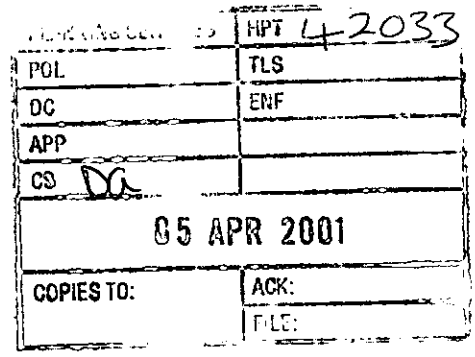
Date: 4 April 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR D HOWE
SITE AT THE BUNGALOW, CRICKET HILL, FINCHAMPSTEAD, BERKSHIRE, RG40 3TP

I enclose third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. Comments submitted after that deadline may not be seen by the Inspector. – 25/04/01



Yours faithfully

Miss A Groves

211AL(BPR)

13 MAR 2001

10/04

Mr & Mrs M Wilson
Manor Farm Cottage
Cricket Hill
Finchampstead
Berkshire
RG40 3TP
Tel. 0118 9328121
12-03-01

Ref. Planning Application
APP/XO360/A/01/1058849

Dear Sir/Madam

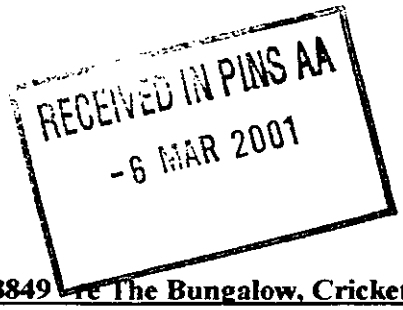
We would like to voice our feelings towards the above planning application.

We are the closest property to the site in question and possibly would be the most effected by the outcome of this issue.
We totally support this latest application in every aspect. The owner and the architect of this site have given great thought and consideration to all surrounding properties and neighbours.
The proposed cottage would not be intrusive in any form what's so ever, the existing height of the bungalow is maintained, the cottage style is within keeping to the area, it is a very appealing looking design and the end result would be much more pleasant than the existing prefab eyesore we have at present.
We strongly disagree with the councils reason stating that the "proposed dwelling would be excessive in size as a replacement dwelling", when it is sitting on a half acre plot backing onto open country side and has two large properties on both sides.

Our greatest concern is, if this application was refused again, what would the site become, we cannot personally understand anyone's objections to what has been proposed, it can only improve the area, lets not forget what's there now, or even worse what could end up there if this appeal is rejected.

Yours Sincerely
Mr & Mrs M Wilson

The Planning Inspectorate
Tollgate House
Houlton Street
Bristol
BS2 9 DJ



06 MAR 2001

May Cottage
3A Cricket Hill
Finchampstead
Wokingham
Berks
RG40 3TN

26 February 2001

APP/X0360/A/01/1058849 re The Bungalow, Cricket Hill, Finchampstead.

Dear Sir /Madam,

We are writing in **SUPPORT** of Mr Howe's proposed replacement dwelling at the above address. To highlight our backing we have categorised our support under the following headings:

- **The condition of the current property.**
- **The proposed replacement building**
- **Development within the area.**
- **The objections to this proposal and others in the area.**
- **The current amendments and applicant.**

The condition of the current property

Prior to purchase the property has been left abandoned and uninhabited for a number of years and has from time to time been vandalised. The bungalow is of a reasonable size but is obviously an old farm/ artisan dwelling with very basic facilities. The property has been left in a poor condition due to neglect and is untidy leaving the whole site unkempt for a number of years.

The property itself cannot in any manner be considered to have any aesthetic value either by its looks or character and is of no historic value. It is simply an artisan property built in block work painted white and adds nothing to the so-called "special landscape". We consider that there would have to be considerable work completed on the property to make it blend into its current environment. The council has refused on the grounds of having a "detrimental effect on the character and appearance of the area". The existing property as I have described is ugly, unkempt and a disgrace to this road possibly having an effect on values.

The proposed replacement building

Mr Howe has been good enough to provide all of his immediate neighbours with copies of his proposed replacement dwelling in Cricket Hill. We live opposite Mr Howe's dwelling and have no objection to the proposed changes. We understand that he will be using old stock bricks and a slate roof that will blend exceptionally well in the road. On the south side of the road there are several John Walter cottages that were built in the early 20th century and these have similar characteristics.

The proposed dwelling is modest in its replacement size and cannot be considered to over develop the site at it stands in half an acre of land. As you will see from the drawings the property is small by comparison to the adjacent properties of Manor Cottage and Longwater Cross. The replacement dwelling will not encroach upon the properties on our side of the road as the majority of properties have 7/8ft hedges and will not be overlooked.

The changes of land levels of about one metre are very modest and will not effect the special landscape at all. You will see from the drawings the replacement dwelling is surrounded by extensive hedging which in effective restricts the view of the landscape. The new roof levels will be no higher than the old dwelling and as can be seen from the drawings and very low when compared to Manor Cottage the property next door. To the North of Cricket Hill Longwater Cross really affronts Longwater lane. This property will not be affected by the replacement due to the height of current hedgerow and laurel that stands nearly 20foot high.

Under current ruling Mr Howe can add 70 m3 under permitted development and the replacement is only 30% larger than such a proposal. This proposal can hardly be consider excessive in size as replacement dwelling. We would however suggest that with the best architect in the world that a simple extension to the existing property it would still remain rather ugly and a carbuncle upon this part of the countryside.

Development of the Area

Cricket Hill originally only contained the John Walter cottages as previously mentioned. To the south of Cricket Hill there have been a number of in-fill properties. In addition over the last ten years nearly all of the properties in the road have been extended/modernised as confirmed by council records. The immediately adjacent and opposite properties such as No's 1,2,2A,3,3A& 4 have all been granted planning permission in recent years.

Manor Cottage has recently been granted planning permission and is much larger and will remain much higher than the proposed replacement. This property too originally was a simple artisan dwelling and has been extended over the course of a number of years. This property would by comparison to the proposal certainly effect the view of the countryside. Manor Cottage is now an excellent family home with adequate accommodation and four bedrooms and creates an excellent family home.

We have made simple calculations from the site plan, which clearly indicate that the proposed amendment will cover the site with buildings/land density of less than 5% whereas the similar density for many other properties on the south side of the road exceed 25/30%!
We understand from the recent press that the government has ordered that 60% of new development must take place on existing sites. This proposal addresses this need by creating a replacement property with a greater housing capacity.

The objections to this proposal and others in the area.

We know that there have been numerous objections to all planning applications in Cricket Hill for sometime now. We can state this from our own experiences that there is a small minority of people in the road and village that have been strong in their objections. There is an ex councillor who has regularly objected to the majority of applications in this area and their involvement in this matter appears to be unfair and biased at a local level.

We consider that the voice of the majority has not been represented due to their lack of written support and trust that our letter redresses this balance. We believe that it is essential that the issues from both sides be fully considered in applications of this nature.

The current amendments and applicant.

Since being resident at the property Mr Howe has done his best to make the property respectable after a long period of neglect. A driveway and garage have been constructed within permitted development, which has already enhanced the site. The Development Control Manager agreed these enhancements on site. These improvements have facilitated off-road parking, which was a previously problem. The creation of a new drive has not caused and problems to the neighbourhood even with the recent period of heavy rain. We would anticipate that Mr Howe's proposed development can only add further to the enjoyment of the surrounding area.

Mr Howe has been already established himself as a member of the local community and has lived in the area for several years.

Conclusion.

We have lived within the Finchampstead parish for nearly 14 years now and have been involved in the local community for sometime through the scouting movement. We consider that we are fully aware of the concerns of the local area and respectful of the majority of the community's demands.

We wish to whole heartily support Mr Howe's application and hope that our representations above will assist the case being approved by yourselves on the grounds of:

- **The property is not excessive to the site or the area**
- **The changes in landform very modest and is insignificant and would not affect the SLI**
- **The current property is an eyesore and could not possibly suitably extended.**
- **The proposal will not have detrimental effect on the area.**
- **The countryside will not be affected by the proposal.**

Yours sincerely,

Mr R J & Mrs L J Harris.

FINCHAMPSTEAD PARISH COUNCIL

PARISH OFFICE, MEMORIAL HALL, THE VILLAGE,
FINCHAMPSTEAD, BERKS RG40 4JU
THE CLERK: MRS CHERRY COLE
TELEPHONE: 0118 - 9328256
FAX NO. 0118 - 9730515
E MAIL ADDRESS – finchpc@breathe.com

23 March 2001

Your Ref: APP/x0360/A/01/1058849

Miss A Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol
BS2 9DJ

26 MAR 2001

Dear Miss Groves,

APPEAL BY MR D HOWE – THE BUNGALOW, CRICKET HILL, FINCHAMPSTEAD BERKS. PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING

The Parish Council wishes to reiterate their comments in respect of the above application on appeal, as follows:

The Parish Council acknowledges and supports local residents in their concerns about this application on appeal, expressed in individual letters of objection to Wokingham District Council.

I would be grateful if you could please inform me of the decision on this Appeal.

Yours sincerely

C.S.Cole

Mrs C S Cole
The Clerk

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT :	MR D HOWE
APPEAL SITE :	THE BUNGALOW, CRICKET HILL, FINCHAMPSTEAD
REASON FOR APPEAL :	REFUSAL TO GRANT PLANNING PERMISSION FOR THE DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING

LOCAL PLANNING AUTHORITY REFERENCE : F/2000/1826

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/01/1058849

APPENDICES

LIST OF APPENDICES

1. Location Plan of the Appeal Site, Scale 1:2500

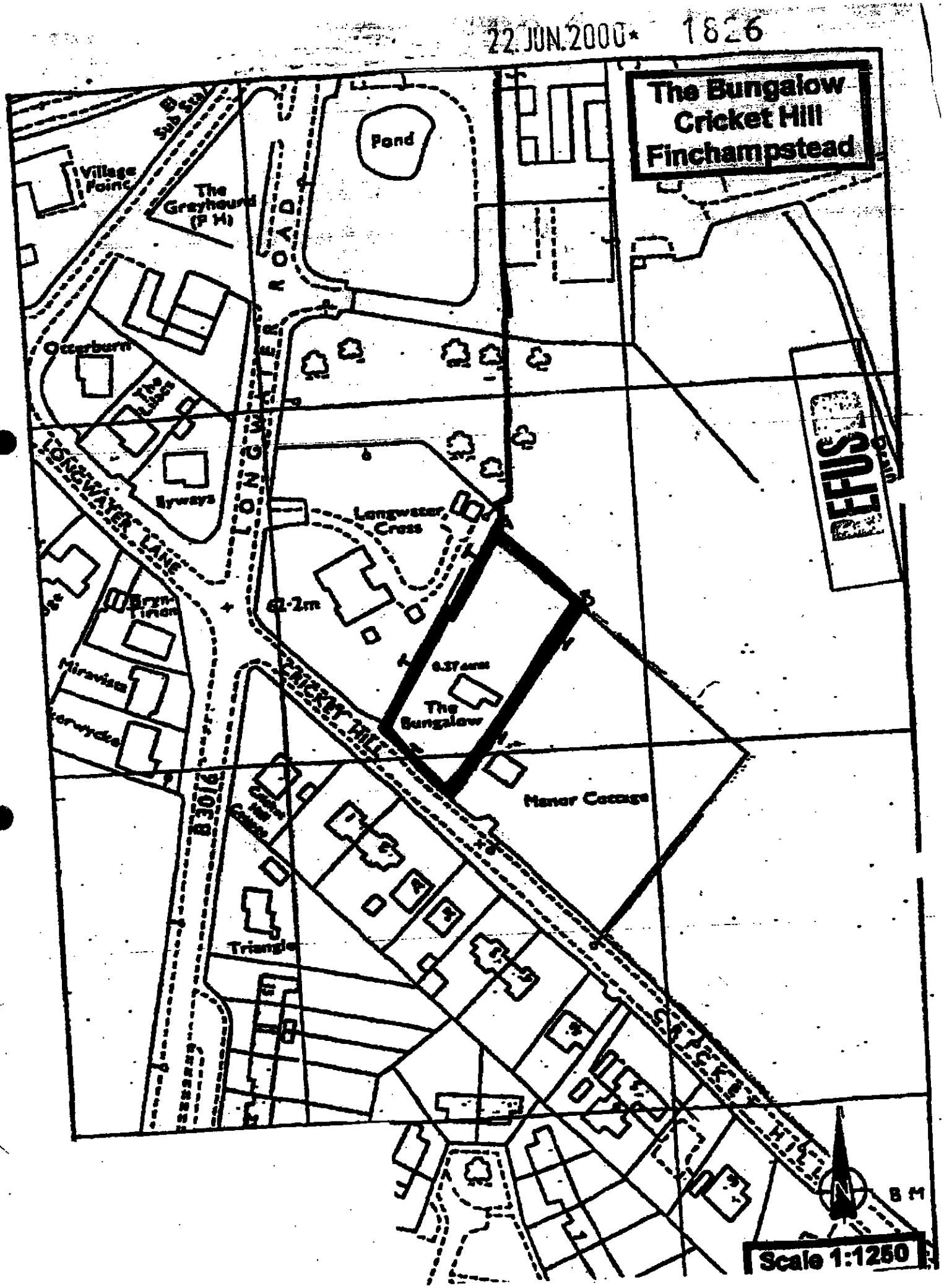
2. Extracts from Berkshire Structure Plan

3. Extracts from South East Area Local Plan

4. Extracts from Wokingham District Local Plan (Deposit Draft) - Consolidated Document November 1997

APPENDIX 1

22 JUN 2000 1826



APPENDIX 2



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.

Designation of and Development within Areas of Special Landscape Importance

Policy C8 Areas of Special Landscape Importance will be delineated and designated through local plans. The location, scale, form, character and type of development in these areas will be carefully examined to protect their special landscape significance.

5.35 Examples of Areas of Special Landscape Importance defined by or to be considered for inclusion or redefinition in local plans are :

The area between Wargrave and Cookham

The Blackwater Valley Area

The Farley Hill Area

Windsor Great Park

Bearwood, Sindlesham

The area at Donnington, north of Newbury

The area north of Theale

The Greenham/Crookham area

5.36 The designation of ASLI's will serve to highlight particularly important parts of the countryside which display landscape characteristics of importance in the county context, that should be taken into account in planning decisions. In considering the designation and delineation of an ASLI, the local planning authorities will apply the following criteria (derived from the Countryside Commission's 'Landscape Assessment Guidance' 1993) to ensure consistency throughout the County'.

(i) ***Landscape as a resource***
The landscape should be a resource of at least county importance for reasons of rarity or representativeness.

(ii) ***Scenic quality***
It should be of high scenic quality, with pleasing patterns and combinations of landscape features, and important aesthetic or intangible factors.

(iii) ***Unspoilt character***
The landscape within the area generally should be unspoilt by large-scale, visually intrusive industry, mineral extraction or other inharmonious development.

(iv) ***Sense of place***
It should have a distinctive and common character, including topographic and visual unity and a clear sense of place.

APPENDIX 3

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG11 1WR
Telephone: (0734) 786833
Fax: (0734) 778735

❖ 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.

the larger Bearwood Area of Special Landscape Importance which is identified in the Loddon Area Local Plan. It is a significant wooded area which rises above the Loddon Valley to the west and the Emmbrook to the east and is prominent in long distance views from the surrounding area. The section within this plan area is particularly important in providing a strong wooded boundary to the westerly development of Wokingham.

1.3.15 The criteria used to identify these areas and the alternative boundaries considered are contained in Working Paper Three which is available separately from this Plan. The following policies are intended to:

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

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

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

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

❖ SC3 AREAS OF SPECIAL LANDSCAPE IMPORTANCE

WITHIN THE BLACKWATER VALLEY AND FINCHAMPSTEAD, AND BEARWOOD, AREAS OF SPECIAL LANDSCAPE IMPORTANCE AS DEFINED ON THE PROPOSALS MAP LAND USES OR BUILT DEVELOPMENT WILL NOT BE ALLOWED WHICH WOULD CAUSE LONG-TERM DAMAGE TO THE RURAL CHARACTER OR SPECIAL LANDSCAPE QUALITIES OF THE AREA.

❖ SC4 SETTING OF AREAS OF SPECIAL LANDSCAPE IMPORTANCE

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

❖ SC5 MANAGEMENT OF AREAS OF SPECIAL LANDSCAPE IMPORTANCE

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

LANDSCAPE MANAGEMENT

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

1.3.18 Over recent years public awareness of changes in the countryside has increased. Modern farm production and management methods and the need for them are perhaps not readily understood by those not employed in agriculture. At the same time increased accessibility to the countryside for its recreational

AGRICULTURAL BUILDINGS AND OTHER STRUCTURES IN RURAL AREAS

1.3.49 As has already been described, many agricultural operations and developments are outside of planning control. However, in certain circumstances planning permission is required, (e.g. for the erection of very large farm buildings or those close to main roads). Modern agricultural buildings are often starkly different from their historic predecessors, and can have a major impact upon the rural landscape. The District Council would urge that whether or not such development requires planning permission, care should be taken to ensure the scale, appearance and siting of such structures is sympathetic to the character and appearance of their surroundings in accordance with policy SC15 above. In considering such applications the District Council will consult, as necessary, with the Ministry of Agriculture, Fisheries and Food or agricultural consultants. Notice will also be taken of leaflets published by MAFF giving advice on the siting and planning of farm buildings.

REDEVELOPMENT AND EXTENSIONS IN RURAL AREAS

1.3.50 Within rural areas existing buildings will be the subject of proposals for redevelopment or extension. In some cases these will be large residential properties set in extensive grounds. There will be a presumption in favour of a continuation of residential use, in accordance with policy SH3, especially where the buildings are of architectural and historical importance. In some cases larger properties may be converted into smaller self-contained units in accordance with policy SH4. This will provide for the growing number of smaller households.

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

❖ SC18 REPLACEMENT DWELLINGS IN RURAL AREAS

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

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

B) THE SITING AND DESIGN OF THE NEW DEVELOPMENT HAS THE MINIMUM IMPACT ON THE RURAL ENVIRONMENT AS REQUIRED BY POLICY SC15.

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

1.3.52 Within the rural areas only minor extensions to existing dwellings will normally be permitted, consistent with Policy EN1 of the Replacement Structure Plan for Berkshire. The cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance of the countryside, and reduce the range of house types available in the rural areas. Extensions to buildings in other uses will be treated on their merits, but generally the District Council will adopt a similar approach, and will be particularly concerned to see that the requirements of policy SC15 are observed.

❖ SC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS

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

NEW USES FOR EXISTING BUILDINGS IN RURAL AREAS

1.3.53 With changing agricultural patterns and practices and other changes in the rural economy, a number of farm buildings are now surplus to requirements. Many of these buildings are of considerable merit using traditional materials and vernacular styles. The retention of these buildings can be ensured by allowing conversion to residential or other appropriate use. Such conversions need to protect and retain the essential character of the building. In addition, the conversion should not detract from the amenities of the rural area by inappropriate fencing, large extensions and garages or the incorporation of extensive agricultural areas within the curtilage for amenity purposes. Where the existing buildings are unattractive or have an adverse impact on the rural environment their perpetuation by conversion would not be appropriate.

1.3.54 Evidence that a building is not redundant for its present use is not by itself sufficient grounds for refusing permission for a new proposed use. However, in circumstances where the District Council has reasonable cause to believe that an applicant has attempted to abuse the system by constructing a new farm building with the benefit of permitted development rights, with the intention of early conversion to another use, it will be appropriate to investigate the history of the building to establish whether it was ever used for the purpose for which it was claimed to have been built.

❖ SC20 CONVERSION OF BUILDINGS IN RURAL AREAS TO DWELLINGS

IN RURAL AREAS, PROPOSALS FOR THE USE OR CONVERSION OF BUILDINGS TO DWELLINGS WILL GENERALLY BE APPROPRIATE PROVIDED THAT ALL OF THE FOLLOWING CRITERIA APPLY:

A) THERE IS NO SIGNIFICANT CONFLICT WITH ANY OTHER LOCAL OR STRUCTURE PLAN POLICY;

B) THE BUILDINGS ARE STRUCTURALLY SUITABLE FOR CONVERSION OR ADAPTION. EVIDENCE THAT THIS IS SO WILL BE REQUIRED BEFORE PLANNING PERMISSION IS GRANTED. NORMALLY THIS WILL BE IN THE FORM OF A DETAILED REPORT PREPARED BY A SUITABLY EXPERIENCED AND QUALIFIED SURVEYOR OR ARCHITECT;

C) THE CONVERSION DOES NOT DETRACT FROM THE SCALE AND CHARACTER OF THE BUILDINGS;

D) THE BUILDINGS ARE NOT UNSIGHTLY OR OBTRUSIVE ELEMENTS IN THE LANDSCAPE;

E) THERE WILL BE NO ADVERSE EFFECT ON THE APPEARANCE, CHARACTER OR AMENITY OF THE COUNTRYSIDE OR NEARBY PROPERTIES;

APPENDIX 4



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

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.*(PA 2/7) 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. **[A1]**

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. **[A1]**

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.

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.

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

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

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

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

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

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

WHERE SUCH A DWELLING IS JUSTIFIED THE COUNCIL WILL ENSURE:

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Extensions to Existing Dwellings in the Countryside

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

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

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

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

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined.

PROTECTING AND MANAGING THE LANDSCAPE

INTRODUCTION

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

2.44 Landscape is important because it is:

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

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

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

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

POLICY WLL1: HIGH QUALITY AGRICULTURAL LAND

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

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

Implementation: The development control process.

Monitoring: Planning applications determined.

Areas of Special Landscape Importance (ASLI)

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

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

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

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

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

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

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

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

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

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

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

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

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

POLICY WLL2: AREAS OF SPECIAL LANDSCAPE IMPORTANCE

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

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

Implementation: The development control process

Monitoring: Planning applications determined.

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

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

POLICY WLL3: SETTING OF AREAS OF SPECIAL LANDSCAPE IMPORTANCE

DEVELOPMENT WILL NOT BE ALLOWED ON LAND THAT IS EITHER:

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined.

River Valleys

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

9 March 2001

Alliance
Environment & Planning Ltd
276 High Street
Guildford
Surrey
GU1 3JL
Tel: 01483 579098
Fax: 01483 504399
support@alliance-plan.co.uk
www.alliance-plan.co.uk

Miss A Groves
The Planning Inspectorate
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Dear Miss Groves,

PLANNING APPEAL APP/YX/0360/A/01/1058849 AT THE BUNGALOW, CRICKET HILL, FINCHAMPSTEAD, BERKSHIRE (HO176).

I refer to the Council's questionnaire and associated documents and wish to make comment on the proposed conditions, specifically numbers 3 and 4.

The imposition of conditions is best served when they are seen to be *"fair, reasonable and practicable"*. I consider that conditions 3 and 4 do not meet the tests as prescribed by Circular 11/95 or the spirit of paragraph 37 of Planning Policy Guidance Note 1 – General Policy and Principles (PPG1). They are not necessary, relevant to the development to be permitted or reasonable in all other respects.

Paragraph 37 PPG1 states that:

"In exercising control over development, conditions can be imposed on planning permissions only where there is a clear land-use planning justification for doing so. Generally, conditions should be used in preference to planning obligations, and in a way which is clearly seen to be fair, reasonable and practicable. One key test is whether a particular condition is necessary is if planning permission would have to be refused if the condition were not imposed. Otherwise, such a condition would need special and precise justification."

Condition 3 seeks to remove Classes A, B and C of the Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (GDO). The reason given for imposition of the condition is to safeguard the appearance of the premises and the residential and visual amenities of neighbouring properties. I consider that this not sufficient reason to impose such a condition where it is every householder's right to able to marginally extend their property through permitted development.

The property is located on a spacious plot and is well screened from its neighbours. There are limited views into the site and a small permitted development extension would

not easily be viewed from the neighbour's properties and therefore will not affect their visual or residential amenity. It also assumes that any permitted development extension under Class A would be poorly designed when this would not be the case.

With regard to Classes B and C of the GDO, the property has been designed with a shallow pitched roof and is incapable of being converted into habitable accommodation. Therefore, the condition is totally unnecessary and unreasonable.

Condition 04 seeks to remove the right to insert a window into an existing wall of the house. I consider, again, that this condition is unreasonable. There is sufficient space between the proposed building and its neighbours not to cause a loss of privacy that would otherwise render this proposition unacceptable.

Therefore, I would respectfully request that if the Inspector is minded to allow this appeal that the Council's suggested conditions 03 and 04 not be imposed.

I have copied this letter to the Local Planning Authority.

Yours sincerely,

Geoff Douglass
Senior Project Manager

CC Mrs D Gumbrell, Wokingham District Council.
Mr D Howe, David Howe Construction Co.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | PT 31809
POL
CS
APP
14 JUL 2000
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My Ref: JRM
ACK:
FILE:

From: John Mullaney
Environmental Health

To: Angela Odell
Planning Department

Date: 12/07/00

THE BUNGALOW, CRICKET HILL, FINCHAMPSTEAD F/2000/1826

Having considered the above application , I recommend the following condition is attached :

Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

John Mullaney
Environmental Health Officer

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 15 September 2000

Location:	The Bungalow, Cricket Hill, Finchampstead
Proposal:	Proposed demolition and erection of replacement dwelling
Application Number:	F/2000/1826

In response to your consultation dated 4 September 2000 for the above application, the tree and landscape comments are as follows:

Having seen the survey plan and revised drawing no. 1542/02A, the proposals are acceptable and will not damage the Oak tree provided that the tree is protected by fencing to conform to BS 5837, Trees in relation to Construction, to prevent storage of materials or topsoil within the protected zone.

No excavation for services should take place within the protected area of the tree.

The extent of the excavations will still have a visually detrimental impact on the ASLI locally when viewed from Cricket Hill, especially as views into the site will be opened up by the removal of part of the hedgerow to gain access.

As part of the existing hedgerow along the front of the property is shown to be removed to gain access to the plot, additional planting at the front of the site needs to be provided as part of a landscape scheme for the site to compensate for this loss, in the interests of amenity.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 18 July 2000

Location:	The Bungalow, Cricket Hill, Finchampstead
Proposal:	PROPOSED DEMOLITION AND ERECTION OF REPLACEMENT DWELLING
Application Number:	F/2000/1826

In response to your consultation dated 4 July 2000 for the above application, the tree and landscape comments are as follows:

The site is located within the ASLI and the Oak at the front of the site is protected by a TPO. The size of the proposed house is more in scale with the existing adjacent properties, than previous applications, however there is no indication on the proposal drawing of the extent of the earthworks to lower the ground level and how this will effect the TPO oak.

The drawing as shown indicates the drive to be constructed at approximately 7m from the centre of the oak tree. Although this distance conforms to the minimum distance as set out in BS 5837, the plan shows that there will be a reduction in ground level but does not give any figures as to what the reduction in levels will be, therefore it is difficult to make a judgement as to whether the tree will be harmed by the proposals. In order that the application can be assessed more fully, the applicant should provided details of existing and proposed ground levels along the edge of the driveway and at the top of the bank, closest to the tree, as well as sections through the slope showing gradient of excavations. If the ground levels have changed substantially around the edge of the tree then re-siting of the proposed dwelling and driveway further back within the site will reduce the damage that could be caused to the tree by the excavations, as they will be further away.

The extent and depth of the excavations will have a visually detrimental impact on the ASLI locally when viewed from Cricket Hill, especially as views into the site will be opened up by the removal of part of the hedgerow to gain access.

The tree should be protected by fencing to BS 5837, Trees in relation to Construction, to prevent storage of materials or topsoil within the protected zone.

Part of the existing hedgerow along the front of the property is shown to be removed to gain access to the plot. Additional planting at the front of the site needs to be provided as part of a landscape scheme for the site to compensate for this loss in the interests of amenity.

Catherine Brimble

Catherine Brimble
Landscape Architect

The Planning Inspectorate

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

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443

GTN 1371-6079

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

Your Ref: F/2000/1826

Our Ref: APP/X0360/A/01/1058849

Date: 17 May 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR D HOWE
SITE AT THE BUNGALOW, CRICKET HILL, FINCHAMPSTEAD, BERKSHIRE, RG40 3TP

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

The attached leaflet explains the right of appeal to the High Court against the decision and how the documents can be inspected.

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

The Complaints Officer
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Phone No. 0117 372 8252 Fax No. 0117 372 6219

E-mail: Complaints@planning-inspectorate.gsi.gov.uk

Yours faithfully

Miss A Groves

COVERDL1

PLANNING SERVICES	HPT 43432
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CS	
18 MAY 2001	
COPIES TO:	ACK:
	FILE:

Tel. (0118) 974 6448 (Direct Line)
Date: March 29, 2001
My ref: F/2000/1826
Your ref: APP/X0360/A/01/1058849

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

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 Miss Groves

APPEAL BY: Mr D Howe
SITE: The Bungalow, Cricket Hill, Finchampstead

With reference to this appeal, I enclose 2 copies of the Council's statement of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. March 1, 2001
My ref. F/2000/1826
Your ref.

Mr G Markhorn
Longwater cross
Finchampstead
RG40 3TS

APPEAL FORM is AT APP 1. of Appellant's Statement & decision notice is contained in App. 2.

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

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Mr D Howe
SITE: The Bungalow, Cricket Hill, Finchampstead
PROPOSAL:Proposed demolition of existing dwelling & erection of replacement dwelling

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

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate and copied to the appellant

As your interests may be affected, you can give your views on the appeal in writing to Miss A Groves The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ. You should, if possible, send three copies quoting reference APP/X0360/A/01/1058849. Comments received after 4th April 2001 will not normally be seen by the Inspector & will be returned.

The application, decision notice, and the appellant's grounds of appeal may 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).

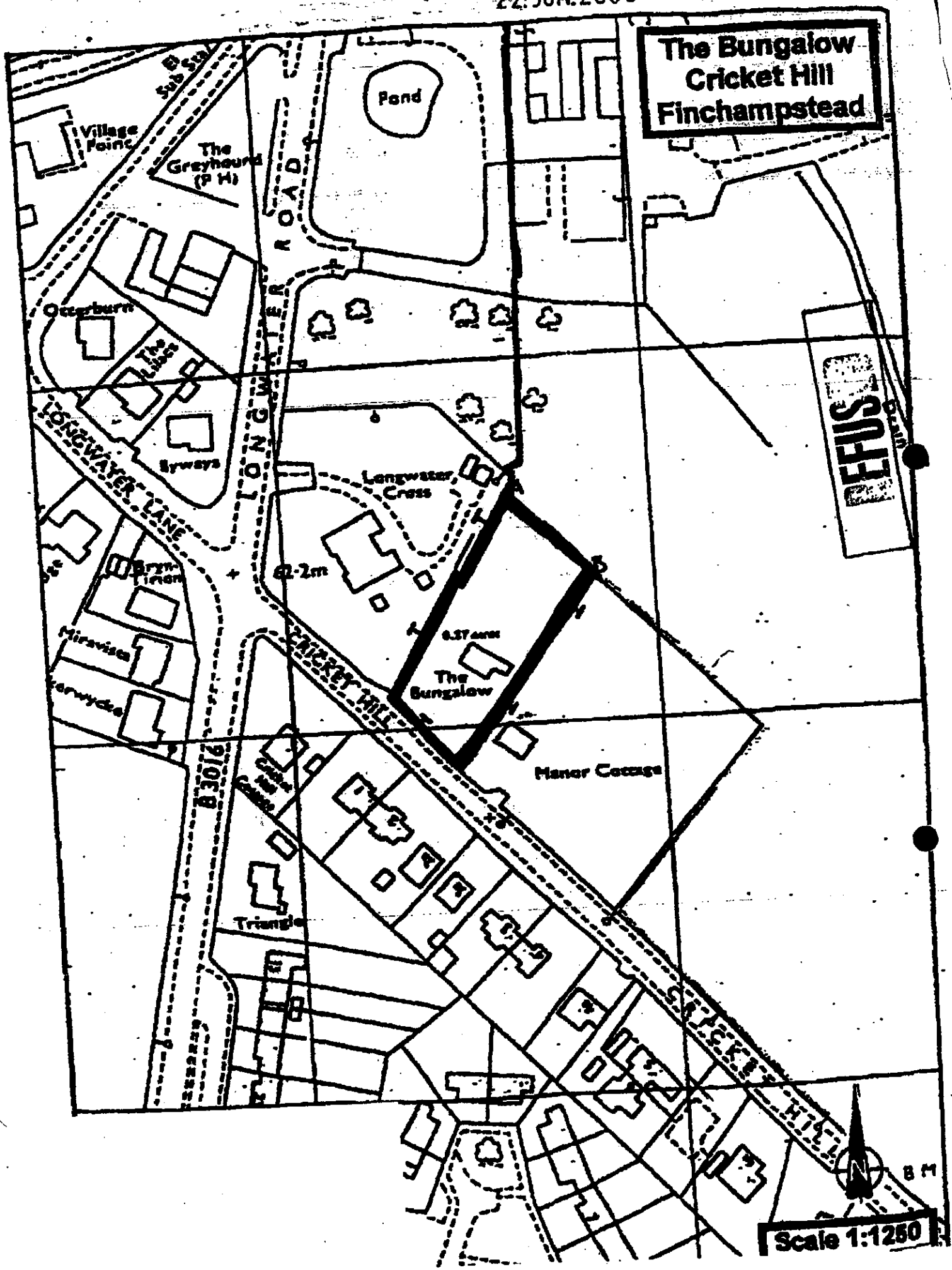
A free booklet, Guide to taking part in Planning Appeals, is available from this office.

If you wish to be notified of the result of the appeal, you should write to Miss Groves at the Planning Inspectorate requesting a copy of the decision. Please quote reference APP/X0360/A/01/1058849.

Yours faithfully

Denise Gumbrell
Appeals Assistant

22.JUN.2000 1826



Tel. (0118) 974 6448 (Direct Line)
Date: March 1, 2001
My ref: F/2000/1826
Your ref: APP/X0360/A/01/1058849

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

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 Miss Groves

APPEAL BY: Mr D Howe
SITE: The Bungalow, Cricket Hill, Finchampstead

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.
I have also sent a copy to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. March 1, 2001
My ref: F/2000/1826
Your ref:H0176

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 G M Douglass
Alliance Environment & Planning Ltd
Lyons House
Station Rd
Frimley
Camberley
Surrey
GU16 5HF

Dear Sir

APPEAL BY: **Mr D Howe**
SITE: **The Bungalow, Cricket Hill, Finchampstead**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

(H)

The Planning Inspectorate

PLANNING SERVICES | HPT 40160
POL | TLS
DC | ENF
APP |
CS DB
22 FEB 2001
COPIES TO: | ACK:
FILE:

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: F/2000/1826

Our Ref: APP/X0360/A/01/1058849

Date: 21 February 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR D HOWE
SITE AT THE BUNGALOW, CRICKET HILL, FINCHAMPSTEAD, BERKSHIRE, RG40 3TP

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

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

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

You must **submit** the following documents within this timetable:

Within 2 weeks from the starting date -

You must notify any statutory parties and interested persons who were consulted at application stage and those who made comments that the appeal has been made. You should tell them that: -

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.
ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must submit a copy of a completed appeal questionnaire and supporting documents to the appellant and me (including relevant development plan policies when appeals are against non-determination).

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement. I will forward the appellant's final comments to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. In most cases the visit will be arranged within 12 weeks of the **starting date**.

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

Planning obligations - Section 106 agreements

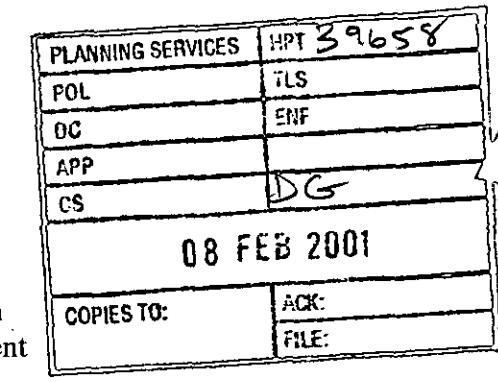
A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

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

Yours faithfully

Miss A Groves

102(BPR)



Alliance
Environment & Planning Ltd

Lyons House
2 Station Road
Frimley, Surrey
GU16 5HF

Tel: 01276 418205
Fax: 01276 418208
support@alliance-plan.co.uk

www.alliance-plan.co.uk

7 February 2001

The Development Control Section
Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs,

Planning Appeal at The Bungalow, Cricket Hill, Finchampstead, Berkshire, RG40 3TP : Demolition of Existing Bungalow and Erection of Replacement Dwelling (HO176).

I enclose a set of forms, appeal statement and supporting information for an appeal against the refusal of planning permission by Wokingham District Council for the demolition of the existing bungalow and the erection of a replacement dwelling.

A copy of the appeal forms, appeal statement and supporting information has been sent to the Planning Inspectorate.

If you wish to discuss this matter further please do not hesitate to contact me on 01276 418205.

Yours faithfully

Geoff Douglass
Senior Project Manager

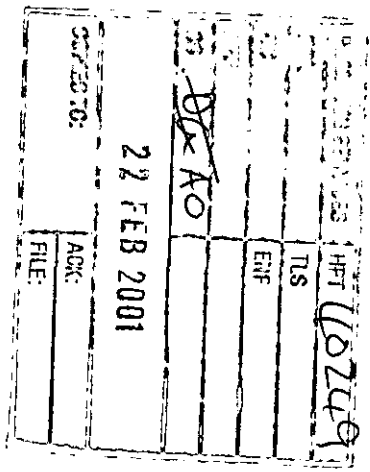
Alliance
Environment & Planning Ltd

Lyons House
2 Station Road
Frimley, Surrey
GU16 5HF

Tel: 01276 418205
Fax: 01276 418208
support@alliance-plan.co.uk

www.alliance-plan.co.uk

FAO: Ms Angela Odell.



With Compliments

21 February 2001

Alliance
Environment & Planning Ltd

Lyons House
2 Station Road
Frimley, Surrey
GU16 5HF

Tel: 01276 418205
Fax: 01276 418208
support@alliance-plan.co.uk

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The Planning Inspectorate
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Dear Sirs,

Planning Appeal at The Bungalow, Cricket Hill, Finchampstead, Berkshire, RG40 3TP : Demolition of Existing Bungalow and Erection of Replacement Dwelling (HO176).

I refer to my letter dated the 7 February 2001 submitting a statement and supporting information for an appeal against the refusal of planning permission by Wokingham District Council for the demolition of the existing bungalow and the erection of a replacement dwelling.

The supporting statement refers to the proposed houses being built with white rendered elevations. However, on reflection, the proposed building is to be built of stock bricks under a slate roof. This will enable the building to blend into the surrounding area and follow the context set by neighbouring properties. The proposed property will still have the feature band delineating the ground and first floors and is designed as small country cottage.

I also draw your attention to the following:

Paragraph 2.4 should read:

"The planning application, the subject of this appeal, was submitted on the **21 June 2000 by the Appellants Architectural Consultant**. The application forms, certificates of ownership, plans, officer's report and refusal notice are submitted at **Appendix 2**."

Paragraph 2.5 should read:

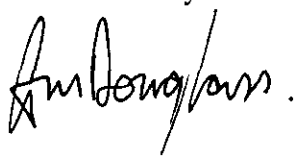
"**Wokingham District Council considered the application under delegated powers**. The officer's report to Committee gave an assessment of the application and considered the issues to be the size of the proposed dwelling and the effect of the development on the character and appearance of the Area of Special Landscape Importance and the countryside. **The refusal notice dated 26 September 2000 and the officer's report are attached as Appendix 2.**"

A copy of this letter has been sent to the Local Planning Authority.

If you wish to discuss this matter further please do not hesitate to contact me on 01483 579098.

Please note that we have changed address to 276 High Street, Guildford, Surrey, GU1 3JL. Telephone 01483 579098 and Fax 01483 504399. All correspondence should now be sent to this address.

Yours faithfully



Geoff Douglass
Senior Project Manager

CC Mr D Howe, David Howe Construction Co.
Ms Angela Odell, Wokingham District Council.