X SYSTEMS LTD

APPLICATION NO:
F/2000/1157

LOCATION:
Greenacres Farm Nine Mile Ride, Finchampstead Wokingham.

APPLICANT:
Greenacres Farm Ltd C/O Robin Bradbeer Ltd

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

EARLIEST DATE FOR DECISION: **11/05/2000**

APPLICATION EXPIRY DATE: **29/05/2000**

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Greenacres Farm Ltd
C/O Robin Bradbeer Ltd
Planning And Dev Consultancy
20 Lansdown Parade
Cheltenham
Glos
GL50 2LH

Application Number: F/2000/1157

Parish: **FINCHAMPSTEAD**

Location: **Greenacres Farm, Nine Mile Ride, 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 replacement dwelling would be excessive in size and massing compared with the existing dwelling and, due to its prominent siting, would have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to South East Area Local Plan Policy SC18 and to the aims of Wokingham District Local Plan (Deposit Draft) Policy WCC7.

John Mitchell

John Mitchell
Development Control Manager
Date: 22 May 2000

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

For Appl. file.

Appeal Decision

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Site visit made on 26 June 2000

by Martin Andrews MA BSc(Econ) DipTP(Dist) MRTPI

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

Date
17 JUL 2000

Appeal A: APP/X0360/A/00/1040613
Greenacres Farm, Nine Mile Ride, Wokingham

- 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 Greenacres Farm Limited against the decision of Wokingham District Council.
- The application (ref: F/1999/0096), dated 26 November 1999, was refused by notice dated 12 January 2000.
- The development proposed is the demolition of the existing dwelling and the erection of a replacement dwelling.

Summary of Decision: The appeal is dismissed.

Appeal B: APP/X0360/A/00/1043773
Greenacres Farm, Nine Mile Ride, Wokingham

- 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 Greenacres Farm Limited against the decision of Wokingham District Council.
- The application (ref: F/2000/1157), dated 28 March 2000, was refused by notice dated 22 May 2000.
- The development proposed is the demolition of the existing dwelling and the erection of a replacement dwelling.

Summary of Decision: The appeal is dismissed.

Main Issue

1. I consider that the main issue in both Appeals A and B is the effect of the proposal on the character and appearance of the countryside having regard to the prevailing policies.

Planning Policy

2. The development plan comprises the Berkshire Structure Plan 1991-2006, adopted in 1995 and the South East Area Local Plan, 1994. In the Structure Plan, Policy C2 exercises strict control over development outside settlement boundaries in the countryside. Criterion (ii) permits the redevelopment of existing buildings provided the new structure is appropriate in scale, form, impact, character and siting to its location in the countryside. The Local Plan is now time expired but is in general conformity with the Structure Plan and continues to be used for development control purposes. It includes Policy SC18, which specifically relates to replacement buildings in rural areas. These may be permitted subject to three criteria including C), a proviso that the size of the replacement does not 'significantly' exceed that of the existing property both in height and floor area.

3. Reference has also been made to the Deposit Draft of the Wokingham District Local Plan but the general thrust of the policies remains unaltered and the Local Plan Inquiry into objections is still in progress. I shall therefore attach limited weight to this document and determine these appeals primarily in the light of the extant Structure and Local Plans and other relevant guidance.

Reasons

4. The Council's reasons for refusal are similar and the appellants' grounds of appeal are the same for both the Appeal A and B proposals. The Appeal B application was submitted in an attempt to overcome the reasons for refusal in the Appeal A scheme. Although the design of the two dwellings is quite different and there are also some differences in their size, essentially I consider that they can be considered together in terms of their impact on the character and appearance of the area.

5. Local Plan Policy SC18 introduces two yardsticks in the requisite comparison between an existing building and its proposed replacement: height and floor area. The ridge height of both appeal proposals compared to that of the existing dwelling is not significantly different, particularly when the lower slab levels are taken into account: 600mm higher in the case of Appeal A and 200mm lower in Appeal B. However there are substantial increases in their gross floor areas compared to the 154m^2 of the present building. In Appeal A the building would have an area of 360m^2, an increase of 134%. In Appeal B the comparative figures are 398m^2 and 158%.

6. By any reasonable definition I consider the increase in the proposed floor areas to be 'significant' and therefore in conflict with criterion C) of Policy SC18. When the footprints of the buildings are compared, the increases from the 154m^2 of the existing dwelling are lower: an increase of 75m^2 or 48% in Appeal A and 70m^2 or 45% in Appeal B. But it is the floor area rather than the footprint that is referred to in the policy and the size of footprint does not reflect the increase in bulk and prominence that would occur at first floor level. However even if the footprint were to be considered the more valid comparison, I regard an increase in almost half compared to the existing to again be 'significant'.

7. I have noted the calculations in respect of the 'fall back' position whereby under 'permitted development' the existing dwelling could have a substantial increase in its footprint and, in particular, its gross floor area without the Council's permission. However these increases are still substantially less than those that would result from the erection of the replacement dwelling in either scheme. Also in practical terms their visual impact on the surrounding countryside would be much less than that of the much larger replacement building in each appeal proposal.

8. With regard to this impact of the increase in size, I saw on my visit that large stretches of Nine Mile Ride have been subject to 'ribbon' development of, for the most part, fairly modern dwellings of a variety of types, designs and sizes. In contrast the appeal site occupies part of a gap in the development. The gap stretches as far east as further housing at Warren Lane. Although sited within this gap the existing bungalow is modest in size and essentially low profile. Moreover despite the presence of some oak and silver birch trees on the eastern part of the site's frontage, the relative absence of tree cover at this point affords longer distance views into more open countryside beyond. The backcloth of commercial and industrial buildings does not significantly reduce the open and rural nature of the land.

9. These views are particularly in evidence when travelling along Nine Mile Ride eastwards towards Wokingham and are an important reminder that the locality's rural context is for the most part hidden by development on both sides of the road. I consider that the development of a large two-storey dwelling, even allowing for the demolition of the present bungalow, would have a significantly harmful effect on the rural character and appearance of the area. There is little to choose between the adverse impact of the two appeal proposals as both would be prominent and obtrusive and in clear conflict with Structure Plan Policy C2(ii). However the increased bulk and prominence caused by the five dormer windows in the front elevation of Appeal Scheme B more than outweighs any advantage gained by the reduction in width and height from the proposal in Appeal A.

10. I have noted the reference to other replacement / additional dwellings in the area including the appeal decision at Oakview, Park Lane (DETR Ref. T/APP/X0360/A/98/297281/P8). However none of these cases or the support from occupiers close to Greenacres Farm override my findings that the current proposals would be in breach of the Council's policies and cause material harm to the objective of protecting the countryside from inappropriate and insensitive development.

Conclusion

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

Formal Decision

12. In exercise of the powers transferred to me, I dismiss both Appeals A and B.

Martin Andrews

INSPECTOR

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1157

Applicant : Greenacres Farm Ltd C/O Robin Bradbeer Ltd.

Location : Greenacres Farm, Nine Mile Ride, Finchampstead, Wokingham.

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

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

Date of Neighbour Notifications : ✓

Date of Site Visit : 25.4.00

Date Registered : 03/04/2000

Earliest Date for Decision : 11/05/2000

Latest Consultation Date/Site Notice Expiry Date : 11/05/2000

Application Expiry Date: 29/05/2000

Consultation Responses : Parish Council: No objection.
HW officer: No obj. subj. to conditions

Planning Issues : 1) Effect on character & appearance of area
2) Effect on neighbours.

Application Number: F/2000/1157

Appraisal :

1, Effect on character & appearance of area.

In rural area, so SEALP SC18 & aims of WCC7 of WDLP apply. Existing bungalow is single storey & 147 m² (external dimensions). Proposed dwelling will be 227 m² gr. floor & 174 m² first floor. Total: 402 m². This represents an increase of between 2 & 3 x the floorspace (254 m² ↑ in fs → 173% ↑) and footprint increase of 80 m² or 55% ↑. Proposed dwelling will be 6.7 m in ht. compared with existing estimated 5.8 m. The proposal represents a major increase in both footprint & floorspace. Whilst the land is slightly lower than the site of the existing bungalow, the perceived height would be greater due to the greater height of building, even if the actual height is not higher. As the dwelling would be sited in its own in a prominent position in largely open land on the S. side of 9MR, consider it would be unacceptable in effect under SC18/WCC7.

Recent refusal No. F/1999/0096 now at WR appeal for same type of proposal. Although the proposed design now lower in height & more compact (in design (in particular less wide) it would actually have slightly larger fs (due to larger first floor) & similar footprint. Consider proposal has not over come previous objections.

Effect on neighbours

Opposite in 9MR. Approx 40 m away on other side of road. ∴ consider no unacceptable effect on neighbours.

re: agent's letter. states fs is 154 of existing not 147 and proposed 398 m² if this so calcs as follows ↑ fs = 244 m² = 158% ↑. footprint (224 proposed) ↑ = 70 m² = 45% ↑.

Also states first floor could be converted under p.d. Whilst this so, it has not been. Also, policy SC18 states that the new dwt. should not significantly exceed that of the existing - and it clearly does. Agent refers to other egs of replacement dwellings allowed, but also there are e.gs of refusals & dismissed appeals, so consider these do not set a precedent for the current proposal. ∴ consider rec. refusal.

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

(tick appropriate box)

Application Number F/2000/1157
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed replacement dwelling would be excessive in size and massing compared with the existing dwelling and, due to its prominent ~~position~~ siting, would have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to SEALP Policy SC 18 and to the aims of WDLP(PD) Policy WCC7.

RECORD OF SITE VISIT

SITE ADDRESS: Greenacres Farm
Nine Mile Ride Finchampstead
Wokingham.

APPLICATION NUMBER: F/2000/1157

OFFICER: Angela Odell

DATE OF SITE VISIT: 25.4.00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Predominantly rural area.

3. DESCRIPTION OF SITE/BUILDING Existing bungalow on site.

4. RELATIONSHIP TO ADJOINING PROPERTIES Res. properties opposite
Converted blgs to industry etc. at rear of whole site.

5. SITE CONSTRAINTS

TREES N A

ACCESS/PARKING as for existing.

LEVELS Flat.

BOUNDARY TREATMENT

OTHERS

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1157**

Greenacres Farm, Nine Mile Ride, Finchampstead, Wokingham.

Proposed demolition of existing dwelling and erection of replacement dwelling.

Transfer: Yes ☐ No ☐

Reason for Transfer:

Signed: _____ Date: 19.5.00

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.

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1157**

Greenacres Farm, Nine Mile Ride, Finchampstead, Wokingham.

Proposed demolition of existing dwelling and erection of replacement dwelling.

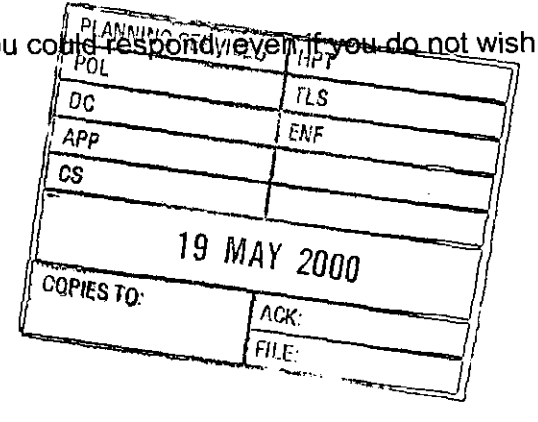
Transfer: Yes ☐ No ☑

Reason for Transfer: N/A

Signed: _____ Date: 15-05-00

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.



Tel: (0118) 974 6445

Date: 12.5.00

My ref: F/2000/1157

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/2000/1157
Greenacres Farm, Nine Mile Ride, 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 22.5.00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1157**
Greenacres Farm, Nine Mile Ride, 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.

FROM: Angela Odell

DATE: 17 April 2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

25 APR 2000

COPIES TO:	ACK:
	FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1157

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

Site Address: Greenacres Farm, Nine Mile Ride, Finchampstead, Wokingham.

Applicant: Greenacres Farm Ltd C/O Robin Bradbeer Ltd.

Your observations are required in respect of this application **by 11/05/2000** .

The Parish Council has no objections to this application.

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

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 17 April 2000

Application Number: F/2000/1157

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

Site Address:
Greenacres Farm, Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Greenacres Farm Ltd C/O Robin Bradbeer Ltd.

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

✓ below as applicable;

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

SC 23 - PARKING & TURNING (SR 06)

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

26-4-00

Tel: (0118) 974 6445

Date: 12.5.00

My ref: F/2000/1157

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/2000/1157
Greenacres Farm, Nine Mile Ride, 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 22.5.00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1157**
Greenacres Farm, Nine Mile Ride, 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.

Received by Wokingham District Council

Application No: F/2000/1157

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

Location:
Greenacres Farm, Nine Mile Ride, Finchampstead, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/05/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 3 APR 2000

Officer: AO | Application No. F|2000|1157

Map No. 98/106 ..... Site ...020...

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: GREEN ACRES FARM NINE MILE RIDE

Parish: FINCHAMPSTEAD Ward: Finch South.
17.4.2000

Applicant: GREENACRES FARM LTD
Resubmission 1999|0096 refused.

Fee Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

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.....

NEIGHBOURS:

✓

65, 67, 69, 71 & 73 Nine Mile Ride

.....

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.....

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03.APR.2000* 1157

Robin Bradbeer Limited

Planning & Development Consultancy

20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

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

Ref. No. RWB/114
30 March 2000

For the attention of Mrs A Odell
Development Control

Dear Mrs Odell

SITE : GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD
PROPOSAL : DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING

I attach a completed planning application for the above development which comprises the following documentation:

1. Certificate of Ownership and Agricultural Holdings Certificate
2. Six copies of the Part 1 application form
3. Six copies of each of the following drawings:

• 114/99/4	location plan	1:25000
• 114/99/5A	site plan	1:500
• 1539/01	floor plans & elevations	1:100

This revised proposal has been prepared following the refusal of application F/1999/0096 by Notice dated 12/01/00.

Following our subsequent discussion at the Council Offices the applicant has commissioned an entirely new design. We believe that this new proposal adequately addresses the reasoning which lay behind the previous refusal and which you articulated when we met. The key facts relating to this proposal are set out below.

EXISTING DWELLING

The existing dwelling is situated approximately 16m away from the boundary to Nine Mile Ride in an open position between two preserved oak trees which lie to the west and an area of preserved trees (oak, birch, pine) which lie to the east (TPO 510/1989 T10, T11 and A4). The dwelling has a footprint of 154m² and a ridge height of 5.9m. This footprint has been calculated from actual measurements taken on site and the resultant figures rounded to the nearest m². Appendix A refers. Therefore, the reference in your earlier report to an existing floorspace of 147m² is, with the greatest respect, not accurate.
It is also relevant to take into account the scope to convert the roofspace to provide first floor accommodation as "permitted development". This is demonstrated by the sketch provided at Appendix B which shows how this would provide an additional 92m² floorspace.

THE DEVELOPMENT PLAN

This redevelopment proposal accords in principle, with Policy C2 (ii) of the Berkshire Structure Plan which is the relevant statutorily approved component of the development plan. The policy criteria require such development to be appropriate in scale, form, impact, character and siting relative to its location in the countryside.

There is presently no statutorily approved local plan policy in place which interprets Policy C2 in detail. Policy SC18 in the time expired South East Area Local Plan applies a presumption in favour of replacement dwellings and applies three criteria. Firstly, the building is not of architectural or historic interest, secondly the design and siting of the new development should have minimum impact on the rural environment, and thirdly the size of the new development should not significantly exceed that of the existing property both in height and floor area. The emerging District Local Plan at Policy WCC1(f) reflects the favourable presumption to be accorded to redevelopment proposals given in Structure Plan Policy C2 and applies similar criteria. It is material to note that the site is notated on the plan as part of a *countryside* area and not part of a *green gap* nor subject to any other policy constraints.

PROPOSAL

The proposed replacement dwelling is to be sited approximately 24m to the east of the existing and approximately 2m deeper into the site. In this position the dwelling will be sited upon ground which is approximately 1m lower than the existing dwelling and partially screened

from Nine Mile Ride behind the group of preserved trees along this part of the site frontage.
The proposal consists of a purpose designed, dormer style dwelling. External materials will comprise facing bricks and tiles. The proposed dwelling has a footprint of 224m² representing a 45% increase upon the existing.

The ridge of the proposed dwelling is 13.8m in length and 6.7m high. However, taking into account its proposed siting on a slab level approximately 1.0m lower than the existing dwelling, the relative height difference will be -0.2m.

Key changes in comparison which the previous proposal relate to the lower ridge height and more compact massing in particular,

- reduction in building width by 5.5m.
- reduction in ridge height by 0.8m

By comparison with the existing dwelling this proposal merits favourable consideration as demonstrated by the following data:

	FOOTPRINT m²	GROSS FLOORSPACE	RIDGE HT	RIDGE LTH
Existing dwelling	154	ground 154 *first 92 total 246	5.9	14.2
Revised proposal	224	ground 224 first 174 total 398	6.7**	13.8

* See Appendix B
** Relative height 5.7m taking into account 1.0m lower slab level.

The ridge of the proposed dwelling will therefore be 0.4 shorter in length than the existing and 0.2 below the height of the existing ridge taking into account lower slab level. By comparison with the existing dwelling this proposal represents an additional 70m² footprint (+45%). Taking into account the potential p.d. floorspace at first floor level within the existing dwelling the proposal represents an additional 152m² floorspace (+62%).
This is a large site which can readily accommodate this replacement proposal. The ratio of size increase between the existing dwelling and

the proposal compares favourably with other replacement dwellings which have recently been approved (for example Norton, Park Lane 98/67604/F; Caldwell Nursery, Barkham Road 99/70006/F; La Vallette, Hollybush Ride 99/68889/F).

In conclusion, favourable determination of this application is indicated by the following considerations:

- the existing dwelling lacks architectural merit and visual interest
- the replacement dwelling will improve the local context (WDLP Policy WBE2) by creating added visual interest and raising the architectural quality of the area
- the replacement dwelling is appropriate to its location in terms of scale, form, impact and siting since it will be sensitively located taking into account local ground levels and landscape features

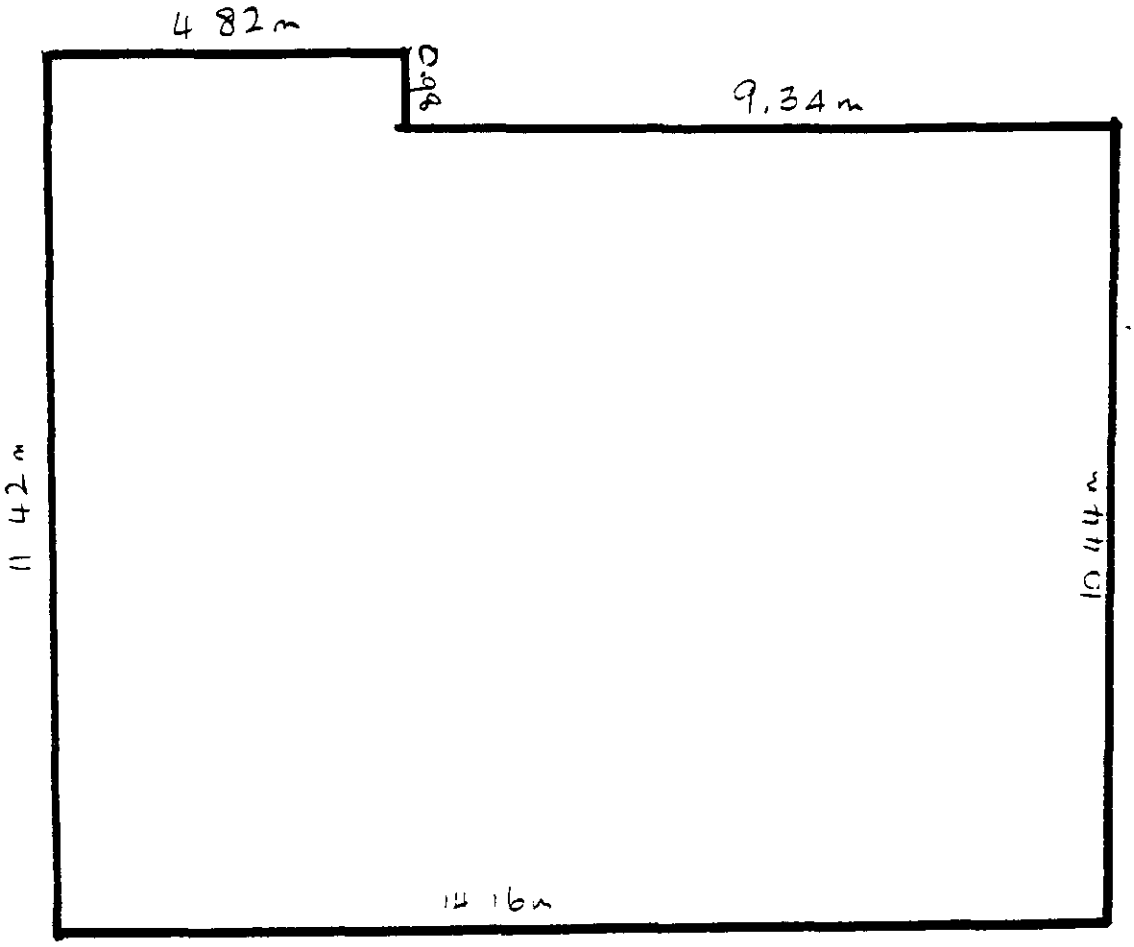
Should you wish to discuss any aspect of this proposal please do not hesitate to contact me directly.

Yours sincerely

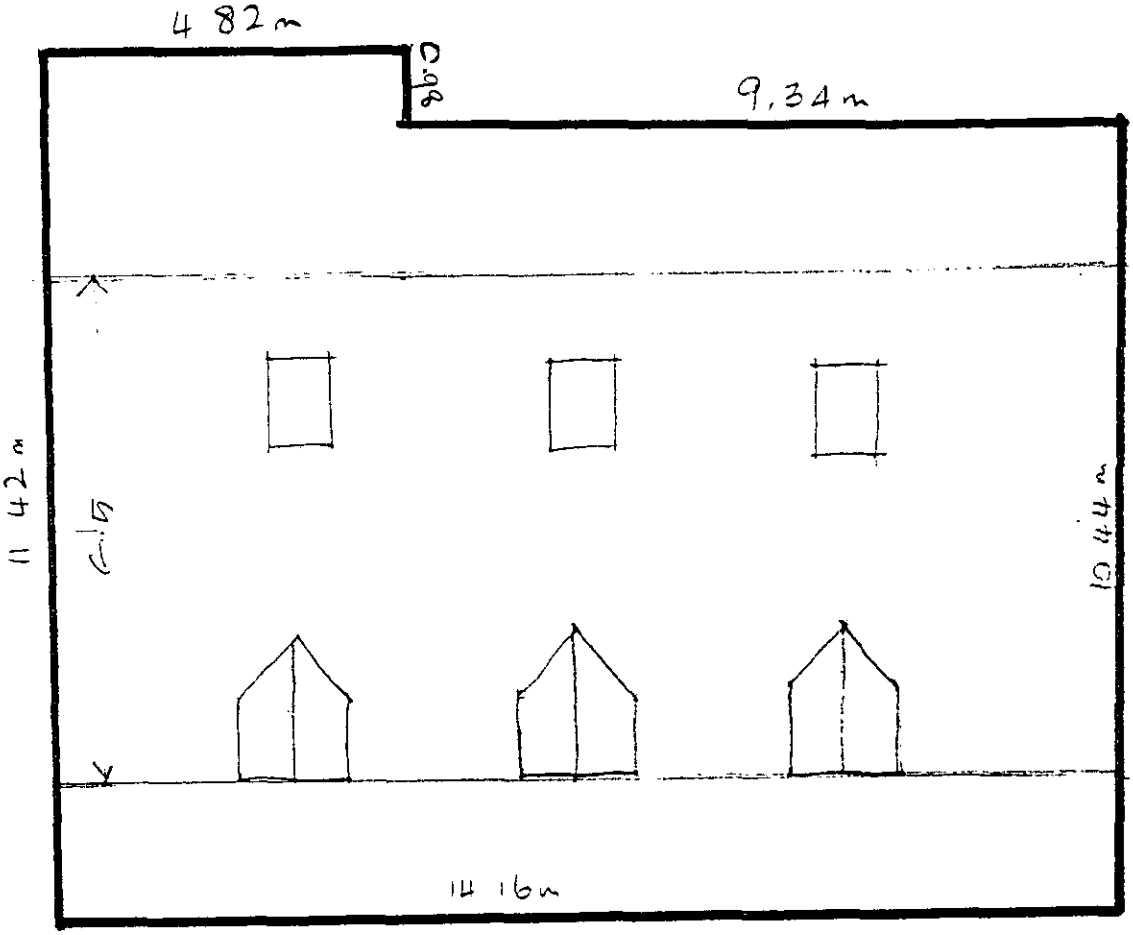
ROBIN BRADBEER

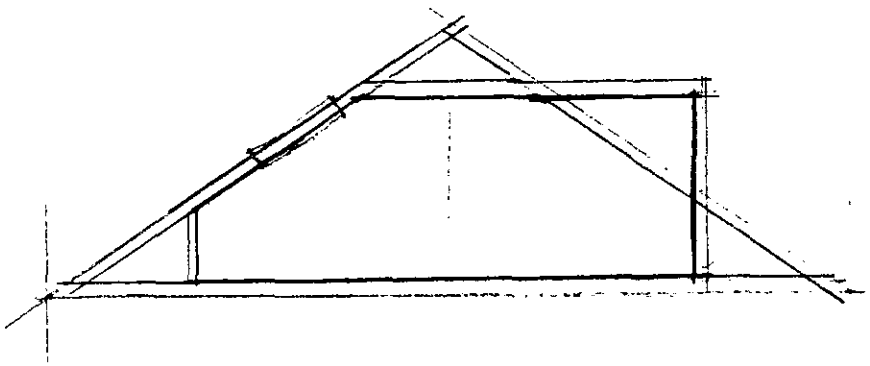
Enc.

03.APR.2000* 1157



03.APR.2000* 1157





6·5×14·16 = 92m²

① ADDRESS GREENACRES FARM PARISH FINCHAMPSTEAD

PLOT No. 66 NINE MILE RIDE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
284/56	F. LAW	IMPLEMENT SHED	8.5.56	APP
R/213/59	F.M. LAW	RETENTION OF EX. TEMP. BUNGALOW	9.2.60	APP
O/203/66	"	O/L. BUNGALOW	29.9.66	R
BR 24771	"	"	10.6.85	APP N/A
23771	"	REPL. BUNGALOW	18.7.85	C/A
34165	W/DR. 17.1.90			
34845	W/DR. 19.4.90	GLASSHOUSE & POLYTUNNELS	15.3.90	31.3.9
34952	MR. A. BORTON	GARAGE & CONSERVATORY	18.1.90	C/A
35249	"	STABLES & EQUESTRIAN USE	15.3.90	C/A 6.6.9

DATE OF COMPLETION

MINISTRY DECISION O/203/66 - APPEAL DISMISSED - 21.3.67

SPECIAL ORDERS TPO 501/89 (LR WHITE HORSE LANE) TPO 510/89 TPO883/1997 19.12.9

DRAINAGE

091074

② ADDRESS GREENACRES FARM PARISH FINCHAMPSTEAD

PLOT No. 66 NINE MILE RIDE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
35250	MR. A. BORTON	VAR. OF COND. 4 ON 23771	15.3.90	C/A
35251	"	INSTALL. CHILDREN'S PLAY EQUIPMENT	15.3.90	REF.
35252	"	ALL WEATHER SURFACE FOR PARKING & DELIVERIES	15.3.90	REF
35253	" BLDG. 2	CAR REPAIR WORKSHOPS (RETROSPECTIVE)	12.4.90	REF.
35254	" " 7			
35255	" " 8			
35598	" " 1	"	10.5.90	REF
355999	" " 5	"	10.5.90	REF
35600	"	ENG. WORKSHOP (RETRO)	10.5.90	REF
35611	" " 6	CAR REPAIR WORKSHOP "	10.5.90	REF.
37147	APPEAL "	RELAX COND 4 23771 " " 2 35250 (UNRESTRICTED OCCUPANCY REQUESTED)	13.2.91	REF

DATE OF COMPLETION

MINISTRY DECISION 7-6

~~SPECIAL ORDERS~~ ENF. APPEALS DISMISSED RE USE OF BLDGS AS MOTOR ~~VEH~~ REPAIR

~~DRAINAGE~~ WORKSHOPS, SERVICING, SALES - 16.6.92 CHILDRENS PLAY & Q 718 ALL WEATHER SURFACE - W/DR

091074 ENF. NOTICE ISSUED 8.7.92 RE. BLDGS. D & G - APPEAL

(3) ADDRESS GREENACRES FARM PARISH FINCHAMPSTEAD

PLOT No. 66 NINE MILE RIDE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38468 }	A. BOARTON		11.11.91	CIA
38469 }	A. BOARTON	REMAK. COND. 4 ON 23771 & COND. 2 ON 35250	11.11.91	CIA
38866 ✓	"	4½ HT. (FARM BUILDING)	3.2.92	Ri
40482 APPEAL	"	REDUNDANT AGR. BLDG (B2)	19.2.93	Ref
42340 APPEAL	" (RETRO)	TO B2 USE & B1	16.9.94	Ref
43481 ✓				
44283 ✓	"	C/U/SUE AGR. BLDG. TO B1c/B2	7.8.95	CIA
44890 APPEAL	QUILTON PROPERTIES LTD.	C/U. 100 MIXED DWELLINGS INCL. 20% AFFORDABLE HOUSING & P.O.S.	4.10.95	REF
95/60372/K				
95/60981/O	APPEAL			

DATE OF COMPLETION

MINISTRY DECISION 42540 - APPEAL DISMISSED - 15.3.95 44890 - APPEAL DISMISSED - 29.10

SPECIAL ORDERS ENF. NOTICE ISSUED - STORAGE OF TOURING CARAVANS - 16.9.92

DRAINAGE APPEAL AGAINST " - ALLOWED/QUASHED - " " " " - 6.6.93

091074 40482 - APPEAL ALLOWED - ENF. NOTICE QUASHED - 1.7.93 BLDG.

NOTICE B - ENF. APPEAL DISMISSED NOTICE UPHELD) - 1.7.93 " C

1933

(4) GREENACRES FARM

ADDRESS 66 NINE MILE RIDE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
44918 }	MR. A. BOARTON	C/U/SE STABLES TO B1(c)/B2 USE	22.12.95	CI
95/61009/K }				
45162	MR. A. BOARTON	SIGNS	15.12.95	Ref
96/63593/A	" "	2 SIGNS	19.7.96	CI
96/63734/O	APPEAL QUILTON PROPERTIES	28 DWELLINGS. POS.	10.6.96	Ref
97/65202/V	MR. A. BOARTON	VAR. COND. 13 ON 35249 (VEHICLE PARKING FOR EQ. EQUESTRIAN USE	28.4.97	Re
97/65620/V	"	VAR. COND 13 ON 35249 (PARKING FOR EQ. USE)	25.7.97	C/
97/66330/A	"	Erec. of Advertisement Board	28.11.97	C/

MINISTRY DECISION 96/63734/O - APPEAL DISMISSED - 29.10.96

SPECIAL ORDERS DISCONTINUANCE NOTICES ISSUED - 10.10.96 - ADVERTS

96/63593/A - APPEAL AGAINST CONDS. DISMISSED BUT VARIED - CONDS 2 & 3 - 18.7.97

1933

(5) GREENACRES FARM

ADDRESS 66 NINE MILE RIDE **PARISH** FINCHAMPST

PLOT No. **ORD. SHEET No.**

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/66312/F	MR. A. BORTON	C/O/USE AGR. TO	8.12.97	C/A
		EQUESTRIAN. EXT OF		
	(RETRO)	RES. CURTILAGE BUND.		
		PARKING. 4 STABLES		
		BLDG. FOR HORT. USE		
99/70528/F	Greenacres Farm Ltd	Erectn 4 polytunnels for hort. use	10.11.99	C/A
F/1999/0097	" "	Prop Ext to Bund & Retain Fence	28.2.00	REF
F/1999/0096	" "	Erect Rep Dwellings	12.1.00	REF
O/1999/0098	" "	Erect 4 Dwellings		

MINISTRY DECISION

SPECIAL ORDERS

1789/a

SECTION 66 CERTIFICATE

Application No.

03.APR.2000* 1157

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
MR A L BORTON	GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD	28 MARCH 2000

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

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

(b) .....

.....

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

on (d) .....

OR

(b) Insert description of steps taken

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

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

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 an agricultural holding on all or part of the land to which the application relates, as follows:

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

Signed .....

On behalf of ... GREENACRES FARM LIMITED .....

Date ... 28 MARCH 2000 .....

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

769a

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

03 APR 2000* 1157

1.	APPLICANT'S NAME	GREENACRES FARM LIMITED
	ADDRESS	NINE MILE RIDE FINCHAMPSTEAD
	POST CODE	RG40 4NE PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Robin Bradbeer Limited Planning & Development Consultancy
	ADDRESS	20 LANSDOWN PARADE CHELTENHAM GLOS.
	POST CODE	GL50 2LH PHONE 01242 577151
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	GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD
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 DWELLING AND ERECTION OF REPLACEMENT DWELLING
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.3
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	TENANT
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	REFER TO COVERING LETTER

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

1769b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.	RESIDENTIAL
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans
13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?	YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.
14. STATE EXTERNAL MATERIALS TO BE USED.	WALLS: FACING BRICKS (SAMPLES TO BE AGREED) ROOF: TILES (SAMPLES TO BE AGREED)
15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.	EXISTING FENCES AND TREES, SUPPLEMENTED BY ADDITIONAL PLANTING
16. HOW WILL SURFACE WATER BE DISPOSED OF?	TO EXISTING SYSTEM
17. HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system YES/~~NO~~ If no, please give details
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access	EXISTING ACCESS ONTO NINE MILE RIDE
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants	N/A

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 9	/	/
BUNGALOW	/	/	1 / 5
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

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

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

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	NONE REVISED APPLICATION WITHIN 12 MONTHS OF REFUSAL F1999/0096 DATED 12/01/00

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

SIGNED [signature] ON BEHALF OF GREENACRES FARM LIMITED DATE 28 MARCH 2000

ROBIN BRADBEER

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".

EX SYSTEMS LTD

APPLICATION NO.1157

Name of appellant:
Greenacres Farm Ltd

Site address:
Greenacres Farm, Nine Mile Ride

Proposal:Demolition of existing dwelling & erection of replacement dwelling

Case Officer:AO

Appeal Decision

Site visit made on 26 June 2000

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

by Martin Andrews MA BSc(Econ) DipTP(Dist) MRTPI

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

Date
17 JUL 2000

Appeal A: APP/X0360/A/00/1040613
Greenacres Farm, Nine Mile Ride, Wokingham

- 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 Greenacres Farm Limited against the decision of Wokingham District Council.
- The application (ref: F/1999/0096), dated 26 November 1999, was refused by notice dated 12 January 2000.
- The development proposed is the demolition of the existing dwelling and the erection of a replacement dwelling.

Summary of Decision: The appeal is dismissed.

Appeal B: APP/X0360/A/00/1043773
Greenacres Farm, Nine Mile Ride, Wokingham

- 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 Greenacres Farm Limited against the decision of Wokingham District Council.
- The application (ref: F/2000/1157), dated 28 March 2000, was refused by notice dated 22 May 2000.
- The development proposed is the demolition of the existing dwelling and the erection of a replacement dwelling.

Summary of Decision: The appeal is dismissed.

Main Issue

1. I consider that the main issue in both Appeals A and B is the effect of the proposal on the character and appearance of the countryside having regard to the prevailing policies.

Planning Policy

2. The development plan comprises the Berkshire Structure Plan 1991-2006, adopted in 1995 and the South East Area Local Plan, 1994. In the Structure Plan, Policy C2 exercises strict control over development outside settlement boundaries in the countryside. Criterion (ii) permits the redevelopment of existing buildings provided the new structure is appropriate in scale, form, impact, character and siting to its location in the countryside. The Local Plan is now time expired but is in general conformity with the Structure Plan and continues to be used for development control purposes. It includes Policy SC18, which specifically relates to replacement buildings in rural areas. These may be permitted subject to three criteria including C), a proviso that the size of the replacement does not 'significantly' exceed that of the existing property both in height and floor area.

3. Reference has also been made to the Deposit Draft of the Wokingham District Local Plan but the general thrust of the policies remains unaltered and the Local Plan Inquiry into objections is still in progress. I shall therefore attach limited weight to this document and determine these appeals primarily in the light of the extant Structure and Local Plans and other relevant guidance.

Reasons

4. The Council's reasons for refusal are similar and the appellants' grounds of appeal are the same for both the Appeal A and B proposals. The Appeal B application was submitted in an attempt to overcome the reasons for refusal in the Appeal A scheme. Although the design of the two dwellings is quite different and there are also some differences in their size, essentially I consider that they can be considered together in terms of their impact on the character and appearance of the area.

5. Local Plan Policy SC18 introduces two yardsticks in the requisite comparison between an existing building and its proposed replacement: height and floor area. The ridge height of both appeal proposals compared to that of the existing dwelling is not significantly different, particularly when the lower slab levels are taken into account: 600mm higher in the case of Appeal A and 200mm lower in Appeal B. However there are substantial increases in their gross floor areas compared to the 154m^2 of the present building. In Appeal A the building would have an area of 360m^2, an increase of 134%. In Appeal B the comparative figures are 398m^2 and 158%.

6. By any reasonable definition I consider the increase in the proposed floor areas to be 'significant' and therefore in conflict with criterion C) of Policy SC18. When the footprints of the buildings are compared, the increases from the 154m^2 of the existing dwelling are lower: an increase of 75m^2 or 48% in Appeal A and 70m^2 or 45% in Appeal B. But it is the floor area rather than the footprint that is referred to in the policy and the size of footprint does not reflect the increase in bulk and prominence that would occur at first floor level. However even if the footprint were to be considered the more valid comparison, I regard an increase in almost half compared to the existing to again be 'significant'.

7. I have noted the calculations in respect of the 'fall back' position whereby under 'permitted development' the existing dwelling could have a substantial increase in its footprint and, in particular, its gross floor area without the Council's permission. However these increases are still substantially less than those that would result from the erection of the replacement dwelling in either scheme. Also in practical terms their visual impact on the surrounding countryside would be much less than that of the much larger replacement building in each appeal proposal.

8. With regard to this impact of the increase in size, I saw on my visit that large stretches of Nine Mile Ride have been subject to 'ribbon' development of, for the most part, fairly modern dwellings of a variety of types, designs and sizes. In contrast the appeal site occupies part of a gap in the development. The gap stretches as far east as further housing at Warren Lane. Although sited within this gap the existing bungalow is modest in size and essentially low profile. Moreover despite the presence of some oak and silver birch trees on the eastern part of the site's frontage, the relative absence of tree cover at this point affords longer distance views into more open countryside beyond. The backcloth of commercial and industrial buildings does not significantly reduce the open and rural nature of the land.

9. These views are particularly in evidence when travelling along Nine Mile Ride eastwards towards Wokingham and are an important reminder that the locality's rural context is for the most part hidden by development on both sides of the road. I consider that the development of a large two-storey dwelling, even allowing for the demolition of the present bungalow, would have a significantly harmful effect on the rural character and appearance of the area. There is little to choose between the adverse impact of the two appeal proposals as both would be prominent and obtrusive and in clear conflict with Structure Plan Policy C2(ii). However the increased bulk and prominence caused by the five dormer windows in the front elevation of Appeal Scheme B more than outweighs any advantage gained by the reduction in width and height from the proposal in Appeal A.

10. I have noted the reference to other replacement / additional dwellings in the area including the appeal decision at Oakview, Park Lane (DETR Ref. T/APP/X0360/A/98/297281/P8). However none of these cases or the support from occupiers close to Greenacres Farm override my findings that the current proposals would be in breach of the Council's policies and cause material harm to the objective of protecting the countryside from inappropriate and insensitive development.

Conclusion

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

Formal Decision

12. In exercise of the powers transferred to me, I dismiss both Appeals A and B.

Martin Andrews

INSPECTOR

Tel. (0118) 974 6448 (Direct Line)
Date. June 14, 2000
My ref: F/2000/1157
Your ref:114

file copy

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

Robin Bradbeer Ltd
20 Lansdown Parade
Cheltenham
Glos
GL50 2LH

Dear Sirs

APPEAL BY: **Greenacres Farm Ltd**
SITE: **Greenacres Farm, Nine Mile Ride, Finchampstead**

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

I have also sent a copy to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line) File Copy.
Date: June 14, 2000
My ref: F/2000/1157
Your ref: APP/X0360/A/00/1043773

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

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

Dear Mr Raychell

APPEAL BY: **Greenacres Farm Ltd**
SITE: **Greenacres Farm, Nine Mile Ride, Finchampstead**

With reference to this appeal, I enclose a copy of the Council's statement of the case. I have also sent a copy to the appellant's agent.

Yours sincerely

Den Gumbrell
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: May 31, 2000
My ref: F/2000/1157
Your ref: APP/X0360/A/00/1043773

File copy

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

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

Dear Mr Raychell

APPEAL BY: **Greenacres Farm Ltd**
SITE: **Greenacres Farm, Nine Mile Ride, Finchampstead**

With reference to this appeal, I enclose a copy of the completed questionnaire & associated documents.
I have also sent a copy to the appellant/ agent.

Yours sincerely

Den Gumbrell
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. May 31, 2000
My ref: F/2000/1157
Your ref:

File copy

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

Robin Bradbeer Ltd
20 Lansdown Parade
Cheltenham
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GL50 2LH

Dear Sirs

APPEAL BY: **Greenacres Farm Ltd**
SITE: **Greenacres Farm, Nine Mile Ride, Finchampstead**

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

I have also sent a copy to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell
Appeals Assistant

Enc

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Greenacres Farm Ltd
SITE: Greenacres Farm, Nine Mile Ride, Finchampstead
APPLICATION NO.: 1157
PROPOSAL: Demolition of existing dwelling & erection of replacement dwelling

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Finchampstead South

Mr G A Cockroft
113a Nine Mile Ride
Finchampstead
Wokingham
Berks

Mrs M A Long
Foxfield
Wick Hill Lane
Finchampstead
Wokingham
Berks

Clerk(s) of Parish / Town Council of Finchampstead

Mrs C S Cole
Memorial Hall
The Village
Finchampstead
RG40 4JU

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

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

Tel. (0118) 974 6448 (Direct Line)
Date. May 31, 2000
My ref. F/2000/1157
Your ref.

file copy

Mr G A Cockroft
113a Nine Mile Ride
Finchampstead
Wokingham
Berks

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: **Greenacres Farm Ltd**
SITE: **Green Acres Farm, Nine Mile Ride, Finchampstead**

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

As your interests might be affected, you can give your views on the appeal in writing by sending them, within 28 days of this letter to Mr S Raychell, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ quoting reference APP/X0360/A/00/1043773.

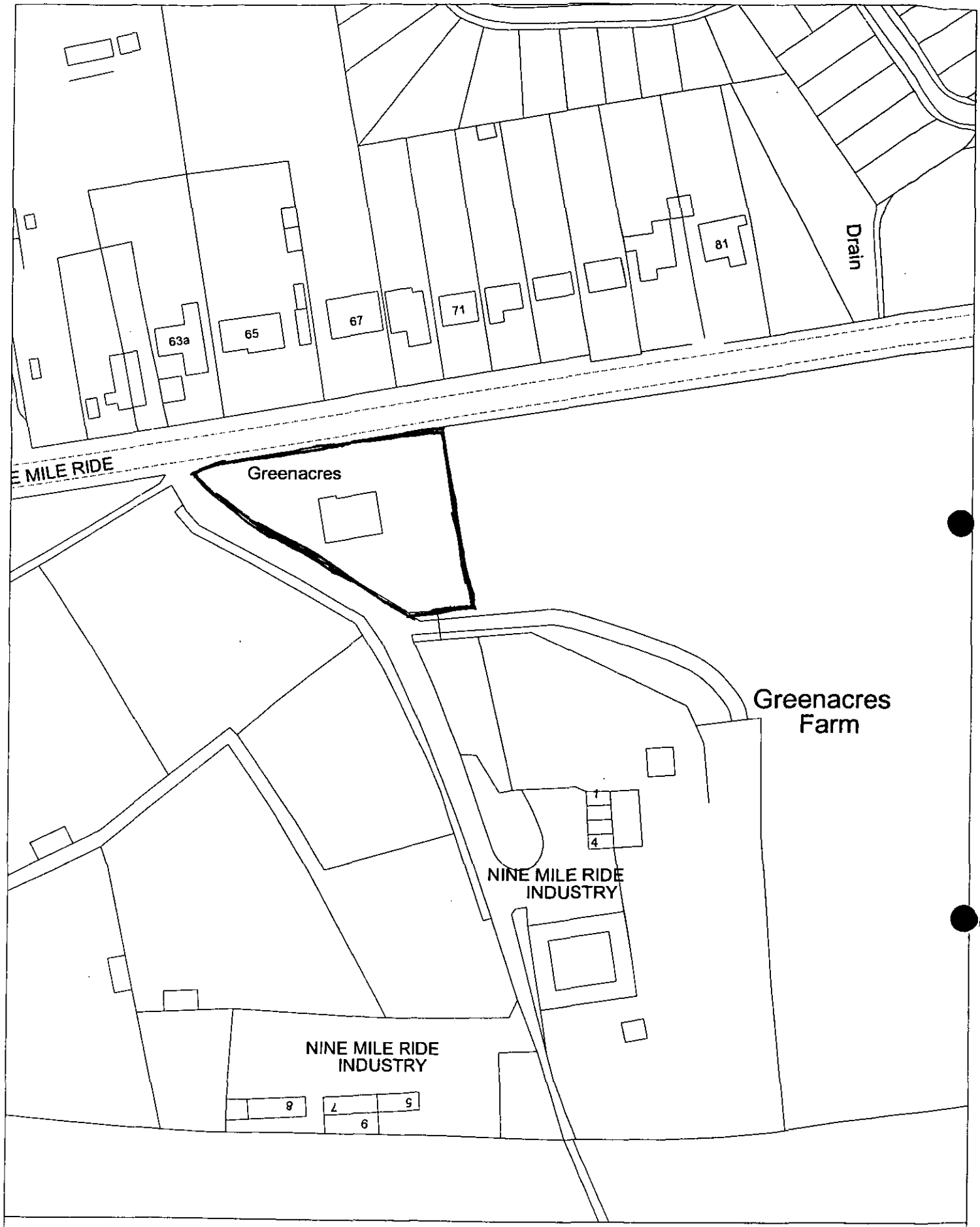
Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate and copied to the appellant.

The application, decision notice, and the appellant's grounds of appeal can be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 4.00pm on Fridays).

The Planning Inspectorate will send the decision on this appeal only to those persons who ask to be notified.

Yours faithfully

Denise Gumbrell
Appeals Assistant



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 31 May 2000

N
W E
S

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

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

PLANNING SERVICES	
PDL	
DC	
APP	
CS	

30 MAY 2000

COPIES TO: ACK: FILE:

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

Your Ref:
F/2000/1157

Our Ref:
APP/X0360/A/00/1043773

25 May 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY GREENACRES FARM LIMITED
SITE AT GREENACRES FARM, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM

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

The appellant has chosen the written procedure. The date of this letter is the starting date for the appeal. Unless you tell me otherwise, I will assume that you do not wish to exercise your right to be heard.

As you know, if you agree to the written procedure, you are required to:

- **Within 5 working days** - notify interested persons who were required to be consulted on the original planning application, and all those who made representations at application stage, that an appeal has been made. You should tell interested persons that any comments they have on the appeal should be made in writing and sent directly to me within the next 28 days. **Please also tell them that if they wish to receive a copy of the appeal decision letter, they must write to me asking for one.**

- **Within the next 14 days** - send the appellant and me, a completed appeal questionnaire together with all the necessary enclosures.

- **Within the next 28 days** - send the appellant and me, any further statement you wish to make, if the questionnaire and supporting documents do not comprise your case. Please keep the statement concise as recommended in Appendix 1 of DOE circular 15/96.

We will arrange for our inspector to visit the appeal site and will send you details.

You should keep to the timetable set out above. Inspectors will not accept representations at the site visit, nor will they wait for representations. Having drawn your attention to the timetable, I will not send reminders to you or the appellant.

Please send any further correspondence to me, giving the full appeal reference number. If you have any questions, please contact me.

Yours faithfully

G. Nell

pp Mr S Raychell
102

SITE VISIT DATES

We have improved the time taken to fix the date for a site visit. Most visits are now arranged within 8 to 12 weeks from the start of the appeal. Ministers are anxious that appeal decisions are issued quickly. You must comply with the timetable in the accompanying letter, and ensure your representations are with us on time. If the representations are late, the Inspector may proceed to issue a decision without considering them.

SECTION 106 AGREEMENTS

If you intend to rely on an obligation made under Section 106, we must receive a completed, signed and dated copy before the date of the site visit. We will

not delay the issue of the decision letter to wait for the completion of a Section 106 obligation.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Greenacres Farm Ltd
C/O Robin Bradbeer Ltd
Planning And Dev Consultancy
20 Lansdown Parade
Cheltenham
Glos
GL50 2LH

Application Number: F/2000/1157

Parish: **FINCHAMPSTEAD**

Location: **Greenacres Farm, Nine Mile Ride, 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 replacement dwelling would be excessive in size and massing compared with the existing dwelling and, due to its prominent siting, would have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to South East Area Local Plan Policy SC18 and to the aims of Wokingham District Local Plan (Deposit Draft) Policy WCC7.

John Mitchell
Development Control Manager
Date: 22 May 2000

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

The Planning Inspectorate

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

FOR OFFICIAL USE ONLY
Date received

PLANNING APPEAL

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

A. INFORMATION ABOUT THE APPELLANT(S)

Full Name: GREENACRES FARM LIMITED

Address: GREENACRES FARM

NINE MILE RIDE FINCHAMPSTEAD BERKSHIRE

Postcode: ..... Reference: .....

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

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

Agent's Name (if any): ROBIN BRADBEER LIMITED

Agent's Address: 20 LANSDOWN PARADE CHELTENHAM GLOS.

Postcode: GL50 2LH Reference: 114

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

Daytime Telephone No: 01242 577151 Fax No: 01242 527151

B. DETAILS OF THE APPEAL

Name of the Local Planning Authority (LPA): WOKINGHAM DISTRICT COUNCIL

Description of the Development:

PROPOSED DEMOLITION OF EXISTING DWELLING AND

ERECTION OF REPLACEMENT DWELLING

Address of the Site:

GREENACRES FARM

NINE MILE RIDE FINCHAMPSTEAD BERKSHIRE

Postcode:

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

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

SU.786646

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

28/03/00 F/200/1157

Date of LPA Notice of Decision (if any):

22/05/00

Are there any outstanding appeals for this site eg Enforcement, Lawful Development Certificate etc? If so please give details and any DOE reference number here:.... YES. APP/XO360/A/00/1040613 FOR SIMILAR DEVELOPMENT. IT IS REQUESTED THAT THE APPEALS BE LINKED.

C. REASON FOR THE APPEAL

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

1. to *refuse/~~grant subject to conditions~~, planning permission for the development described in Section B. ☑

2. to *refuse/grant subject to conditions, approval of the matters reserved under an outline planning permission. ☐

3. to refuse to approve any matter (other than those mentioned in 2 above) required by a condition on a planning permission. ☐

Or the failure of the LPA:-

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

D. CHOICE OF PROCEDURE

CHOOSE ONE OF THE FOLLOWING TYPES OF PROCEDURE - These are described fully in the booklet 'Planning Appeals - A Guide' which accompanied this form.

1. WRITTEN REPRESENTATIONS ☑

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

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

.....

3. HEARING Although you may prefer a hearing, the LPA need to agree to this procedure and the Inspectorate must consider your appeal suitable. ☐

E. ESSENTIAL SUPPORTING DOCUMENTS

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

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

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

7. If the appeal concerns reserved matters, the relevant outline application, plans submitted and the permission; ☐
8. Any plans, drawings and documents sent to 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 SITE OWNERSHIP DETAILS

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

SITE OWNERSHIP CERTIFICATES

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

CERTIFICATE A

I certify that:

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

OR

CERTIFICATE B

I certify that:

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

Owner's Name	Address at which notice was served	Date on which notice was served
MR A L BORTON	GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD BERKSHIRE	24/05/00

I further certify that:

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

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

OR

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

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

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

Signed ..... (on behalf of) GREENACRES FARM LIMITED

Name (in capitals) ROBIN BRADBEER Date 24/05/00

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

SEE ATTACHED

Continue on a separate sheet if necessary

PLEASE SIGN BELOW

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

Signed ..... (on behalf of) GREENACRES FARM LIMITED

Name (in capitals) ROBIN BRADBEER Date 24/05/00

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

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

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

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

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

◆ **3RD COPY: For you to keep**

APPEAL QUESTIONNAIRE

Planning, Listed Building Consent or Conservation Area Consent

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

APPEAL REF: APP/X0360/A/00/1043773 GRID REF: SU786666

APPEAL BY: Greenacres Farm Ltd

SITE: Greenacres Farm, Nine Mile Ride, Finchampstead.

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

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

1. Do the Council agree to the written representations procedure?	YES / ~~NO~~
OR Do the Council wish to appear before and be heard by an Inspector at: a. a local inquiry?	YES / NO
b. a hearing?	~~YES~~ / NO
2. a If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	~~YES~~ / NO
b From your knowledge of the issues, would the Inspector need to enter the site for any reason eg to view/measure any dimensions from within it?	YES / ~~NO~~
3. Does the appeal relate to an application for approval of reserved matters?	YES / NO
4. Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	~~YES~~ / NO / NA
5. Was it necessary for the Council to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	~~YES~~ / NO
6. Is the appeal site within an approved Green Belt or ANOB? Please specify which	~~YES~~ / NO
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	~~YES~~ / NO
8. a Are there any other appeals or matters relating to the same site or neighbourhood still before the Secretary of State? If YES, please attach details and, where necessary, give the Inspectorate's reference numbers.	~~YES~~ / NO
b Where the development would affect a public right of way, please provide an extract from the Definitive Map and Statement for the area, and any other details.	YES / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	~~YES~~ / NO
10. Does the appeal relate to an application for conservation area consent?	~~YES~~ / NO
11. a Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building? (Delete as appropriate.)	~~YES~~ / NO
b Would the proposed development affect the setting of a listed building?	~~YES~~ / NO
If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	~~YES~~ / NO
13. Would the proposals affect an Ancient Monument (whether scheduled or not)?	~~YES~~ / NO
14. a Is the appeal site in or adjacent to or likely to affect an SSSI? If so, please attach the comments of English Nature.	~~YES~~ / NO
b Are any protected species likely to be affected by the proposals? If so, please give details.	~~YES~~ / NO

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

a. Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning *(Environmental Impact Assessment)(England & Wales) Regulations 1999*? If so, please indicate which Schedule.	~~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 attach a copy.	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. Copy of any notice published under Article 8 and/ Buildings and Conservation Areas) Act 1990 and/or Regulation 5;or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990 and/or Regulation 5;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters currently before the Council relating to the same site;		✓
i. In the case of appeals against non-determination, details of considerations likely to have been relevant to the Council's decision;		✓
j. A list of any conditions or limitations the Council would favour if the appeal were to be allowed; TO FOLLOW WITH STATEMENT.		
k. Any other relevant information or correspondence the Council consider the Inspectorate should be aware of.		✓

FOR APPEALS BEING DECIDED BY THE WRITTEN REPRESENTATIONS PROCEDURE

16. a Please confirm that, in accordance with Regulation 5(1), you have notified details of the appeal to authorities and other persons who made representations to you about the application.	YES /~~NO~~	
b On what date did you give those notified at 16a for the submission of their representations?	28:06:00	
c 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	1	
ii the planning officer's report to committee		✓
iii any relevant committee minute		✓
17. Relevant plans and policies - please enclose extracts of relevant policies and plans and explanations of these. Each extract should include the front page, showing the title of the plan and date of approval or adoption. Where plans and policies have not been approved or adopted, the stage and status of the plan should be given.	2	

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

Council's reference: F/2000/11157

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

Signature: _____ on behalf of WOKINGHAM DISTRICT Council

Date of despatch: 31/5/00

NB: PLEASE TELL US OF ANY CHANGES TO THE INFORMATION YOU HAVE GIVEN ON THIS FORM.

Revised May 1999

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 17 April 2000

Application Number: F/2000/1157

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

Site Address:
Greenacres Farm, Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Greenacres Farm Ltd C/O Robin Bradbeer Ltd.

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

✓ below as applicable;

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

SC 23 - PARKING & TURNING (SR 0G)

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

26-4-00

FROM: Angela Odell

DATE: 17 April 2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

25 APR 2000

COPIES TO:	ACK:
	FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1157

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

Site Address: Greenacres Farm, Nine Mile Ride, Finchampstead, Wokingham.

Applicant: Greenacres Farm Ltd C/O Robin Bradbeer Ltd.

Your observations are required in respect of this application **by 11/05/2000** .

The Parish Council has no objections to this application.

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

Clerk To Finchampstead Parish/Town Council.

Robin Bradbeer Limited

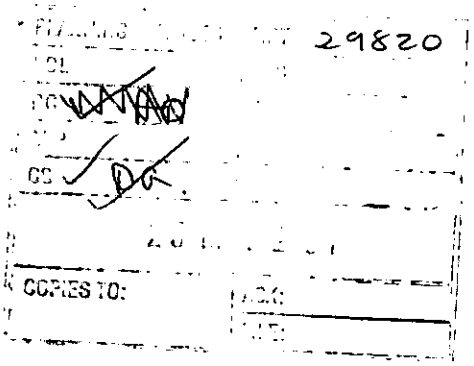
Planning & Development Consultancy

20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk



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

Ref. No. RWB/114
24 May 2000

AO - case officer.
F/2000/1157

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78
APPELLANT : MR A L BORTON
SITE : GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD BERKSHIRE
PROPOSAL : DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING

I attach a copy of the appeal which has been lodged with The Planning Inspectorate together with copy correspondence to The Planning Inspectorate.

Yours faithfully

ROBIN BRADBEER

Enc.

114gfl.wdc3.

Registered in England Number: 3372202

Robin Bradbeer Limited

Planning & Development Consultancy

20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

The Planning Inspectorate
Room 12/02 East
Tollgate House
Houlton Street
Bristol BS2 9DJ

My Ref. RWB/114
Your Ref. APP/X0360/A/00/1040613
24 May 2000

For the attention of Miss V Hutchinson

Dear Miss Hutchinson

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78
APPELLANT : MR A L BORTON
SITE : GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD BERKSHIRE
PROPOSAL : DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING

I have received today your letter dated 22 May.

I attach a copy of the letter which has been sent out to the Case Officer today requesting to link this appeal with a second appeal on the same site in the interest of efficiency. Accordingly I suspect that a delayed site inspection will be necessary for administrative reasons. I would also say that I cannot in any event be available on 12 June since I shall be having a minor operation on that day.

Yours sincerely

ROBIN BRADBEER

Registered in England Number: 3372202

Robin Bradbeer Limited
Planning & Development Consultancy

20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

My Ref. RWB/114
Your Ref. APP/X0360/A/00/1040613
24 May 2000

For the attention of Mr S Raychell
Case Officer

Dear Mr Raychell

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78
APPELLANT : MR A L BORTON
SITE : GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD BERKSHIRE
PROPOSAL : DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING

A revised application for a similar proposal upon this site has recently been refused by the LPA.

An appeal has been lodged today which the appellant wishes to be linked with the above appeal so that both appeals run together with consequent efficiencies to all parties.

I hope you will be able to consider this request favourably.

I confirm that this letter has been copied to the LPA.

Yours sincerely

ROBIN BRADBEER

Registered in England Number: 3372202

Robin Bradbeer Limited

Planning & Development Consultancy

20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

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

Ref. No. RWB/114
24 May 2000

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78
APPELLANT : MR A L BORTON
SITE : GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD BERKSHIRE
PROPOSAL : DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING

I attach a completed Appeal Form together with a bundle of Essential Supporting Documents.

I confirm that a copy of the Appeal Form including Grounds of Appeal has been sent to the LPA.

I also attach a copy of my letter to Mr Raychell requesting that this appeal be linked with an existing appeal on the same site for similar development.

Yours faithfully

ROBIN BRADBEER

Enc.

114gfl.pi3

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78
APPELLANT : MR A L BORTON
SITE : GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD BERKSHIRE
PROPOSAL : DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING
ESSENTIAL SUPPORTING DOCUMENTS SUBMITTED WITH THE APPEAL

---

1. Ownership Certificate and Agricultural Holdings Certificate dated 28/03/00.

2. Part 1 application form dated 28/03/00.

3. Agent's letter dated 30/03/00 together with appendices A & B.

4. The submitted plans:

•	114/99/4	location plan	1:25000
•	114/99/5A	site plan	1:500
•	1539/01	floor plans & elevations	1:100

5. Notice of Refusal dated 22/05/00.

6. Location plan 1:50,000 scale.

Robin Bradbeer Limited
Planning & Development Consultancy
20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH
Tel: 01242 577151
Fax: 01242 527151

24 May 2000

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78
APPELLANT : MR A L BORTON
SITE : GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD BERKSHIRE
PROPOSAL : DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING
GROUNDS OF APPEAL

---

1. This replacement dwelling proposal in the countryside accords in principle with the development plan with particular reference to the following policies.

   - Berkshire Structure Plan Policy C2 (ii).
   - South East Area Local Plan Policy SC18.
   - Deposit Draft South East Area Local Plan Policy WCC1(f).

2. The site is not located within an area of countryside which is recognised as being of particular sensitivity or importance. This part of the countryside does not lie within the Green Belt, AONB, ASLI, Green Gap or any other special policy category.

3. The size and height of the dwelling would not be inappropriate either in relation to the size of the residential curtilage or by comparison with the scale of other replacement dwellings which have been permitted in the countryside.

4. There are material site specific considerations which weigh in favour of this proposal:

   - The proposal would be built approximately 1.0m lower than the existing dwelling.
   - The proposal would be sited to the west of the existing dwelling and would therefore benefit by partial screening by a group of preserved trees located along the road frontage.
   - The dwelling site is not unduly prominent since the land to the south of the dwelling rises and also contains various substantial commercial buildings.
   - The existing dwelling has not been extended and there is no restriction upon the exercise of "permitted development" rights under the 1995 GDPO.
   - The existing dwelling lacks architectural merit and visual interest.

5. The proposal will improve the local context by creating added visual interest and raising the architectural quality of the area. The proposal is appropriate in scale , form, impact and siting and will not cause harm to the character and appearance of the area.

Robin Bradbeer Limited
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24 May 2000

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

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.



Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document
November 1999

November 1999

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 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.

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT:	**Greenacres Farm Ltd**
APPEAL SITE:	**Greenacres, Nine Mile Ride, Finchampstead**
REASON FOR APPEAL:	**Refusal to grant planning permission for the proposed demolition of existing dwelling and erection of replacement dwelling.**

LOCAL PLANNING AUTHORITY REFERENCE : F/2000/1157

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE : APP/XO360/A/00/1043773

1.0 INTRODUCTION

1.01 The Council considers the main issue is the effect on the character and appearance of the area.

2.0 RELEVANT PLANNING HISTORY

2.01 Application F/1999/0096 for a replacement dwelling was refused permission on 12.1.2000 and is subject to appeal, not yet determined (*Ref. APP/X0360/A/00/1040613*).

3.00 DESCRIPTION OF SITE AND SURROUNDINGS

3.01 A location plan to scale 1:2500 is in Appendix 1.

3.02 There is an existing bungalow on the appeal site which is located on the south side of Nine Mile Ride in an area of sporadic development in the countryside. There are residential properties opposite of a variety of types and sizes, but there are no other dwellings on the south side of Nine Mile Ride near the appeal site. Some way behind the appeal site is a mix of commercial uses – mainly car repairs and open caravan storage. There is open land to the east and woodland to the west of the site.

4.00 PLANNING POLICIES

4.01 The Development Plan comprises the Berkshire Structure Plan and the South East Area Local Plan. The Berkshire Structure Plan was adopted in November 1995 and therefore carried full statutory weight.

The relevant Policy in this plan is:

C2 Development Outside Built-Up Areas and Settlements.

A copy of the above Policy is attached in Appendix 2.

4.02 The South East Area Local Plan was adopted by Wokingham District Council in April 1994. In 1996, Berkshire Country Council issued a

letter of general conformity of the South East Area Local Plan with the Berkshire Structure Plan (1991-2006).

The relevant Policy in this plan is:

SC18 Replacement Dwellings in Rural Area.

A copy of the above Policy is contained in Appendix 3.

4.03 There is an emerging Local Plan, the Wokingham District Local Plan, which will replace the South East Area Local Plan. The Wokingham District Local Plan was placed on deposit from 21 October 1997 to 2 December and has been used for Development Control purposes since 21 October 1997. The Public Local Inquiry into the Wokingham District Local Plan started in October 1998, and is in two phases. Phase I is into Chapter 6 of the plan. This Chapter proposes a new settlement of between 2,000 and 2,500 houses south of the M4 (in conformity with Berkshire Structure Plan Policy H3); Wokingham District Local Plan (Deposit Draft) Policy WSM1 identifies Grazeley as the proposed location. Two alternative sites for the proposed new settlements are also being considered at the inquiry (Shinfield And Spencers Wood). The Local Plan Inspector's report is expected on Phase I in mid 2000. The inquiry re-opened for Phase II in February 2000 to consider the remaining policies and proposals in the plan. The Country Council issued a statement of general conformity of the Wokingham District Local Plan (Deposit Draft) with the Structure Plan in May 1997.

The relevant Policy in this plan is:

WCC7 Extensions to Dwellings in the Countryside (outside the Metropolitan Green Belt)

A copy of this Policy is contained in Appendix 4.

5.00 THE COUNCILS CASE

5.01 In both the South East Area Local Plan and Wokingham District Local Plan (Deposit Draft) the appeal site is on land designated 'countryside' land outside a settlement boundary. The policies in the plans relating to this designation aim to maintain a clear distinction between built-up

areas and the countryside in order to protect the countryside and environmental quality.

5.02 South East Area Local Plan Policy SC18(C) requires that the size of new development will not significantly exceed that of the existing property in height and floor area. The existing dwelling is a bungalow with footprint of approx. 147 m^2 (external dimensions). The proposed dwelling will have a footprint (ground floor) of 227 m^2 and 174 m^2 first floor, a total of 402 m^2 floorspace altogether. This represents an increase of 255 m^2 or 173% (between two and three times the floorspace of the existing bungalow) and an 80 m^2 or 55% increase in footprint. Although it would have low eaves at the front, the proposed dwelling would be about 6.7m high compared with 5.8m high estimated for the existing (an increase in height of 0.9m) and would be much more massive, having two storey sides and part rear elevations. Although the proposed dwelling would be sited on slightly lower ground, this would not overcome this objection, because the whole height and mass of the dwelling would still be seen.

5.03 The proposal therefore represents a major increase in footprint, floorspace and massing. As the proposed dwelling would be sited in a prominent and relatively isolated potion, it would be obtrusive and have an unacceptably urbanising effect on the character and appearance of the area.

5.04 The proposal would therefore be clearly contrary to South East Area Local Plan Policy SC18 as it would significantly exceed that of the existing property both in height, massing and floor area and would not be designed and sited so as to have a minimum impact on the rural environment. For similar reasons, the proposal would also be contrary to the aims of Wokingham District Local Plan (Deposit Draft) Policy WCC7 because it would result in a significant alteration to the scale of the existing dwelling it is proposed to replace.

5.05 Whilst the proposed dwelling represents a reduction in width and height compared with the alternative recently refused proposed replacement dwelling, it would be more massive in appearance and have even more floorspace. Therefore the current proposal does not overcome the objections to the previous alternative proposal.

6.00 CONCLUSION

6.01 The proposed dwelling would be excessive in terms of size, width, height and massing compared with the existing dwelling it would replace. It would be prominent and obtrusive and have an unacceptably urbanising effect on the character and appearance of the area which is in the countryside, contrary to the Council's policies.

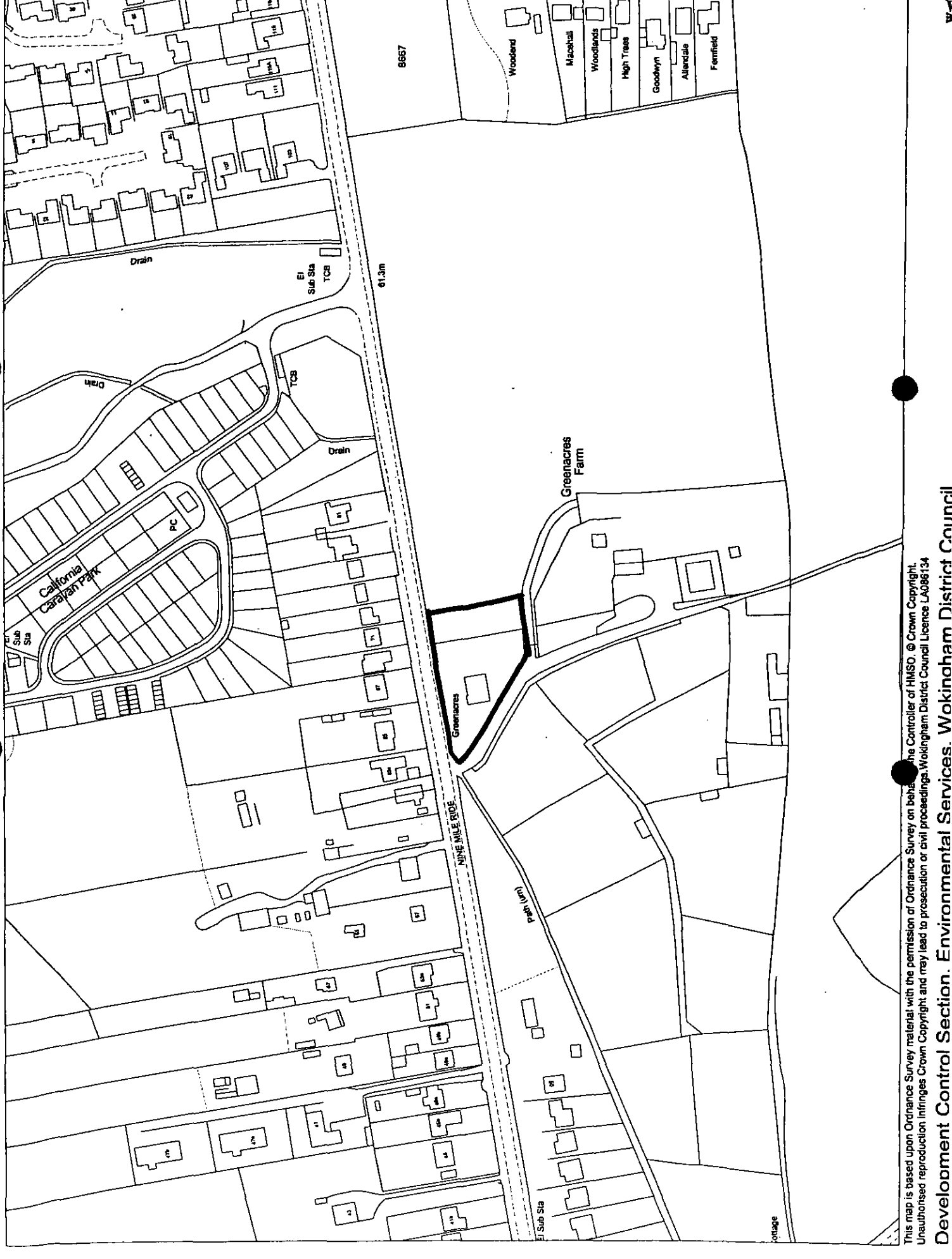
6.02 In accordance with Section 54A of the 1990 Town and Country Planning Act, applications should be determined in accordance with development plan unless material considerations indicate otherwise. In this case the proposal clearly conflicts with a development plan policy contained in the South East 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 the Berkshire Structure Plan.
3. Extract from South East Area Local Plan.
4. Extract from Wokingham District Local Plan (Deposit Draft).
5. Conditions for appeal if allowed.

APPENDIX 1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Development Control Section, Environmental Services, Wokingham District Council

APPENDIX 2



BERKSHIRE STRUCTURE PLAN 1991-2006





LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

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

Development Outside Built-Up Areas and Settlements

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

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

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

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

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

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

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

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

APPENDIX 3



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

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❖ 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.

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 THERE IS:

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WHERE SUCH A DWELLING IS JUSTIFIED THE COUNCIL WILL ENSURE:

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

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

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Extensions to Existing Dwellings in the Countryside

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

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

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

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

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined.

PROTECTING AND MANAGING THE LANDSCAPE

INTRODUCTION

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

2.44 Landscape is important because it is:

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

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

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

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

APPENDIX 5 – CONDITIONS FOR APPEAL IF ALLOWED

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

2. No enlargement, improvement or other alteration to the dwelling hereby permitted, by schedule 2, Part 1, Classes A, B or C to the Town and Country Planning (General Permitted Development Order) 1995 (pr any Order revoking and re-enacting that Order) shall be carried out.

3. 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.

4. Construction work of any sort shall only take place within the area covered by the application between the hours of 7.00 a.m. and 7.00 p.m. Monday to Fridays and 7.00 a.m. to 1.30 p.m. Saturdays and no construction work shall take place on Sundays or Bank Holidays.

5. The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

6. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority.

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

8. 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 first 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 development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASONS

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

2. In the interests of the character and amenities of the locality.

3. To ensure a satisfactory external appearance.

4. In the interests of residential amenity.

5. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

6. In the interests of visual amenity.

7. In the interests of visual amenity.

8. In the interests of visual amenity.

JOHN

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP
CS
21 JUL 2000
COPIES TO: | ACK:
FILE: Date

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Appeal Decision

Site visit made on 26 June 2000

by Martin Andrews MA BSc(Econ) DipTP(Dist) MRTPI

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

17 JUL 2000

Appeal A: APP/X0360/A/00/1040613
Greenacres Farm, Nine Mile Ride, Wokingham

- 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 Greenacres Farm Limited against the decision of Wokingham District Council.
- The application (ref: F/1999/0096), dated 26 November 1999, was refused by notice dated 12 January 2000.
- The development proposed is the demolition of the existing dwelling and the erection of a replacement dwelling.

Summary of Decision: The appeal is dismissed.

Appeal B: APP/X0360/A/00/1043773
Greenacres Farm, Nine Mile Ride, Wokingham

- 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 Greenacres Farm Limited against the decision of Wokingham District Council.
- The application (ref: F/2000/1157), dated 28 March 2000, was refused by notice dated 22 May 2000.
- The development proposed is the demolition of the existing dwelling and the erection of a replacement dwelling.

Summary of Decision: The appeal is dismissed.

Main Issue

1. I consider that the main issue in both Appeals A and B is the effect of the proposal on the character and appearance of the countryside having regard to the prevailing policies.

Planning Policy

2. The development plan comprises the Berkshire Structure Plan 1991-2006, adopted in 1995 and the South East Area Local Plan, 1994. In the Structure Plan, Policy C2 exercises strict control over development outside settlement boundaries in the countryside. Criterion (ii) permits the redevelopment of existing buildings provided the new structure is appropriate in scale, form, impact, character and siting to its location in the countryside. The Local Plan is now time expired but is in general conformity with the Structure Plan and continues to be used for development control purposes. It includes Policy SC18, which specifically relates to replacement buildings in rural areas. These may be permitted subject to three criteria including C), a proviso that the size of the replacement does not 'significantly' exceed that of the existing property both in height and floor area.

3. Reference has also been made to the Deposit Draft of the Wokingham District Local Plan but the general thrust of the policies remains unaltered and the Local Plan Inquiry into objections is still in progress. I shall therefore attach limited weight to this document and determine these appeals primarily in the light of the extant Structure and Local Plans and other relevant guidance.

Reasons

4. The Council's reasons for refusal are similar and the appellants' grounds of appeal are the same for both the Appeal A and B proposals. The Appeal B application was submitted in an attempt to overcome the reasons for refusal in the Appeal A scheme. Although the design of the two dwellings is quite different and there are also some differences in their size, essentially I consider that they can be considered together in terms of their impact on the character and appearance of the area.

5. Local Plan Policy SC18 introduces two yardsticks in the requisite comparison between an existing building and its proposed replacement: height and floor area. The ridge height of both appeal proposals compared to that of the existing dwelling is not significantly different, particularly when the lower slab levels are taken into account: 600mm higher in the case of Appeal A and 200mm lower in Appeal B. However there are substantial increases in their gross floor areas compared to the 154m^2 of the present building. In Appeal A the building would have an area of 360m^2, an increase of 134%. In Appeal B the comparative figures are 398m^2 and 158%.

6. By any reasonable definition I consider the increase in the proposed floor areas to be 'significant' and therefore in conflict with criterion C) of Policy SC18. When the footprints of the buildings are compared, the increases from the 154m^2 of the existing dwelling are lower: an increase of 75m^2 or 48% in Appeal A and 70m^2 or 45% in Appeal B. But it is the floor area rather than the footprint that is referred to in the policy and the size of footprint does not reflect the increase in bulk and prominence that would occur at first floor level. However even if the footprint were to be considered the more valid comparison, I regard an increase in almost half compared to the existing to again be 'significant'.

7. I have noted the calculations in respect of the 'fall back' position whereby under 'permitted development' the existing dwelling could have a substantial increase in its footprint and, in particular, its gross floor area without the Council's permission. However these increases are still substantially less than those that would result from the erection of the replacement dwelling in either scheme. Also in practical terms their visual impact on the surrounding countryside would be much less than that of the much larger replacement building in each appeal proposal.

8. With regard to this impact of the increase in size, I saw on my visit that large stretches of Nine Mile Ride have been subject to 'ribbon' development of, for the most part, fairly modern dwellings of a variety of types, designs and sizes. In contrast the appeal site occupies part of a gap in the development. The gap stretches as far east as further housing at Warren Lane. Although sited within this gap the existing bungalow is modest in size and essentially low profile. Moreover despite the presence of some oak and silver birch trees on the eastern part of the site's frontage, the relative absence of tree cover at this point affords longer distance views into more open countryside beyond. The backcloth of commercial and industrial buildings does not significantly reduce the open and rural nature of the land.

9. These views are particularly in evidence when travelling along Nine Mile Ride eastwards towards Wokingham and are an important reminder that the locality's rural context is for the most part hidden by development on both sides of the road. I consider that the development of a large two-storey dwelling, even allowing for the demolition of the present bungalow, would have a significantly harmful effect on the rural character and appearance of the area. There is little to choose between the adverse impact of the two appeal proposals as both would be prominent and obtrusive and in clear conflict with Structure Plan Policy C2(ii). However the increased bulk and prominence caused by the five dormer windows in the front elevation of Appeal Scheme B more than outweighs any advantage gained by the reduction in width and height from the proposal in Appeal A.

10. I have noted the reference to other replacement / additional dwellings in the area including the appeal decision at Oakview, Park Lane (DETR Ref. T/APP/X0360/A/98/297281/P8). However none of these cases or the support from occupiers close to Greenacres Farm override my findings that the current proposals would be in breach of the Council's policies and cause material harm to the objective of protecting the countryside from inappropriate and insensitive development.

Conclusion

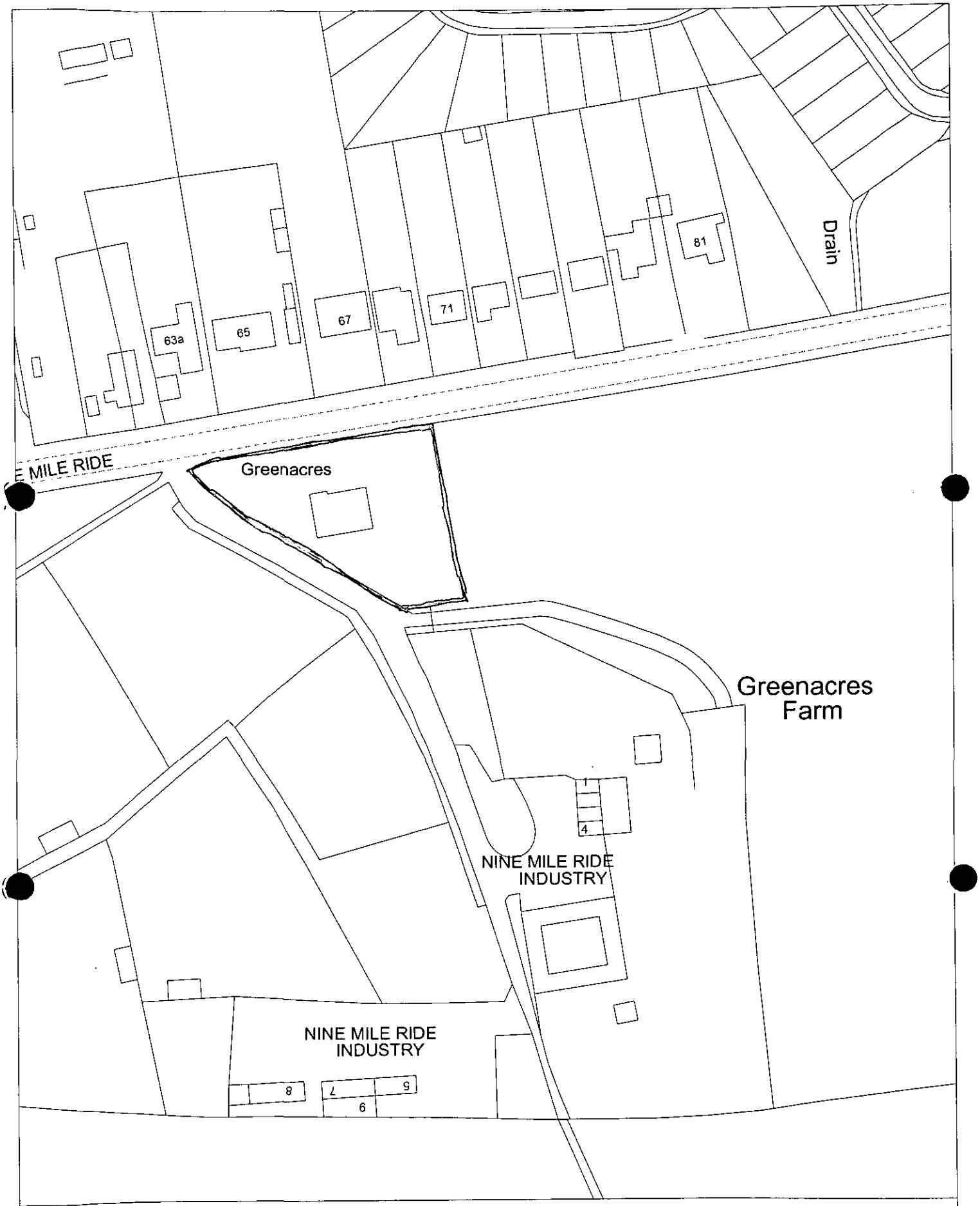
11. For the reasons given above and having regard to all other matters raised, I conclude that these appeals should be dismissed.

Formal Decision

12. In exercise of the powers transferred to me, I dismiss both Appeals A and B.

Martin Andrews

INSPECTOR



Site Plan, Scale: 1 to 1250

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Date: 31 May 2000