APPLICATION NO:
O/2001/4502

LOCATION:
64 Langley Common Road, Barkham Wokingham.

APPLICANT:
T D Sims C/O Andesign

PROPOSAL:
Outline application for the proposed erection of three detached dwellings with double garages plus demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **23/08/2001**

APPLICATION WILL HAVE EXPIRED ON:
13/09/2001

CASE OFFICER: **Angela Odell**

932

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Appeal Decisions

Site visit made on 16 September 2002

by Howard Rose DMS DipTP MRTPI MIWM

an Inspector appointed by the First Secretary of State

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

Date
15 OCT 2002

Appeal A: APP/X0360/A/02/1085453
64 Langley Common Road, Barkham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr T D Sims against the decision of Wokingham District Council.
- The application (Ref.O/2001/4502), dated 17 July 2001, was refused by notice dated 7 September 2001.
- The development proposed is the demolition of the existing dwelling and the construction of three 4 bedroom detached houses with double garages.

Summary of Decision: The appeal is dismissed.

Appeal B: APP/X0360/A/02/1085641
64 Langley Common Road, Barkham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr T D Sims against the decision of Wokingham District Council.
- The application (Ref.O/2001/5283), dated 7 November 2001, was refused by notice dated 29 January 2002.
- The development proposed is the erection of one dwellinghouse.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The planning applications which are the subject of these appeals are in outline. The application for Appeal A includes matters of siting and means of access, with matters of external appearance, design and landscaping reserved for future consideration. The application for Appeal B has all matters reserved for future consideration.

The Appeal Site and its surroundings

2. The appeal site is on the north west side of Langley Common Road at the southern end of a section of generally continuous development on this side of the road. Development on this side of the road falls outside the boundary of any identified settlement and within an area identified as an Area of Sporadic Development in the adopted Local Plan. Immediately to the south of the site is an access to a mobile homes site which includes a substantial terrace of garages as well as other individual buildings and comprises a substantial area of hardstanding. South of this the land adjacent to the road is open land, largely concealed by substantial trees and hedges. Opposite the site are large buildings, comprising the northern extremity of the Arborfield Garrison, north of which the land is generally open behind road-

side hedges. The appeal site, which is bounded by substantial walls together with trees and hedges, is 'L' shaped with a sizeable existing dwelling at the rear, which is reached by a driveway from Langley Common Road. In front of the dwelling is a fenced area used for the storage of caravans. This land, together with the driveway is the appeal site for Appeal B.

Planning Policy

3. Where an adopted or an approved plan contains relevant policies, section 54A of the 1990 Act requires that an application for planning permission or an appeal shall be determined in accordance with the plan, unless material considerations indicate otherwise. The statutory development plan for the area includes the Berkshire Structure Plan 1991-2006 which was adopted in November 1995. Policy C2 places strict control on development outside built-up areas and settlement boundaries, limiting such development to that required for agriculture or forestry, the re-use, adaptation or redevelopment of existing buildings to assist the rural economy and other development for which a rural location is essential. Policy C6 seeks to prevent development, which would threaten important open areas because they provide physical or visual separation of settlements.

4. Also included is the Loddon Area Local Plan which was adopted in May 1995. Policy LTV2 restates and augments policy C2 of the adopted Structure Plan with regard to development outside settlements. Exceptions include development for housing purposes of sites not exceeding 0.4 hectares on the edge of settlements in the form of rounding off or redevelopment. The policy also makes it clear that the areas designated as Areas of Sporadic Development fall within the rural areas. Policy LC1 generally repeats policy C6 of the adopted Structure Plan. Policy LC18 makes it clear that the replacement of existing dwellings in the rural areas may be permitted provided that 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 the number of units.

5. Also relevant is the deposit draft version of the Wokingham District Local Plan which has been the subject of a public local inquiry and proposed amendments have been published in the light of the Inspector's Report. Policy WOS2 indicates that development outside settlements will only be allowed in exceptional circumstances and will be strictly controlled through the policies of this plan and the adopted Structure Plan. Policy WOS3 sets out criteria, including the requirement that development proposals should be appropriate in scale of activity and character to the area in which they are located, against which planning applications will be assessed. Policy WCC1 places strict control on development outside settlement boundaries. Exceptions include sensitive infilling of one or two dwellings in a small gap in an otherwise built up frontage where the development would not adversely affect the character and appearance of the area. Policy WCC2 generally restates policy C6 of the adopted Structure Plan. The weight I have attached to this emerging Plan is in accordance with the advice in paragraph 48 of Planning Policy Guidance No.1 (PPG1), 'General Policy and Principles'.

Main Issue

BOTH APPEALS

6. From my inspection of the appeal site and its surroundings and from the written representations I consider that the main issue in both appeals, having regard to the location

of the site outside a defined settlement boundary, is the effect of the proposed development on the character and appearance of the surrounding area.

Reasoning

APPEAL A

7. As already indicated, the appeal site is subject to planning policies which deal with development outside the boundaries of identified settlement. Planning policies for such areas place limitations on development within them. In particular policy C2 of the adopted Berkshire Structure Plan seeks to permit only development for agriculture or forestry in such areas or redevelopment of existing buildings particularly to assist the rural economy and to maintain or enhance the rural environment. The proposal in appeal A would involve the redevelopment of the existing dwelling to provide two new dwellings together with another new dwelling on the front part of the site. However, I have seen nothing to suggest that the proposal would be, in any way, aimed at assisting the rural economy or maintaining the rural environment. Moreover, policy LC18 of the adopted Loddon Area Local Plan makes it clear that, while the replacement of existing dwellings in the rural areas may be permitted, the size of the new development should not significantly exceed that of the existing property both in height and floor area and, where appropriate, in numbers of separate units. In my view, the replacement of the existing dwelling with two 4 bedroom dwellings, irrespective of the proposed third dwelling in a more forward position, would conflict with this policy.

8. From what I saw the existing dwelling has a secluded location some distance from the road and is partially hidden from view by the substantial walls and mature vegetation around the site. The proposal to demolish the existing dwelling and develop the site for three dwellings would be likely to open up the site more in visual terms and the tightly arranged layout of three detached dwellings with their garages would substantially change the nature of the site. Compared with the generally low density nature of the development running northwards on this side of Langley Common Road, the appeal proposal would result in a significantly higher density of development. This would 'urbanise' the site and would be out of keeping with the existing development contrary to the intention of adopted planning policies for the rural areas to which I have referred.

9. I have taken account of the submissions for the appellant regarding Government advice in PPG3 'Housing' and PPG7 ' The Countryside - Environmental Quality and Economic and Social Development'. So far as the advice in PPG3 is concerned, while the appeal site represents previously-developed land as defined in Annex C, Footnote 2 to the Annex advises that such proposals need to be considered in the context of other policies, including development in the countryside. Moreover, paragraph 3.21 of PPG7 refers to sensitive infilling of small gaps within groups of houses and minor extensions to groups. In this context, I have had regard to the siting and access arrangements proposed and also to the recent planning permission for two dwellings just to the north of the site. Nonetheless, I consider that the proposed demolition of the existing dwelling and its replacement with three substantial detached houses with double garages, for the reasons set out above, would be insensitive and would detract unacceptably from look of the surroundings. Therefore, I conclude that the proposed development would materially adversely affect the character and appearance of the surrounding area.

APPEAL B

10. The proposal in Appeal B is for the erection of one dwellinghouse on the land in front of the existing dwelling which is currently used for the storage of mobile homes. This appeal site, excludes the existing dwelling. It includes the existing driveway from which the caravan storage area is fenced-off. It is essentially open land and, although used for a form of development, having regard to the advice in Annex C of PPG3, the site is not occupied by a permanent structure and associated fixed surface infrastructure. Hence, I do not consider it to be previously-developed land. Neither is it suggested that the proposal is required for agriculture or forestry or any other purpose for which a rural location would be essential. Similarly, having regard to the open nature of the site, I do not consider the proposal to be redevelopment, nor is there any suggestion that it would assist the rural economy. Hence, the proposal would appear to conflict with adopted planning policy for development outside defined settlement boundaries.

11. In the circumstances, I have had regard to the advice in PPG7, to which I have previously referred, and I have also considered the policies of the emerging Wokingham District Local Plan, which deal with development outside defined settlement boundaries. This Plan has been through virtually all its stages of preparation but remains to be adopted. Therefore, I can attach significant weight to its content. Policy WCC1 places strict controls on development outside designated settlement boundaries but, exceptionally, allows for sensitive infilling of one or two dwellings in a small gap in an otherwise built-up frontage where the development would not adversely affect the character and appearance of the area. I am aware that the Inspector who dealt with the Local Plan Inquiry recommended that this exception should remain within the policy. Equally the Inspector recommended that the gap designation between Arborfield Cross and Arborfield Garrison should be removed from the Plan. However, I accept that the appeal site, being within an Area of Sporadic Development, falls outside this gap designation.

12. It is contended for the appellant that the appeal site falls within the broad boundary of previously-developed land such that the proposal would not be considered as an extension to the existing development on this side of Langley Common Road. I saw that the appeal site is bounded to the north and south by land which is already developed. However, while there is existing built development to the north of the appeal site, it is set well back from the road. Moreover, to the south of the site, the access to the mobile home site marks the southern end of built development on this side of the road. The access is generally open land with boundary walls and two small garage blocks. The substantial block of garages, which is not excessively intrusive, is located some way back from the road.

13. The proposed new dwelling would be on the essentially open area currently used for storing mobile homes. Because of the location of the appeal site in relation to the existing dwelling, the new dwelling would be likely to be set well forward on the site and as such would be an intrusive feature in the street scene.

14. It would not, in my view, constitute infilling. This is because there is no obvious break or gap in the frontage development here, only a change in nature from houses and workshops to an open area bounded by walls and hedges with two small garage blocks in the front portion of the access to the mobile homes site. The tandem style development of a new dwelling in front of the existing dwelling would be an incongruous addition, which would augment, undesirably, the irregular development pattern of this part of the Area of Sporadic Development. I have had regard to the fact that the land opposite the appeal site is within a settlement boundary and to the scope for development outside designated settlement

boundaries provided by policy WCC1 of the emerging Local Plan. However, notwithstanding that this policy has yet to be formally adopted, for the reasons set out above, I am not persuaded that the proposal would conform with its requirements. All these things being so, I conclude that the proposed development would cause unacceptable harm to the character and appearance of the surrounding area.

Conclusions

BOTH APPEALS

15. I find that the proposed development in both appeals would not accord with the development plan and there are no material considerations, which would suggest a different outcome in either case. I have taken account of all other matters raised but they do not outweigh the main considerations that have led me to my decisions.

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

Formal Decisions

Appeal A:

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

Appeal B:

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

Information

19. A separate note is attached setting out the circumstances in which the validity of these decisions may be challenged by making an application to the High Court.

Howard Rose

INSPECTOR

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr T D Sims
***C/O* Andesign**
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: O/2001/4502

Parish:	**BARKHAM**
Location:	**64, Langley Common Road, Barkham, Wokingham.**
Proposal:	**Outline application for the proposed erection of three detached dwellings with double garages plus demolition of existing 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, the reason for which is specified hereunder.

Reason

1. The proposal would be inappropriate development outside a settlement boundary in the countryside, and in a gap between settlements. It would consolidate and intensify existing sporadic development and adversely affect the character and appearance of the area. The proposal is therefore contrary to policies C2 and C6 of the Berkshire Structure Plan, policies LTV2, LC1 and LC18 of the Loddon Area Local Plan and to policies WOS2, WCC1 and WCC2 of the Wokingham District Local Plan (Deposit Draft).

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C2, C6 and LD5.
Loddon Area Local Plan Policies LTV2, LC1, LC18, LBE2 and LT5.
Deposit Draft Wokingham District Local Plan Policies WOS2, WCC1, WCC2, WBE1 and WT7.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 07/09/2001

Notice checked by: _____

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

ADDRESS 64 LANGLEY COMMON ROAD PARISH BARKMAN

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19782	MR. V SIMS	BARN LAND ADJ.	28-7-83	N/A C/A
20287	"	DOUBLE GARAGE	20.10.83	N/A C/A
22134	"	3 STABLES LAND ADJ	23-8-84	TP 10 YRS
43237	"	RENEWAL "	10.10.94	TP 31.10.200
44232	T.D "	3 STABLES & HAY STORE	9.5.95	C/A
95/60321/F				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

WORK SHEET FOR : Angela Odell

Application Number : O/2001/4502

Applicant : T D Sims C/O Andesign.

Location : 64, Langley Common Road, Barkham, Wokingham.

Proposal : Outline application for the proposed erection of three detached dwellings with double garages plus demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		29.8.01

Date of Neighbour Notifications : .....

Date of Site Visit : 29.8.01

Date Registered : 19/07/2001

Earliest Date for Decision : 23/08/2001

Latest Consultation Date/Site Notice Expiry Date : 23/08/2001

This application will have expired on: 13/09/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : Barkham P.C. : Recommend refusal as consider proposal would be tandem development and overdevelopment of the site.
- Landscape officer : Recommends refusal as site outside settlement boundary & in gap.
- HW officer : No objection to revised plans: subject to conditions
- Environmental Health Officer. No objection subject to conditions.
- Arb. P.C.: Site outside settlement boundary and in gap between settlement - additional dwellings would consolidate and intensify the sporadic devt. in the area & have a detrimental effect on the character & appearance of the area. Unsustainable location as buses limited. If ground p.p. should not be used as a precedence

Planning Issues :

Application Number: O/2001/4502

Appraisal :

See attached sheet.

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

F/2001/4502 – Appraisal

Proposal is in outline with siting and access to be determined. Layout plan shows 3 detached houses with attached double garages, one in front adjacent to No. 62 (which is now offices etc. for Staysure, but was house and generally has the appearance of a detached house with front/side commercial extension and outbuilding).

Site is outside a settlement boundary and in gap between settlements in Wokingham District Local Plan, but not in gap in Loddon Area Local Plan and in 'sporadic development' notation. Existing quite large house and garage in rear part of site. All rear part of site is well screened from outside boundaries by high walls/conifers. To rear is fuel oil depot and to front right hand side (north side) is Staysure car tyres depot. On south side is block of garages for Oaklands mobile home park to rear of fuel depot. Garrison buildings opposite.

On adjacent site No. 60 Langley Common Road, outline permission granted for 2 dwellings on site of car sales facility. Although site also outside the settlement and in gap in WDLP, this allowed as previously developed land in an existing built-up frontage.

Effect on the character and appearance of the area
For proposed front house, Wokingham District Local Plan Policy WCC1(h) in principle allows infilling of small gaps within an otherwise built-up frontage. PPG7 para.3.21 also allows this *and* minor extension to such frontages. Therefore consider that the proposed front house would comply with PPG7 but not with WCC1(h), but would be visible from Langley Common Road, particularly as the front wall (north side of access) needs to be removed to provide visibility splay. At the rear, an extra dwelling would be contrary to countryside policies, but, in view of the site being well screened, its impact would be limited. Under PPG3 Annex C, the site would be 'previously-developed' land, being all within the curtilage of the existing dwelling. However, footnote 2 explains that this does not mean that the whole area of the curtilage should be redeveloped, and refers to proportionality. In the case of the current proposal, the existing buildings have a footprint of about 209 sq.m., of which just over half is 2 storey, whereas the proposed buildings would have a footprint of about 285 sq.m., including about two thirds 2 storey. Also would be 3 separate buildings (dwellings more spread about the site. Therefore consider that the advice in PPG3 does not support the proposal in this case. In addition, Loddon Area Local Plan Policy LC18(C) for replacement dwellings states that the new development will not significantly exceed that of the existing property in number of separate units. Therefore consider that as the proposal is to remove one dwelling and erect 3 it would unacceptably consolidate and intensify existing development in the countryside and gap, contrary to policies, and be unacceptable on these grounds.

Effect on neighbouring properties
No significant adverse effects as none directly adjacent or to rear.

Highways
Now no objection to revised plan, subject to conditions. (Requires demolition of front wall to provide northerly sight line.)

Re. Barkham P.C. comments, do not consider that the backland arrangement is of itself an objection, as existing dwelling is set back and there would be no significant adverse effect on neighbours due to the layout.

Recommendation: Refusal

Application Number O/2001/4502
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposal would be inappropriate development outside a settlement boundary in the countryside, in a gap between settlements. It would consolidate and intensify existing sporadic development and adversely affect the character and appearance of the area. The proposal is therefore contrary to BSP Policies C2 + C6 ~~WBLP~~ LAP Policies LTV2 + LC1 and LC18 and to WDLP Policies WOS2, ~~WCC1~~ WCC1 + WCC2.

RECORD OF SITE VISIT

SITE ADDRESS: 64 Langley Common Road Barkham Wokingham.

APPLICATION NUMBER: O/2001/4502

OFFICER: Angela Odell

DATE OF SITE VISIT: 29.8.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 29.8.01

2. DESCRIPTION OF SURROUNDINGS Mix of use types at end of ribbon of development along N. side of L.C. Rd.

3. DESCRIPTION OF SITE/BUILDING Existing 2 storey house + S/S. attached garage. (some caravans parked in front garden)

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 62 is car type filling business - 'Staysure'. Industrial use to rear. On W. side is Oaklands mobile home park. Garrison (secured operational buildings) on opposite side of L.C.Rd

5. SITE CONSTRAINTS

TREES Conifers around most of boundary of site - see site plan.

ACCESS/PARKING from L.C. Rd.

LEVELS Flat but rises V. slightly to L.C. Rd in front section.

BOUNDARY TREATMENT High wall along rear of site and rear of

OTHERS line of garages along part of W. side (of mobile home park) + high wall along rest of W. side (front part) - see site plan. currently entrance wall + conifers to road.

ADDITIONAL PLAN

4502

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

Mrs A. O'Dell
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

ref: 3828

16th August 2001

Dear Mrs O'Dell,

re:**Application No O/2001/4502 - 64.Langley Common Road,Barkham**

Further to your letter dated 8th August 2001, I have re-visited the site and taken further dimensions. I can confirm that looking south when leaving the property there is an existing sight line of 2.4m x 120m and that looking north there will be a sight line of 2.4 x 120m when we have demolished the front boundary wall of the existing property. I trust that this information will be sufficient for your colleague in Highways and that there will therefore be no highways objections to this project.

Yours faithfully,

A. Hester

AMO

PLANNING SERVICES	HPT 46821
PCL	
DC	
APT	
CS	
17 AUG 2001	
COPIES TO:	ACK
	FILE:

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 8 August, 2001
My ref. AO/O/2001/4502

Andesign
9 Perkins Way
Wokingham
RG41 2TN

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

Dear Mr Hester

PLANNING APPLICATION O/2001/4502
OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 3 DETACHED DWELLINGS WITH DOUBLE GARAGES PLUS DEMOLITION OF EXISTING DWELLING AT 64 LANGLEY COMMON ROAD, BARKHAM

I refer to the above application. The highway officer Adam Coggins has advised that visibility splays of 2.4m. by 120 m. would be required at the access. Therefore please submit revised plans showing these sight lines over land within the applicant's control and/or over highway land.

It is important that the additional information is submitted to me by 28 August, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information, please contact either Adam Coggins on 0118 974 6330 or me immediately. However, I advise you that the above is in relation to highway matters only and does not imply that the application is otherwise considered acceptable. Please note that I will be on leave from 13-27 August.

Yours sincerely

MRS A ODELL
Senior Planner

cc: Adam Coggins

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

19.JUL.2001* 4502

1.	APPLICANT'S NAME	T.D. SIMS
	ADDRESS	64 LANGLEY COMMON ROAD
		BARKHAM, BERKS
	POST CODE	PHONE 9760947
	AGENT'S NAME	
2. If the applicant has an agent, all correspondence will be sent to the agent		ANDESIGN
	ADDRESS	9 PERKINS WAY
		WOKINGHAM, BERKS
	POST CODE	RG41 2TN PHONE 9784165
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	AS ABOVE
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 CONSTRUCTION OF THREE 4 BED DETACHED HOUSES WITH DOUBLE GARAGES
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.186 HECTARES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AH/S/634 & O.S. SHEET

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

SUBJECT TO SAMPLES

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

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details: PUBLIC SEWER

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

EXISTING ACCESS WIDENED TO 5m

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	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

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

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

£380

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 (ANDESIGN) ON BEHALF OF T.D. SIMS DATE 17/7/01

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".

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that: 19.JUL.2001* 4502

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.

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

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

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

(b) .....

.....

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

the (c) .....

on (d) .....

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.

OR

● 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) Insert description of steps taken

(b) . . . . . .

. . . . . .

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

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

the (c) . . . . . .

(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).

on (d) . . . . . .

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 . . . . . (ANDESIGN) . . . . .

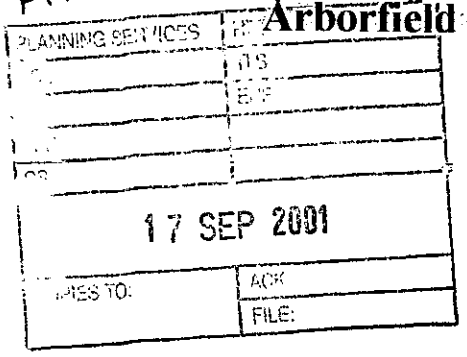
On behalf of . . . . . T. O. SIMS . . . . .

Date . . . . . 17/7/2001 . . . . .

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

AMO 47790





Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
E-mail parishclerk@arborfield.org.uk

11th September 2001

Mrs Angela Odell
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Odell

Reference: Planning Application O/2001/4502

As an adjoining parish we would like to comment on the above planning application.

1. Planning Policy: The site is outside the settlement boundary and in a gap between settlements. The proposed additional dwellings would consolidate and intensify the sporadic development in the gap and this would have a detrimental effect on the character and appearance of the area.

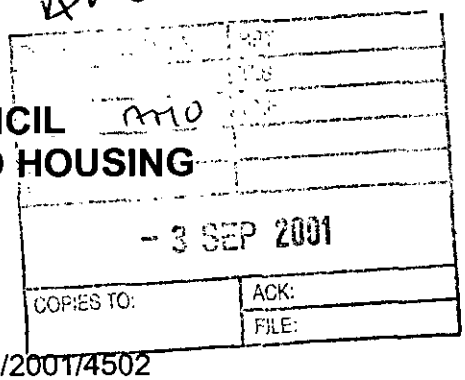
2. Sustainability: Buses are the only means of public transport available and the range of destinations are limited therefore the proposal would be likely to encourage car commuting to urban centres.

3. We would request that this site is looked at in isolation and not used as precedence for future development in the gap between Arborfield and Barkham if permission is granted.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

AMO



WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Angela Odell
Development Control

Your Ref: O/2001/4502

From: John Mullaney
Environmental Heath

My Ref:

Date. August 30, 2001

PROPOSED: PROPOSED ERECTION OF 3 DETACHED DWELLINGS

LOCATION: 64 LANGLEY COMMON ROAD

These proposals have been evaluated and I have no environmental health objections to the application but due to the close proximity of the industrial unit (which was previously an oil depot) to the rear of the proposed site, recommend the following conditions are attached should planning consent granted:

(i) The ground conditions on the site must be subject to a detailed investigation to establish their suitability for the proposed end use. A historical investigation, sampling and analysis of current soils, site assessment and method statement to remedy any contamination must be agreed in writing by the Local Planning Authority, and carried out prior to the commencement of any other works in relation to any development on the site. The Local Planning Authority is to be consulted at all key stages in this investigation process.

(ii) The development shall not begin until a scheme for protecting the proposed dwellings/gardens areas from noise from the industrial unit has been submitted to and approved by the Local Planning Authority. Any works which form part of the approved scheme shall be completed before any permitted dwelling is occupied unless an alternative period is agreed in writing by the Local Planning Authority.

(iii) Standard planning condition C070 regarding hours of construction work.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

AMO OBS

Barkham Parish Council

Small Oaks
Doles Lane
Wokingham
Berkshire
RG41 4EB

Telephone / Fax *0118 977 2857*
E-mail *judith@neuhofer.freeserve.co.uk*

PLANNING SERVICES	HPT
PGL	TLS
DC	
APP	
CS	
23 AUG 2001	
COPIES TO:	ADC ✓
	FILE

Mrs. A. Odell
Planning Dept.
Wokingham District Council

Date: 22nd August 2001

Dear Mrs. Odell,

Application Number O/2001/4502
Outline application for the proposed erection of three detached dwellings with double garages plus demolition of existing dwelling

I am writing to you on behalf of Barkham Parish Council concerning the above numbered application.

Having studied the plans in detail the Council feel that this application would be tandem development and over development of the site.

We recommend that this application is refused.

Yours sincerely,

J. Neuhofer

Judith Neuhofer
Clerk to Barkham Parish Council

Barkham Parish Council supporting recycling by using 100% recycled materials for all it's correspondence.

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 10 August 2001

Location:	64 Langley Common Road, Barkham
Proposal:	Outline application for the proposed erection of three detached dwellings with double garages plus demolition of existing dwelling.
Application Number:	O/2001/4502

In response to your consultation dated 30 July 2001 for the above application, the landscape comments are as follows:

The site is located within a Green Gap and Countryside designation and as a result is contrary to Policies WCC1 & WCC2, as stated in the deposit draft of the Local Plan (Amended). I therefore recommend refusal for this proposal.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 03 September 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: O/2001/4502

Location: 64, Langley Common Road, Barkham, Wokingham.

Proposal: Outline application for the proposed erection of three detached dwellings with double garages plus demolition of existing dwelling.

Applicant: T D Sims C/O Andesign.

Case Officer: Angela Odell

The new plans show the following: Sight lines. Drawing no AH/S/634A.

Comments are required by 13/09/2001.

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

CONDITIONAL APPROVAL

1/ C120, R120.
2/ C126 (INSERT: Drg. No. AH/S/634A), R126.
3/ C129, R129.
4/ C130, R130.
5/ C137 (INSERT: dwellings), R137.
6/ C140 (INSERT: 7 metres), R140.

Adam C 4/9/01

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 30 July 2001

Application Number: O/2001/4502

Proposal: Outline application for the proposed erection of three detached dwellings with double garages plus demolition of existing dwelling.

Parish: BARKHAM PARISH

Site Address:
64, Langley Common Road, Barkham, Wokingham.

Applicant:
T D Sims C/O Andesign.

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).

Comment.

Visibility splays of 2·4m by 120m are required at the access.

Please could the applicant provide a revised plan showing these sightlines over land within their control or over highway land.

Signed: _____ **Print name:** Adam Goggins 08/08/01

Tel: (0118) 974 6445

Date: 6.9.01

My ref: O/2001/4502

CONFIDENTIAL

Councillor A Miller
12 Silver Birches
Elizabeth Park
Barkham
RG41 4YZ

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

Dear Councillor

Application Number: O/2001/4502
64, Langley Common Road, Barkham, Wokingham.
Outline application for the proposed erection of three detached dwellings with double garages plus demolition of existing 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 Committee for decision please fill in the form below.
This form must be received no later than 17.9.01

Yours faithfully

Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **O/2001/4502**
64, Langley Common Road, Barkham, Wokingham.
Outline application for the proposed erection of three detached dwellings with double garages plus demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor A Miller

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

1894

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT

Record of Meeting: ☐
Present:

Record of Telephone Call: ✓
Conversation with:
Cllr A. Mitton.

Date: 7.9.01

Time: 1.50pm

Place:
(if applicable)

NOTES re. O/2001/4502.

Cllr Mitton confirmed that he accepted the recommendation for refusal and did not wish to 'call-in' it.

Angela Odell.

Copies to:

Application/File No: O/2001/4502

Action:

Date: 03 September 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: O/2001/4502

Location: 64, Langley Common Road, Barkham, Wokingham.

Proposal: Outline application for the proposed erection of three detached dwellings with double garages plus demolition of existing dwelling.

Applicant: T D Sims C/O Andesign.

Case Officer: Angela Odell

The new plans show the following: Sight lines. Drawing no AH/S/634A.

For information only.

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

(RING ONE)

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

App No. 0/2001/4502 (Planaps) / ~~[illegible]~~ (Ludhouse) Date Rec. 17/8/01

Location: 64 Langley Common Road

Parish Arborfield

Applicant: T D Sims

Description of attached plans Showing sight lines

Drawing No's: AH/S1634 A

CONSULTEES

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

Please tick which of the following you wish consulted.

↑ ↑ For info. only.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ✓
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

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

NEIGHBOURS: _____

Date for Responses 10 days

FURTHER ACTION

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

Redate Application ~~Y~~/ N From _____

New Site Notice ~~Y~~/ N

New Description _____

CASE OFFICER AO.

Consultations Sent by Admin. on 03.09.01

Yellow - Part One Copy
Green - Officer's Copy

1792

AO

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number 0/2001/4502 relates.

Address of site 64 LANGLEY COMMON RD

BRIGHAM WOKINGHAM BERKS RG40 4TS

Signed [signature]

Date 10/8/01

Postage will be paid by licensee

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

Business reply service
License no. RG147

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

1

Received by Wokingham District Council

Application No: O/2001/4502

Proposal:
Outline application for the proposed erection of three detached dwellings with double garages plus demolition of existing dwelling.

Location:
64, Langley Common Road, Barkham, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number O/2001/4502 to enable the library staff to locate the correct information.

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 23/08/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

30 July 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 JUL 2001	Map No. 89. Site ...0..20...
Officer: AO | Application No. 0/2001/4502	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☐ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(O) OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF THREE DETACHED DWELLINGS WITH DOUBLE GARAGES PLUS DEMOLITION OF EXISTING DWELLING

Location: 64 LANGLEY COMMON ROAD

Parish: BARKHAM Ward: Barkham
30.7.01 YS

Applicant: T D SIMS

Fee (6) Received 380-00 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	Scale 1:2500 P/		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	SIGNED		
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 : 30.01.13 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

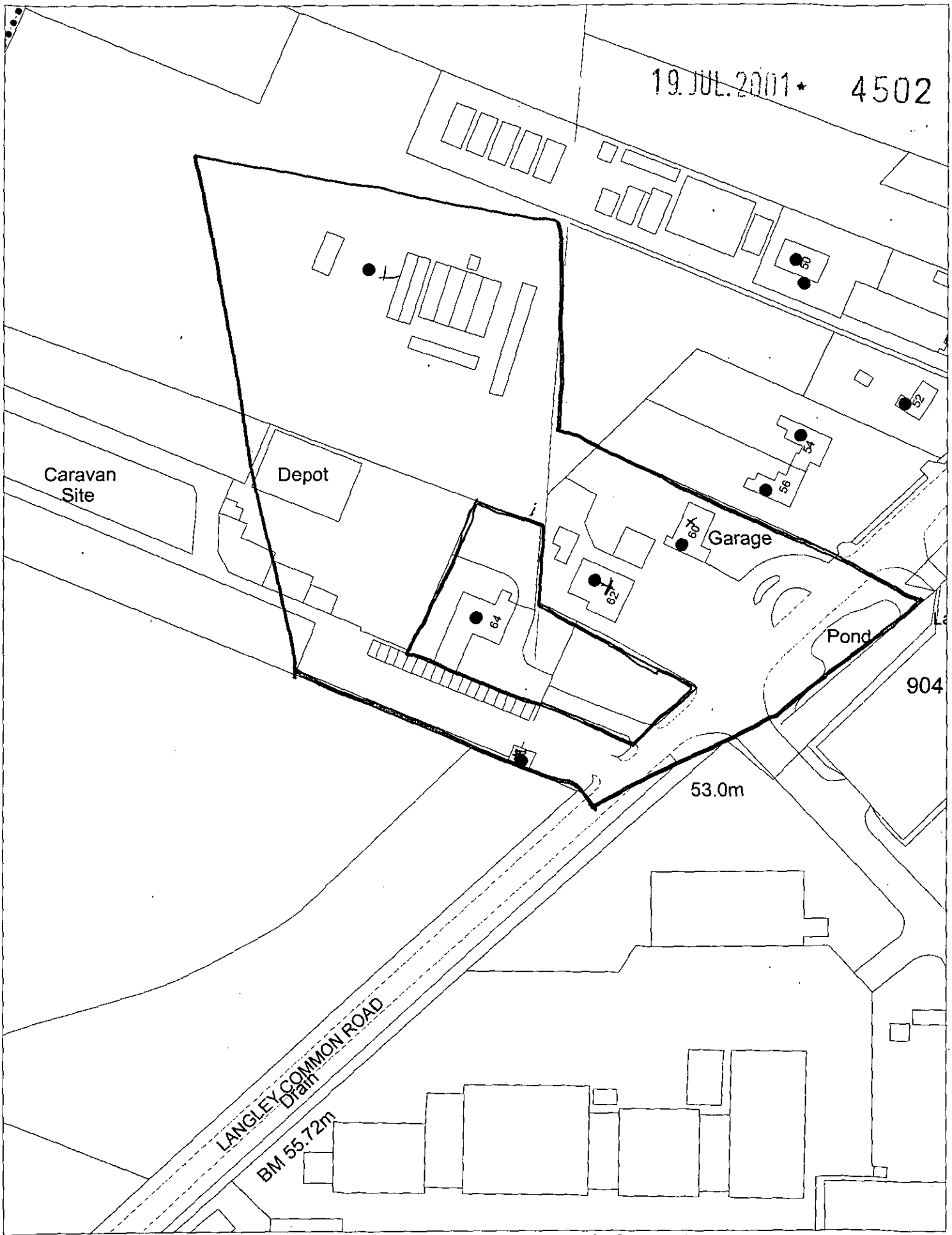
The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS: Green Gap & Wedge Rural Area

Not Pre-Apps

NEIGHBOURS:

Site notice & see map for neighbour notices



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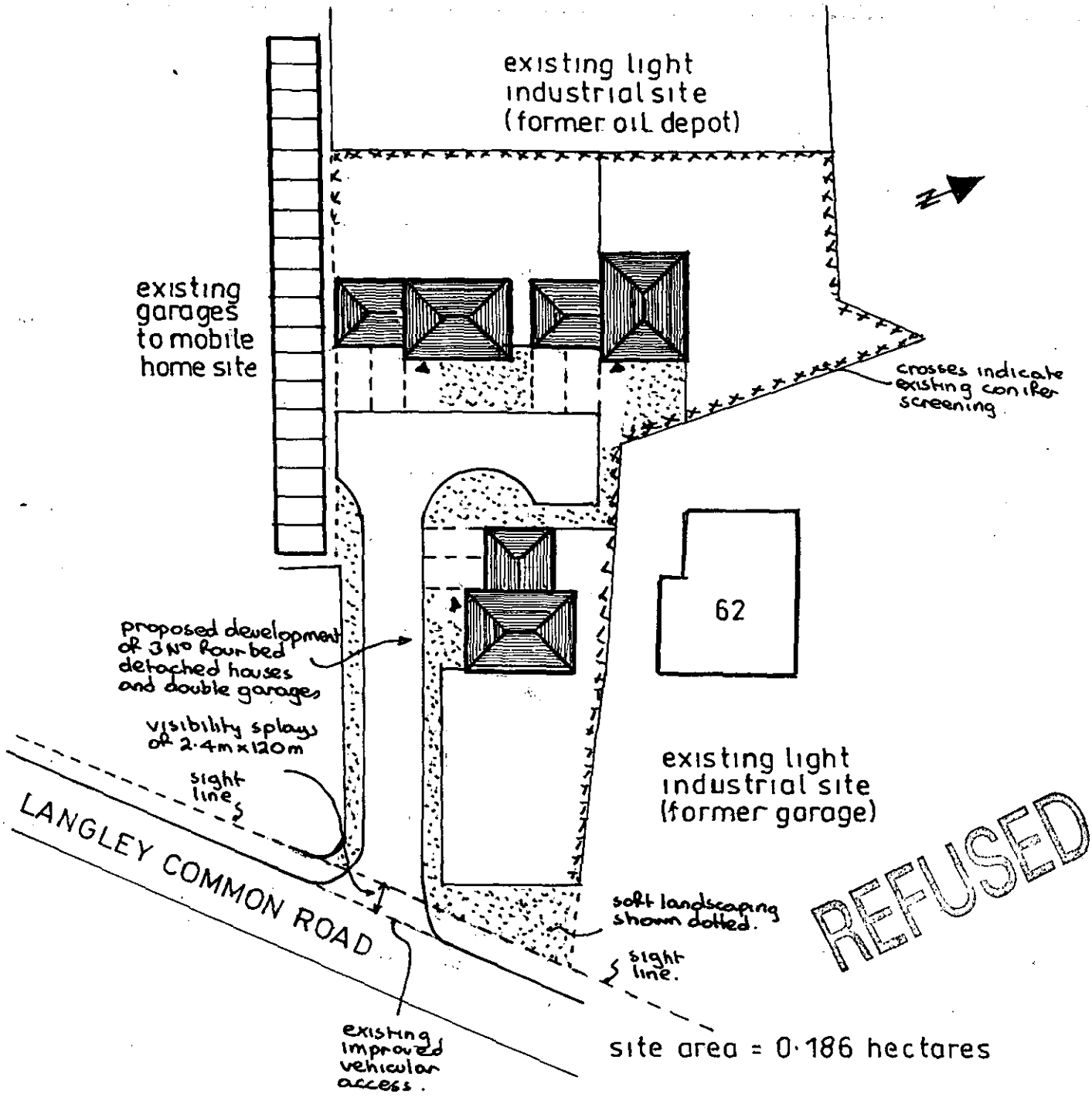
Development Control Section, Environmental Services, Wokingham District Council.

20 July 2001

Scale: 1 : 1250



BLOCK PLAN 1:500

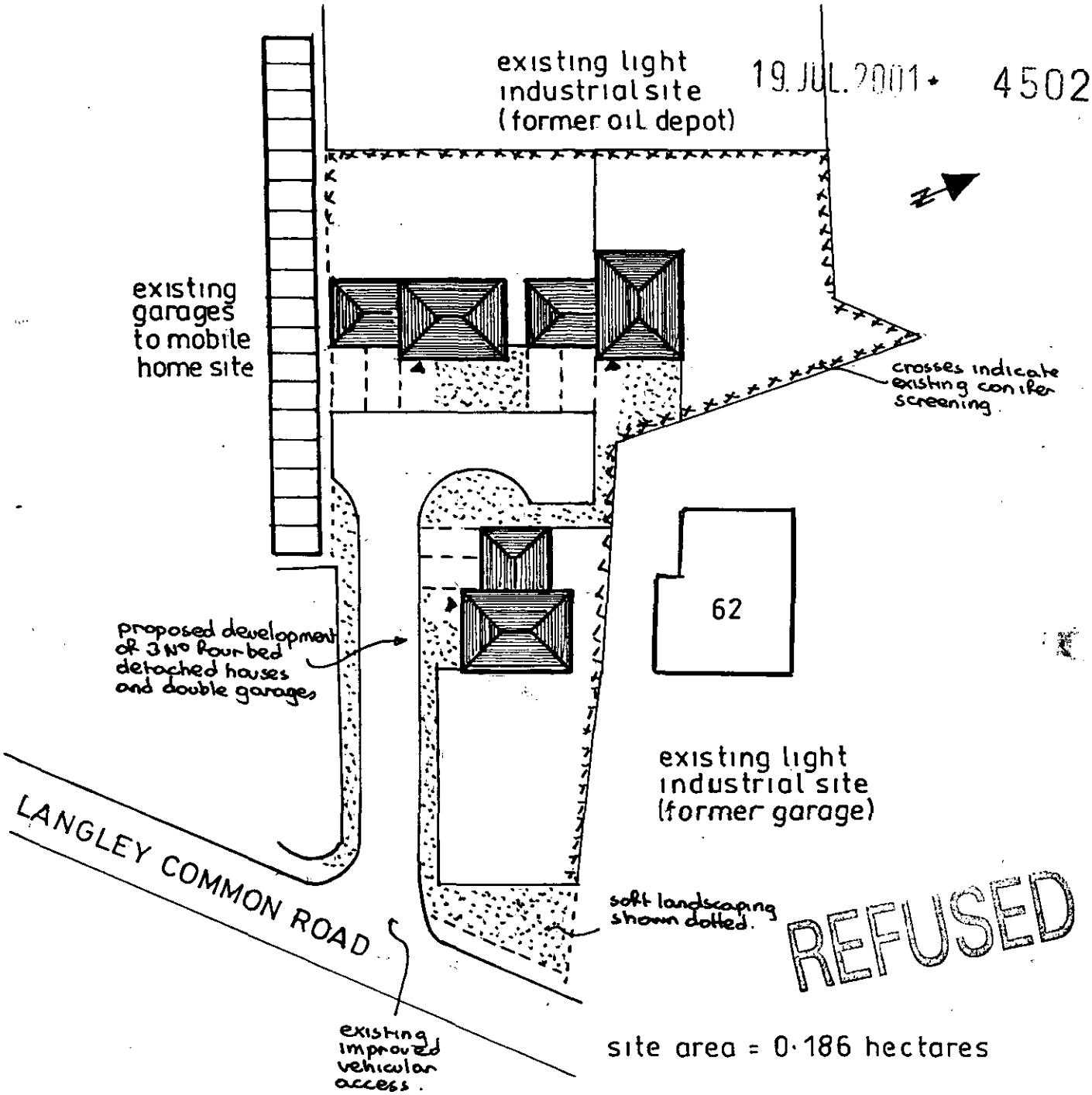
PROPOSED DEVELOPMENT at 64 LANGLEY COMMON ROAD, BARKHAM, BERKSHIRE for MR.T.D.SIMS.

Drawing nº AH/S/634[A] Date APRIL 2000 Drawn ANDESIGN

'A' 16/8/2001 visibility splays added at Planning Officers request.

ADDITIONAL PLAN

4502



BLOCK PLAN 1:500

PROPOSED DEVELOPMENT at 64 LANGLEY COMMON ROAD, BARKHAM, BERKSHIRE for MR.T.D.SIMS.

Drawing nº AH/S/634 Date APRIL 2000 Drawn ANDESIGN

E SURVEY

BARKHAM

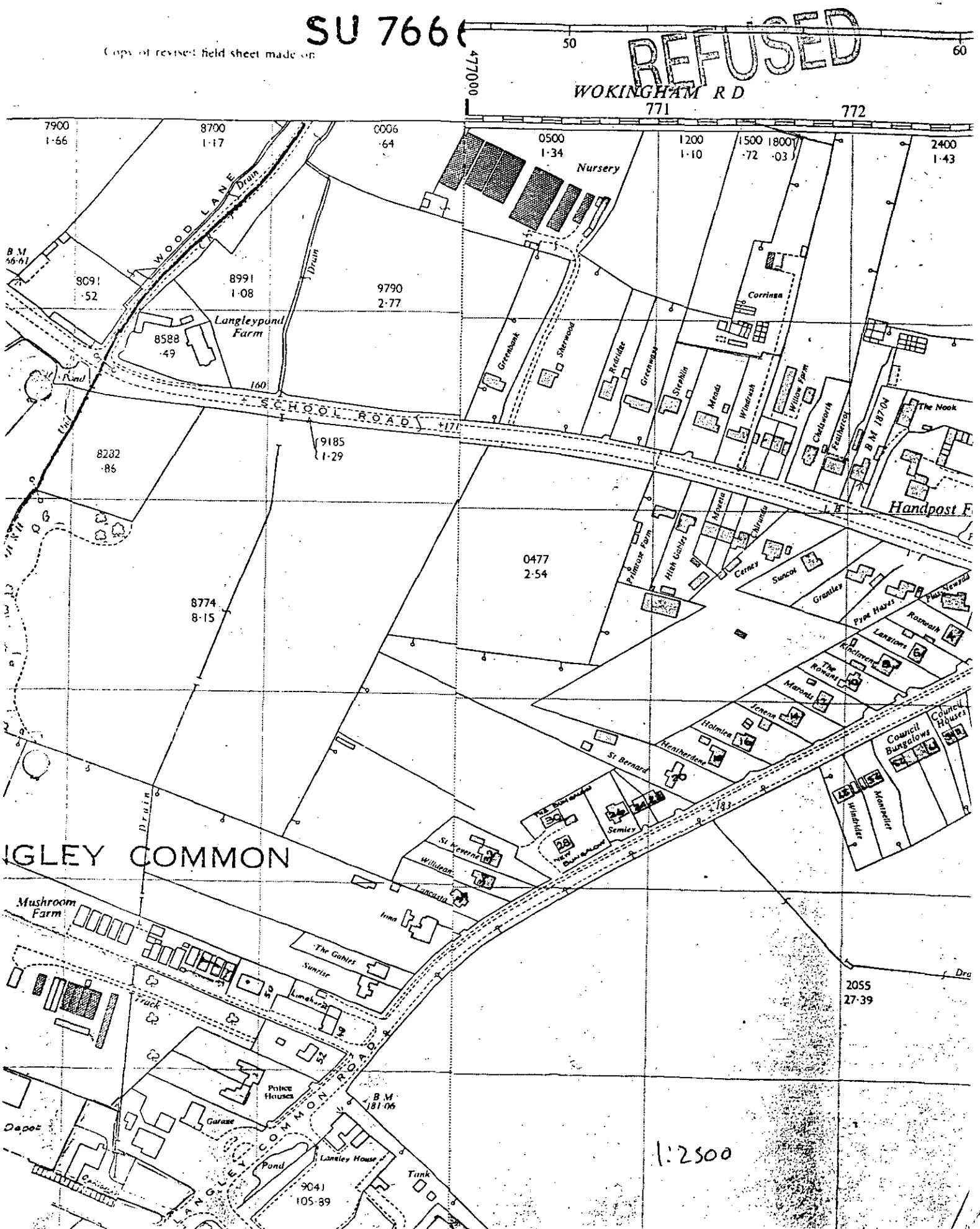
·344 inches to 1 mile

18 JUL 2011 4502

SU 766

Copy of revised field sheet made on

REFUSED



1:2500