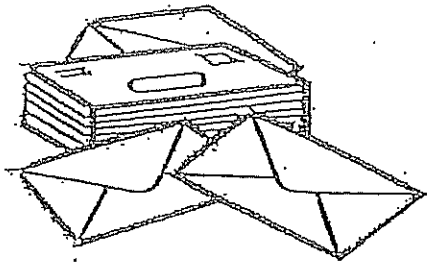
For Scanning

SCANNING INFORMATION SHEET

OTHER DOCUMENTS



F/2002/6849

FILE 6847

ENVIRONMENT AGENCY

Our Ref : SP/2002/006056-4/1
Your Ref : MFT/382/02

Date : 13 January 2003

PLANNING SERVICES 65028
POL
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16 JAN 2003
COPIES TO
FILE

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

Dear Sir/Madam

PROPOSED ERECTION OF ONE REPLACEMENT DWELLING HERONS CREEK THAMES DRIVE CHARVIL READING

I refer to a letter dated 7 January 2002 received from MTC, the consultants for the above proposal.

The consultants and their building contractor state in the letter that they are able to incorporate underfloor voids into the building design, as required by the Environment Agency. They have confirmed that void space will be provided under the entire floor area.

A drawing has been provided showing an example of the style of voids to be used, and these are acceptable. However, prior to development, detailed plans of the proposed house showing voids constructed as required, from ground level up to the 1 in 100 year flood level, and with 20% void space per length of wall, must be submitted for approval.

The Agency would also advise that the applicant should be aware of the degree of flood risk and its extent at this site, and take appropriate action in regard to warnings and emergency procedures. The Agency's Flood Warning section should be contacted for further information (tel: 01276 45 4502). Practical advice on how to reduce flood damage to property is available in a free document entitled 'Preparing for Floods' (February 2002). This is available from the ODPM website: www.safety.odpm.gov.uk/bregs/index.htm

The Environment Agency is therefore prepared to withdraw its previous objection subject to the following conditions being attached to any planning permission given:

CONDITION: Plans of the proposed underfloor voids shall be submitted to and approved by the local planning authority before development commences. The voids shall be constructed with the oversite concrete finished at existing ground level, the underside of the floor structure set at or above the 1 in 100 flood water level of 35.06 metres AOD(N); and with openings sufficient in size and number to allow free entry and exit of flood water. Development shall be carried out in accordance with the approved details and thereafter retained.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.
(Note: the Environment Agency asks to be consulted on any details submitted in compliance with this condition)

CONDITION: Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: All spoil and building materials stored on site before and during construction shall be removed from the site upon completion.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

CONDITION: Prior to the commencement of any development hereby permitted detailed drawings of any steps and ramps shall be submitted to and approved in writing by the local planning authority. Any steps or ramps must have an open construction. Development shall be carried out in accordance with the approved details and thereafter retained.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of floodwater storage capacity

CONDITION: There shall be no new development including hardstanding and fences within a buffer zone 8 metres wide alongside the River Thames.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

CONDITION: During construction, there must be no storage of materials within a buffer zone 8 metres wide alongside the River Thames. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted: Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Thames main river. *Contact Mike Chapman on 01276 45 4331 for further details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact Claire Murphy on 01276 45 4509 for further details.*

ADVICE TO APPLICANT

Wildlife Protection

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

Natural Drainage

The development should incorporate sustainable drainage systems (SUDs), utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution and excessive surface water run-off. This should include the use of gravel surfaces in paths, parking spaces and driveways.

Pollution Prevention

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on the number below, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
email: sarah.paxman@environment-agency.gov.uk

CC: M.F. Thomas Michael Thomas Consultancy

HERONS CREEK, THAMES DRIVE, CHARVIL

BRIEF FOR AN

ARCHAEOLOGICAL WATCHING BRIEF

Prepared For
Wokingham District Council
By
Babtie

HERONS CREEK, THAMES DRIVE, CHARVIL
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the District should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located at Herons Creek, Thames Drive, Charvil, at grid reference SU 7672 7710.

3 PLANNING BACKGROUND

3.1 Planning application number F/2001/6847 submitted to Wokingham District Council, proposes the erection of one replacement dwelling.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The application site lies in an area rich in single and multiple artefact findspots of numerous Lower Palaeolithic (500000 BC to 150000BC) and Neolithic (4000BC to 2200BC) flint tools. The site also lies on the banks of the River Thames, an area rich in archaeological finds. Construction works may disturb archaeological features or finds.

5 STAGES OF WORK AND TECHNIQUES

5.1 The aims of the project will be to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the whole of the area affected by development.

5.2 The archaeological watching brief will be carried out on all areas of ground disturbance, including test-pitting, topsoil stripping, ground reduction, and the cutting of foundation or other trenches.

5.3 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.4 The project will be carried out on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

5.5 The archaeological contractor will liase with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

5.6 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

6 METHODS

6.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of work, both field and post-field.

7 TIMETABLE AND MONITORING ARRANGEMENTS

7.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

7.2 A period of notice required to start site works following the award of the contract should be stated.

7.3 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

7.4 The archaeological contractor will provide a projected timetable of activity on site.

8 REPORTING REQUIREMENTS

8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

8.2 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice. The IFA's Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

10 ARCHIVE DEPOSITION

10.1 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.2 Provision should be made for the deposition of archive and artefacts in Reading Museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 PUBLICATION & DISSEMINATION

11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site name
- Grid Reference
- Site activity (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)

- Location and reference of archive

11.5 The report should also include:

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

12 OTHER FACTORS

12.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.

e'mailed on 13/01/03

From Environment Agency

Our Ref : SP/2002/006056-4/1
Your Ref : MFT/382/02

Date : 13 January 2003

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

Dear Sir/Madam

PROPOSED ERECTION OF ONE REPLACEMENT DWELLING HERONS CREEK THAMES DRIVE CHARVIL READING

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DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.
A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on the number below, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
email: sarah.paxman@environment-agency.gov.uk

CC: M.F. Thomas Michael Thomas Consultancy

01638 660 516

MTC

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FACSIMILE COVER SHEET

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If you do not receive all of this message please telephone [01638] 560514

NAME :	Heidi Lynch
COMPANY:	Wokingham Borough Council
FAX NUMBER:	0118 974 6484
FROM :	Michael F. Thomas
DATE :	8 January 2003
No PAGES INCLUDING COVER SHEET :	5
OUR REF :	MFT/382/02

MESSAGE:

Heidi

Herons Creek Charvil

I attach a copy of our letter to the Environment Agency of 7/1/03 as discussed.

Michael F Thomas

Michael Thomas Consultancy LLP
Limited Liability Partnership No. OC 302337 Registered in England and Wales
Registered Office 162 High Street Newmarket Suffolk CB8 9AQ
Tel (01638) 560514 Fax (01638) 660516 Email office@mtceng.co.uk
Partners M. F. Thomas P. E. Thomas

01638 660 516

MTC

Ms S Paxman
Development Planning Officer
Environment Agency
Swift House
Frimley Business Park
Camberley
Surrey
GU16 7SQ

Our ref: MFT/382/02

Your ref: SP/2002/006056-3/1

7 January 2003

Dear Ms Paxman

Re: Flood Risk Assessment - Erection of one Proposed Replacement Dwelling
Herons Creek, Thames Drive, Charvil, Reading

I refer to your letter dated 30 December 2002 which was faxed to us on 3 January 2003 and would comment as follows:

Flood Plain Storage and Flood Flow

The revised Flood Risk Assessment indicates that there is no loss of flood storage and where the proposed the building is to be erected replacing the existing dwelling the existing ground levels are such that there would be no flow.

I have discussed with the builders the type of building to be provided and whether or not it is possible to provide an underfloor void. They have agreed that it is possible to construct their particular type of structure in this style. I therefore confirm that void space under the floor of the new building will the provided. I enclose the detail from a building constructed by the same builder, which has been constructed with a void space underneath and would confirm on behalf of our client that this building will be erected in a similar style, with voids underneath and access for flood water to flow through under the building.

The residents of the site are already aware of the Environment Agency's automated flood warning system and will be ensuring that it is provided to them when they move back to the site on completed of the replacement dwelling.

Michael Thomas Consultancy LLP
Limited Liability Partnership No. OC 302337 Registered In England and Wales
Registered Office 162 High Street Newmarket Suffolk CB8 9AQ
Tel (01638) 560514 Fax (01638) 660516 Email office@mtceng.co.uk
Partners M. F. Thomas P. E. Thomas

Evacuation Proceedures

With regard to a flood risk management plan the owners of the site already live in the existing building and are well aware of flood risk, its management, escape routes and evacuation procedures. It would be inappropriate to attach a requirement for such a plan to a planning consent.

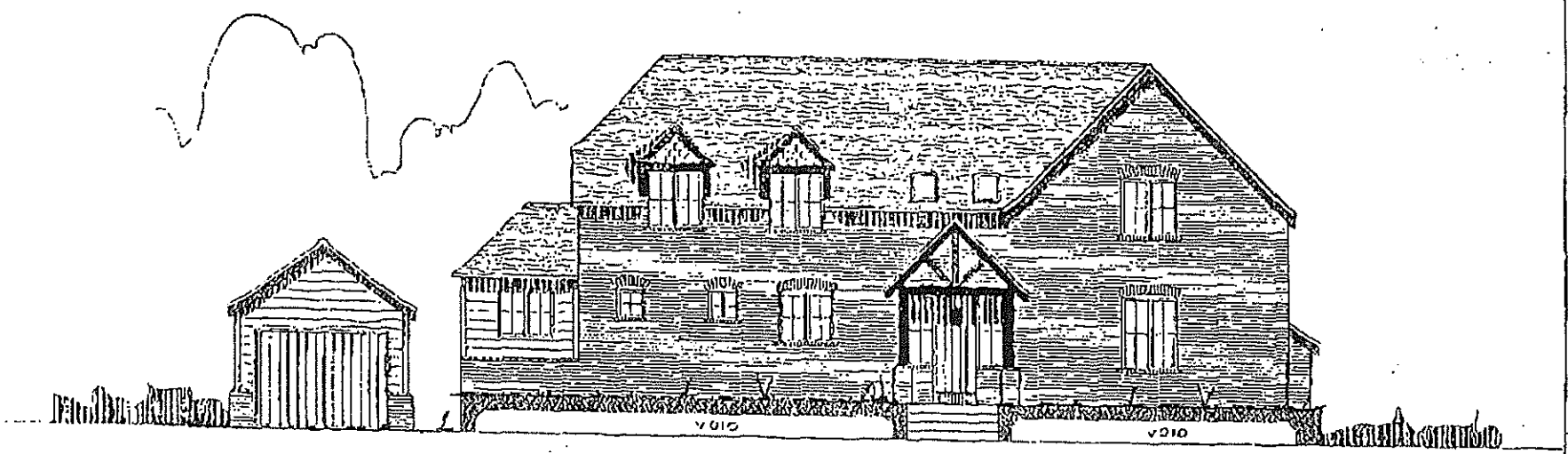
Flood Risk Zoning

The categorisation of the site as Table 1 Zone 3C is arguable. High risk undeveloped or sparsely developed is at worst Table 1 Zone 3B. However Paragraph 35 of the Guidance Note is also applicable and this site whatever it's Table 1 zoning is already developed and the replacement dwelling does not increase flood risk, reduce flood flow and with the void space under the floor increases flood storage.

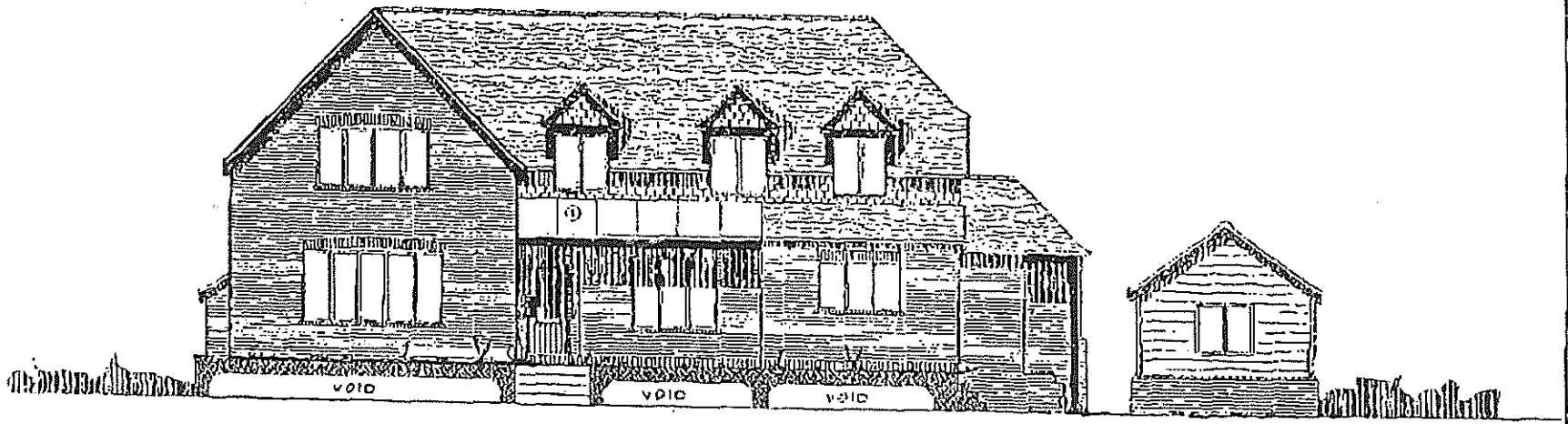
I would be grateful if you would confirm that the Environment Agency does not object to the proposed replacement dwelling.

Yours sincerely

Michael F Thomas



FRONT ELEVATION



REAR ELEVATION

① [illegible]

Revisions:
25 SEPTEMBER 2001 -LCD-
BUILDING REGULATIONS COMPILED
11 DECEMBER 2001. -LCD-
BUILDING REGULATIONS AMENDED
02 JANUARY 2002 -SRC.
REVISION J.
THIS DRAWING UNALTERED.
19 Mar 2002-Rev.K-FDN
Production completed.
Door pair added between drawing and dining room.
Post replaces partition between Kitchen & Family room.
A/c relocated and sin door added to bed. w/robe.

Checked by:	Date checked
[illegible]	[illegible]

Title:
SPECIAL HERITAGE

HERITAGE

Heading:
LOUNGE RIGHT

Client Name
MR & MRS PH WAKELY
RIVERSDALE
EASTFIELD LANE
WHITCHURCH ON THAMES

Drawn By:	Date
AF	03-MAY [illegible]
Scale: 1:100	Size: [illegible]
Job No: 00-052	Type: EI

Drawing No: 3

[illegible]

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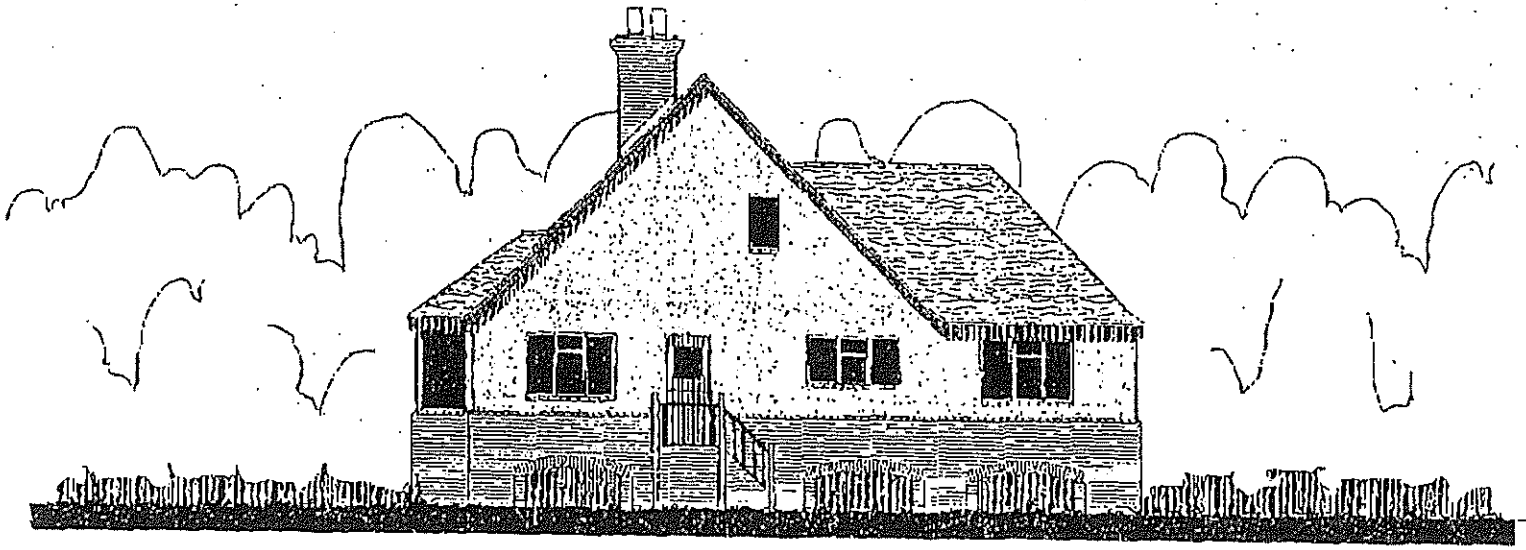
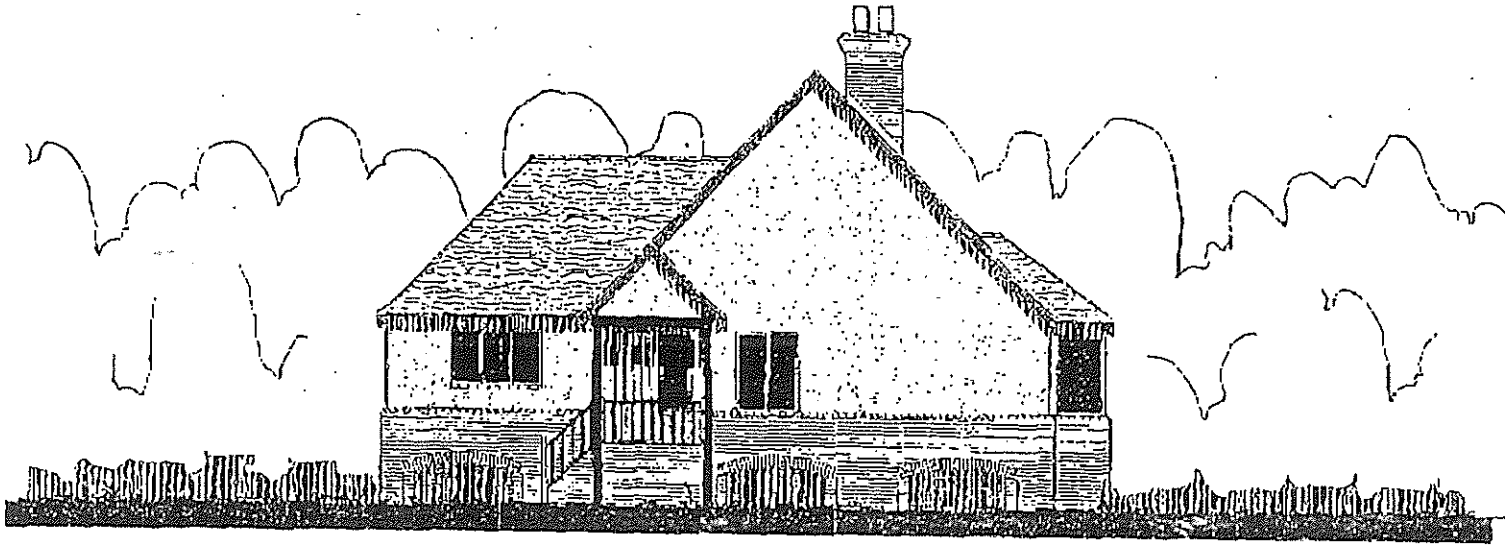


SIDE ELEVATION



SIDE ELEVATION

Revisions.
07 DECEMBER 2000 -TJA- [illegible]
AMENDMENTS AS REQUESTED
07 FEBRUARY 2001 -DGD- [illegible]
AMENDMENTS AS REQUESTED
12 MARCH 2001 -CCD-
BUILDING REGULATIONS COMPILED.

[illegible]
PRODUCTION COMPILED BY
[illegible]

Checked by:	Date checked:
RDH	11 Apr [illegible]

Title:
SPECIAL

BUNGALOW

Handing:
LOUNGE LEFT

Client Name:
MR & MRS WATERMAN
MIDDLESEX

Drawn By:	Date:
TJA	06-DEC-2000
Scale: 1:100	Size: A3
Job No: 00-138	Type: E2 / Rev: C

Drawing No: 4

[illegible]

The Bungalow Company
[illegible]

ICNIRP COMPLIANCE NOTICE

PREDICTED FIELD STRENGTHS FOR NEW AIRWAVE INSTALLATION

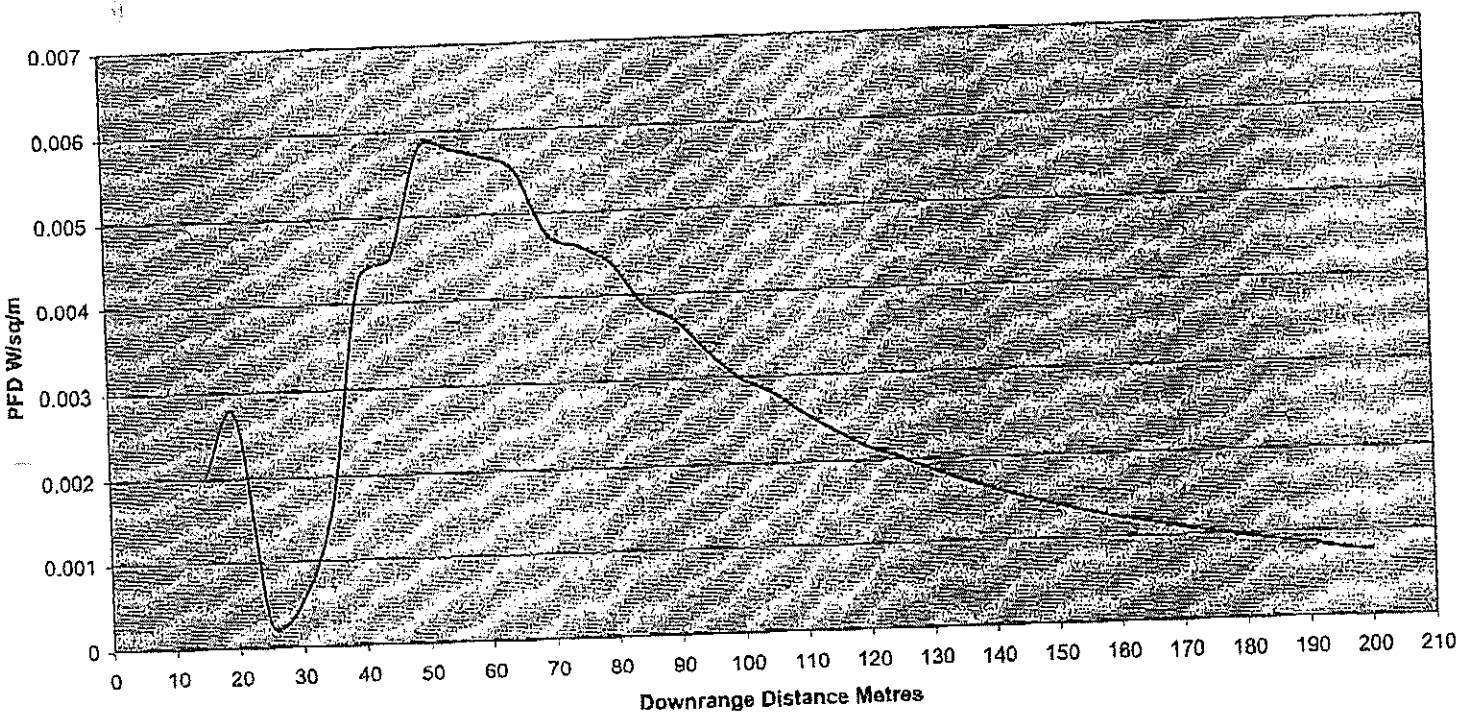
The following calculations have been completed for the proposed site at:-

Name **SHEEPLANDS FARM**
Address **Mumbery Hill**
Twyford
Reading
Berkshire. RG10 8DL

NGR **479520E, 178035N**

The transmit function of this site comprises of a *directional* antenna mounted **13.3*m*** above ground level with 2 carriers calculated with minimum 1dB insertion loss at 1.5m above the ground, in the direction of the main beam, gives the following power flux densities.

Antenna Type 7148385 Antenna Tilt (Mech)=0



It can be seen that the maximum signal strength reaches the ground at approximately **50m** away in the direction of **40** degrees, with a predicted level of **0.006%** of the ICNIRP guideline for public exposure of 2W/m² for 400MHz. Field strengths at this distance away in other directions will be significantly lower.

This demonstrates that the installation shall conform with the ICNIRP public exposure guidelines and conforms with the precautionary approach recommended by the 'Independent expert group on mobile phones (Stewart). Meeting the requirements laid down in Planning Policy Guide 8

pp- Signed

Rod Pickard (Implementation Manager)

Date **January 7th 2003**

ENVIRONMENT AGENCY

Our Ref : SP/2002/006056-3/1
Your Ref : MFT/382/02

Date : 30 December 2002

PL	64663
PO	TLS
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06 JAN 2002	
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District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

REVISED FLOOD RISK ASSESSMENT - PROPOSED ERECTION OF ONE REPLACEMENT DWELLING
HERONS CREEK THAMES DRIVE CHARVIL READING

Thank you for your letter dated 6 December 2002, received on 11 December 2002. Please quote the following reference in any correspondence: SU77NE/12/3. The Environment Agency has the following comments:

The revised Flood Risk Assessment (FRA) has given revised ground levels at the site to Ordnance Datum based on EA PGM (permanent ground marker). The Agency accepts this revised survey.

However, the revised FRA has failed to address the following issues:

Floodplain storage & flood flow

The revised FRA again states that the new building is to be constructed with a raised, solid floor. As stated in the Agency's previous letter of 26 September 2002, there is an opportunity to improve the flood storage capacity and therefore reduce the flood risk at this site by providing void space beneath the raised floor.

The applicant has not demonstrated that there will be negligible flow across the site at times of flood. The Environment Agency considers that the site is within the functional floodplain as defined in PPG25 'Development & Flood Risk.' Taking a precautionary approach, some form of flowing floodwater could therefore be expected across the site. In addition to improving storage capacity, providing underfloor voids will help to reduce pressure from flowing water on the sides of the building and also prevent damage to the external walls caused by scour and impact from debris.

The Agency therefore maintains its objection to this application until revised plans indicating the provision of voids in the new dwelling have been submitted.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Evacuation procedures

The FRA states that the property will be on the Environment Agency's automated flood warning system. The onus is on the resident to sign up to this service, and the applicant is therefore advised (should planning permission be granted) to contact Lucy Jones in the Agency's Flood Warning team (01276 45 4502) to arrange this.

The Environment Agency would also recommend that a flood risk management plan be submitted to and approved in writing by the planning authority prior to the commencement of development. Such a plan should include details of proposed measures for safeguarding the occupants and the property from flooding, and the proposed escape route/evacuation procedures during times of flood.

Formal evacuation procedures should be drafted with reference to the EA document titled "Preparing for Floods". A free copy of this document can be requested from the EA floodline (ph 0845 988 1188).

Flood risk zoning

The FRA states in the conclusion that the 'finished floor level is raised above the 1 in 100 year level and that therefore the site falls within Table 1 Zone 2 of PPG 25 as being suitable for all development'. As stated in my previous letter, this conclusion is incorrect, as the site falls within Zone 3C (functional floodplain) and therefore is in an area where built development should be wholly exceptional and limited to essential transport etc. There is only one reason why the Environment Agency has not objected outright to this proposal and that is because there is already an existing residential development on the site. Table 1 is a planning tool to be used to determine in the first instance the level of flood risk associated with the site. Raising the floor level is a form of mitigation in response to the risk assessment, raising the floor cannot be used as a method to remove the site from Zone3C.

I look forward to receiving revised plans for this proposal showing the provision of underfloor voids. Please contact me should you have any further queries.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

CC: M.F. Thomas Michael Thomas Consultancy

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

PLANNING SERVICES HPL 64646
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06 JAN 2002
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The Planning Partnership
14, Hilton Road, Fenstanton, Huntingdon, Cambs., PE28 9LJ.
Tel: 01480 467247 Fax: 01480 454992 DavidMead@aol.com

FACSIMILE TRANSMISSION

TO: Heidi Lynch

FAX NO: 0118 974 6484

REFERENCE: Charvil

DATE: 6 January 2003

PAGES: 2

FROM: David Mead

MESSAGE:

Heidi

Letter enclosed re Thames Drive, Charvil.

When you have had time to consider its contents please call to let me know your thoughts.

Regards
David

This facsimile message is intended solely for the above mentioned recipient and it may contain confidential or privileged information. If you receive it in error please notify us immediately by telephone and destroy the transmission. You must not copy, distribute or take any action in reliance on it.

01480 454992

The Planning Partnership

14, Hilton Road, Fenstanton, Huntingdon, Cambs., PE28 9LJ.
Tel: 01480 467247 Fax: 01480 454992 Email: DavidMead@aol.com

06 JAN 2002

~~DJM/02/01~~

Our Ref:

Your Ref: F/2002/6847

6 January 2003

Ms H Lynch
Development Control Officer
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Lynch

Re: Proposed replacement dwelling, Herons Creek, Thames Drive, Charvil.

I refer to our telephone conversation regarding the above and to the extracts from the draft SPG you faxed to me.

Paragraph F.03 of the draft SPG refers specifically to replacement dwellings within otherwise built-up frontages. The application site is located within an existing built-up frontage consisting of the existing dwellings located on Thames Drive. The existing dwelling cannot be considered as an isolated dwelling in the countryside. Therefore, as referred to in the draft SPG an allowance has to be made. The proposed dwelling has been designed to reflect the character of the area and will not look dominant within the street scene. The proposal will not result in the "original" dwelling doubling or more in volume. The site is located at the centre of this particular group of dwellings and therefore the proposed dwelling will result in little or no adverse impact upon the character of the area.

I would also like to confirm that my client has no objections to permitted development rights under Classes A, B and C being removed.

I would therefore hope that you would now be in a position to approve the planning application. I understand that the Environment Agency have or are in the process of removing their objection.

I look forward to hearing from you.

Yours sincerely

DAVID MEAD

Appeal Decisions for property on Mares Drive

REFUSAL OF PLANNING
PERMISSION SE

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

MRS J BOULTING
C O RONALD BEER SERVICES LIMITED
HURLEY MANOR
HURLEY, BERKSHIRE
SL6 5NB

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

Application No. 35009 (F)

Proposal:
2 STOREY REAR EXTENSION TO PROVIDE DINING ROOM & KITCHEN
WITH BEDROOM ABOVE
ST PATRICKS LODGE THAMES DRIVE CHARVIL

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

01 The area is predominantly rural in character and it is considered that the further intrusion of building development would be inappropriate, would tend to thicken the existing scatter of development and would detract from the character and visual amenity of the area. Furthermore, an undesirable precedent is likely to be created.(R184)

02 The proposed development is contrary to policies of the Replacement Structure Plan for Berkshire in the following matters:(R230)

As given in Policy EN1, except when it forms part of the provision made in the plan, and defined through the Local Planning process, there will normally be a presumption against development outside the existing built-up areas of towns and villages. The proposal does not fall within any of the categories which may permit exception.(RV18)

02 As given in Policy EN4, except when it forms part of the provision made in this Plan and defined through the local plans process, there will normally be a presumption against development which

- significantly increases the visual intrusion by buildings on the surrounding countryside; or

- extends the built up area onto or beyond a ridge, tree belt or other natural feature which defines, softens or screens the edge of that built

continued/-

Application 3500" continued

up area.

For the purposes of this policy, 'built up area' shall include any town, village, suburb or group of two or more buildings.(RV20)

02 Policy EN10 (Landscape requiring special protection- The rivers and canals of Berkshire)(RV25)

Date.... .....

.....
District Planning Officer

16 FEB 1990

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

Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

1196

Planning Inspectorate
Department of the Environment
Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct Line 0272-218 927
Switchboard 0272-218811
GTN 1374

WOKINGHAM DISTRICT COUNCIL
RECEIVED
30 APR 1991
MPD
DISTRICT SECRETARY

Ronald Beer Services Limited
Hurley Manor
HURLEY
Berkshire
SL6 5RB

Your reference
3201
Our reference
T/APP/H0330/A/90/[illegible]
Date
29 APR 91

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
LOCAL GOVERNMENT ACT 1972, SECTION 250(5)
APPEAL AND APPLICATION FOR COSTS BY MRS J BOULTING AND APPLICATION FOR COSTS BY WOKINGHAM DISTRICT COUNCIL
APPLICATION NO:- 35009

1. I have been appointed by the Secretary of State for the Environment to determine the above-mentioned appeal. This is against the decision of Wokingham District Council to refuse planning permission for the demolition of an existing boiler house and raised terrace and erection of a rear addition with bedroom over, extension to the kitchen and sundry alterations at St Patrick's Lodge, Thames Drive, Charvil, Berkshire. I held a local inquiry into the appeal on 20 March 1991. At the inquiry applications for costs were made against the Council on behalf of your client and by the Council against your client and I deal with these separately below.

The Appeal

2. Although the application form refers to demolition, such work does not generally require permission under planning legislation other than in a conservation area. I shall therefore deal with this appeal as one against refusal of an application for erection of a 2-storey extension comprising an enlarged dining room and additional bedroom, and a single storey kitchen extension.

3. From my consideration of the evidence, and my inspection of the site and its surroundings, I have come to the view that the main issue in this case is the effects which the proposed extensions would have on the character and appearance of the riverside landscape, having regard to the policies of the approved Berkshire Structure Plan and the emerging Loddon Area Local Plan.

4. Both the Replacement Structure Plan for Berkshire, approved in 1988, and the Loddon Area Local Plan, currently in draft form, contain a number of policies which seek to protect the character of the rural landscape. The Structure Plan maintains a general presumption against development outside built-up areas subject to a number of exceptions including minor extensions to existing dwellings. This policy is reflected and amplified in the draft Local Plan which states that major house extensions, or proposals which would have an adverse impact on the rural environment, will not normally be approved and that, in determining applications, the cumulative effects of previous extensions will be taken into account. Both Plans contain specific policies to protect the setting of the River Thames from development which would adversely affect its character. Although the weight to be given to the Local Plan must be tempered by the fact that it has not yet been formally adopted, the aims of all the policies to which I have referred accord

100% RECYCLED PAPER

with central government advice on preserving the countryside for its own sake and I consider them directly relevant to this case. In my view a decision on your client's appeal turns on the acceptability of the scale of the proposed extensions, having regard to both the existing dwelling and its setting, and of their impact on the sensitive riverside landscape.

5. Differing assessments of the size of the extensions, and the degree to which they would enlarge the existing dwelling, were put to me but, from the evidence and from those measurements which were agreed, I estimate that they would involve a net increase in floorspace of the order of 40%. St Patrick's Lodge is a substantial building, part 2-storey and part single-storey, standing in extensive grounds and, in the light of this, I do not consider that the scale of the proposed extensions is inherently excessive. In coming to that view I have taken into account the previous extension permitted in 1975 but because that is to the opposite side of the original dwelling from the current proposal and, in the main, the 2 extensions would be seen from quite different viewpoints, I am of the opinion that there is no serious objection in terms of the cumulative effect referred to by the Council.

6. Turning to the impact of the proposals on the landscape, although St Patrick's Lodge stands in an isolated group of dwellings well away from any settlement and approached by a private road, it is clearly seen from public footpaths along both Thames Drive and the west bank of the river as well as from the river itself. You argued that the proposed 2-storey extension would be largely screened from Thames Drive by a boundary hedge and trees but I noted that there is a substantial gap in the hedge through which the south-west elevation of the dwelling can be seen at close quarters and that from further south on the road the roof of the existing dwelling is prominently visible over the hedge. However, although the Council consider that the 2-storey element would be intrusive in the landscape when seen from these viewpoints, I consider that it would not be materially more intrusive than the extensive plane of the existing roof and that, as it would be no higher than the ridge of that roof and only some 4 m longer than the present south-west elevation, it would appear as a relatively modest addition to the existing dwelling. I appreciate the Council's concern to maintain the attractive and secluded character of the riverside landscape but the dwellings of Thames Drive are self evidently an outlier of development, despite the extensive wooded grounds which surround them, and, in this context, I do not consider that the 2-storey extension as seen from Thames Drive would materially harm the landscape character. The single-storey kitchen extension would be a very minor addition to the building, particularly bearing in mind the proposed demolition of the existing boiler house, and in my opinion it would not have any adverse impact on views from Thames Drive.

7. I have also carefully assessed the effects of the proposed 2-storey extension as it would be seen from the river or from the footpath on the opposite bank. Although the existing dwelling is very conspicuous in such views, the orientation of the building is such that the only part of the proposed extension to be clearly seen would be the gable above the sunroom roof. Views of its main elevation would be distant and oblique and, seen from the south-west, it would be largely obscured by the trees at the confluence of the river and St Patrick's Stream. If the gable wall was tile hung as proposed the extension would, in my view, have no adverse impact when seen from the river or the opposite bank.

8. Both parties drew my attention to the previous proposal which was refused planning permission in 1988 and subsequently dismissed on appeal. I believe that the current proposal differs significantly from that case in that the 2-storey element has been substantially reduced in both length and width and is now shown aligned with the south-west elevation of the existing sunroom rather than projecting well into the garden as previously. As a result I consider that the impact of the proposal

seen from both Thames Drive and the river, but especially from the latter, has been markedly reduced and that the problems of size and visual intrusion which led to the dismissal of the previous appeal have been overcome. I conclude that the current proposal would not cause unacceptable harm to the riverside landscape and would not prejudice the aims of the Council's planning policies. I intend to allow this appeal and, in doing so, I shall impose conditions requiring submission of details of materials and landscaping as agreed between the 2 parties at the inquiry and which I consider necessary to ensure a satisfactory appearance for the development. As increased risk of flooding was not advanced by the Council, either in the reasons for refusal or at the inquiry, I consider it inappropriate to apply conditions covering the matters raised by the National Rivers Authority which appear to me to be either not directly relevant to this development or covered by other legislation.

9. I have considered all the other matters raised at the inquiry and in the representations including the views of Charvil Parish Council but neither these nor any other matter is of such weight as to alter the balance of my conclusions.

10. For the above reasons, and in exercise of the powers transferred to me, I hereby allow this appeal and grant planning permission for the erection of a 2-storey extension comprising an enlarged dining room and additional bedroom and a single storey kitchen extension at St Patrick's Lodge, Charvil, Berkshire in accordance with the terms of application No 35009 dated 8 December 1989 and the plans submitted therewith, subject to the following conditions:

1. the development hereby permitted shall be begun before the expiration of 5 years from the date of this letter;

2. details and samples of the external materials to be used shall be submitted to, and approved in writing by, the local planning authority prior to commencement of any building work on the site;

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

4. all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building 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 a similar size and species unless the local planning authority gives written consent to any variation.

11. Attention is drawn to the fact that an applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

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

APPLICATION FOR COSTS BY APPELLANT

13. In support of the application for costs on behalf of the appellant you argued that her previous appeal had been dismissed on the grounds that the extension then proposed was too large and prominent but the Inspector had not ruled out the principle of an extension. In the light of that decision you had had discussions with a Council officer and had been given to understand that an extension no higher than the existing building and not visible from the river would be favourably considered. Revised plans had been submitted on these lines but the Council had ignored the advice given and had again refused planning permission, causing your client delay and expense in proceeding to appeal. You accepted that Council members might override officers' advice but the Council's action was open to particular criticism in this case as the decision appeared to have been made by officers under delegated powers. Your client's requirement for an additional bedroom had always been made clear and if the Council had clearly indicated that only a single-storey kitchen extension would be allowed the matter would not have proceeded to appeal.

14. In reply the Council asserted that they had not acted unreasonably within the terms of Circular 2/87. They had taken the previous appeal decision into account when determining your client's further application but that decision had given no encouragement to the appellant. The fact that the principal of an extension had not been ruled out could not be taken as encouragement as each case had to be dealt with on its merits. The Council officer had given no encouragement to submission of a further application. In coming to their decision the Council had taken into account the sensitive nature of the surrounding countryside and the bulk of the extension and they considered that circumstances had not materially changed since the previous application.

CONCLUSIONS

15. In determining your client's application for costs I have borne in mind that in planning appeals parties are normally expected to meet their own expenses, irrespective of the outcome of the appeal, and that costs are awarded only on grounds of unreasonable behaviour. Accordingly I have considered the application for costs in the light of Circular 2/87, the appeal papers, the evidence submitted by the parties and all the relevant considerations in this appeal.

16. Circular 2/87 advises that a local planning authority may be regarded as having acted unreasonably if an earlier appeal against refusal of a similar application in respect of the site has been dismissed but it is clear from the appeal decision that no objection would be seen to a revised application. In this case the previous appeal concerned a proposal significantly different from that before me, the Inspector dealt with it on its merits and no indication was given whether, and under what circumstances, revised proposals might be acceptable. I consider that the Council acted reasonably in determining the second application on its merits and having regard, not only to the previous appeal decision, but also to the policies of the development plan. Interpretation of those policies must involve a substantial degree of judgement in a case such as this and I have seen no evidence that the Council exercised that judgement unreasonably.

17. So far as the discussions which took place prior to submission of the second application are concerned, I have seen no clear evidence, either in the submissions at the inquiry or in the documents put forward, that the Council indicated that the current proposals would be favourably considered. The file note submitted by the Council states that advice was given on likely policy objections and this was not challenged at the inquiry. In any case, such informal discussions prior

to submission of an application could not be held to bind the Council in the decision which they ultimately took after having appraised both the proposals and the relevant development plan policies. Accordingly, whilst I do not agree with the Council's overall assessment of the planning merits of this proposal, as is evident from my decision on the appeal, I do not consider that they acted unreasonably in this matter.

FORMAL DECISION ON COSTS

18. For the above reasons, and in exercise of the powers transferred to me, I hereby determine that the application by your client for costs against the District Council be refused.

APPLICATION FOR COSTS BY THE COUNCIL

19. In applying for costs against your client the Council argued that, although appellants have a statutory right of appeal, in this case that right had been exercised in an unreasonable manner. There had been a very recent appeal decision on the site and circumstances had not materially changed since. The Inspector who dismissed the previous appeal had had regard to policy, to the attractiveness of the landscape and to the popularity of the river as a cruising waterway, all of which criteria the Council had applied. The Council had not encouraged submission of a further application; they had clearly advised that it was unlikely that an extension of the size proposed would be allowed though a single-storey extension might be viewed more favourably. A file note confirmed the advice which had been given. The appeal was originally to be dealt with through written representations but the appellant had subsequently requested a public inquiry causing the Council unnecessary time and expense in preparing their original statement.

20. In reply you argued that your client's action in submitting a further application could not be regarded as unreasonable in the light of the previous appeal decision and the discussions which had been held with a Council officer. The note of those discussions produced by the Council did not accord with your own recollections. The fact that local residents had not objected also gave support to the argument that the application was reasonable. So far as the change in procedure was concerned, the Secretary of State has made clear that an aggrieved applicant has the right to request a public inquiry.

CONCLUSION

21. In determining the Council's application for costs I have taken into account the same factors as outlined in paragraph 15 above.

22. Circular 2/87 makes clear that, whilst the right of appeal is a statutory one, it should be exercise in a reasonable manner. Where there has been a recent appeal on the same site and in respect of the same or a very similar proposal and the appeal decision made clear that the development should not be allowed, a further appeal may render the appellant liable for costs if circumstances have not materially changed in the meantime. This is the basis of the Council's application but I do not consider that these circumstances apply in the current case. The revised proposals are a substantial scaling down of the original scheme which the Inspector had determined on its merits. In the light of this, and whatever the tenor of discussions held with the Council officer, I do not regard it as unreasonable for the appellant to seek to overcome the Council's objections through a further submission.

23. Circular 2/87 also makes clear that each party has a statutory right to request an oral hearing and that costs will not be awarded simply because one of the parties has exercised that right. Although both parties in this case had originally agreed to proceed through written representations, the appellant was fully entitled to subsequently request an inquiry and the action taken by the Council in preparing a statement was required in any case for that inquiry. I therefore conclude that your client's action in requesting an inquiry was not unreasonable.

FORMAL DECISION ON COSTS

24. For the above reasons, and in exercise of the powers transferred to me, I hereby determine that the application by the District Council for costs against your client be refused.

I am Gentlemen
Your obedient Servant

R P BROOKS BA(Hons) MRTPI
Inspector

4.00 AMPLIFICATION OF THE COUNCIL/S CASE

4.01 The major issues raised by the appeal proposal are the impact on the rural character of the locality and consideration of the proposal in relation to development plan policies relating to development in rural areas.

4.02 In the previous appeal decision where extensions to the existing dwelling were refused the Inspector concluded:

Para 4

> "By its significantly increased size the proposal would permanently adversely affect the character and rural setting of the river in this location. I therefore consider that the proposed extension to the house on this site would detract substantially from the rural character of the locality."

4.03 It would therefore appear that if it can be shown that the appeal proposal constitutes a substantial increase in the size of the existing dwelling then it must inevitably have an adverse effect on the existing rural character of the locality.

4.04 The proposed extensions are unacceptable in their impact on the rural character of the locality. The locality is of undoubted environmental quality and importance in terms of the floodplain setting of the River Thames. The flat open topography means that views are generally long and open and therefore especially vulnerable to new development.

4.05 The existing dwelling on the site has a floorspace of 215 square metres which includes a single storey extension of 50 square metres. The proposed additions would add a further 98 square metres giving a total floorspace of 313 square metres. The appeal proposal represents a 46% increase in floorspace on that existing and would mean the original dwelling had increased by 90%.

4.06 This would give rise to a considerable increase in the bulk and massing of the existing dwelling. The two storey element tacked onto an existing two storey element gives the appearance of two dwellings in a back to back relationship. This would be unacceptably intrusive and prominent in this open floodplain location.

4.07 The impact of the proposal is exacerbated by the nature, quality and importance of the surrounding countryside as well as the nature of the appeal site itself. The appeal site despite some boundary trees and a hedge is extremely open and visible in views from both the east and west. The dwelling is clearly visible in views from Thames Drive and the open countryside to the east and also from the River Thames and land beyond to the west. These views are long given the flat nature of the countryside and the dwelling can therefore be seen from a wide area.

4.08 The setting of the Thames is an area acknowledged as being of special environmental importance by Policy EN11 of the Structure Plan and Policy LRV1 of the Loddon Area Local Plan. There is a public footpath along the River Thames, at this point which makes views from this area even more important (Public Rights of Way are shown in Appendix Five).

4.09 A major objective of the Structure Plan is to maintain a proper separation and distinction between town and country. Extensions to existing dwellings in rural locations can detract from rural character by their bulk and intrusiveness. Dwellings in large plots often have substantial scope for extension without affecting neighbouring dwellings.

4.10 However, if the countryside is not to become unduly suburbanised, then limits must be set to the extension of individual dwellings. Policy LC19 aims to do this by taking account of the cumulative effect of previous extensions to dwellings. In this case if the previous consent for an extension is considered then there will

have been a 90% increase in floorspace. In such a sensitive riverside location this is unacceptable in terms of the visual impact.

4.11 Another major objective of Policy LC19 is to prevent a reduction in the range of house types available in the rural areas. Dwellings in rural locations are often in large plots with a potential for large extensions. If such extensions were built then the rural housing stock would become dominated by large houses. It is therefore important that large extensions are resisted to help to maintain a balanced and varied stock of dwellings in rural locations.

4.12 There is a strong policy framework seeking to protect the character of the locality of the appeal site.

4.13 With respect to Structure Plan Policy EN1 there is a general presumption against development in the rural parts of the District subject to a limited number of exceptions. One exception is in the case of 'Minor extensions to, or sub-divisions of, existing dwellings'. It is contended that the proposal is not minor as the additional floor area resulting would be some 98 m^2.

4.14 With regard to Policy EN4 there is a general presumption against the type of development proposed which would result in visual intrusion into the countryside.

4.15 Furthermore the proposal needs to be considered against Policy EN10 and EN11 (specifically referring to the River Thames) having regard to its riverside setting. It is contended that owing to the sensitive location of the appeal site that then would be an adverse impact upon the character and setting of the river which would be detrimental to the visual amenities of the locality and therefore contrary to the aims of Policy EN10 and EN11.

4.16 The proposal also needs to be assessed against the policies of the Loddon Area Local Plan. With respect to Policy LTV2 this reflects

REFUSAL OF PLANNING PERMISSION

D
JB

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: MRS J BOULTING
C/O RONALD BEER SERVICES LIMITED
HURLEY MANOR
HURLEY
BERKSHIRE SL6 5NB

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

Application No. 32114 (F)

Proposal:
SINGLE STOREY FRONT AND TWO STOREY SIDE/FRONT EXTENSION
TO PROVIDE ADDITIONAL LIVING ACCOMMODATION
ST PATRICKS LODGE THAMES DRIVE CHARVIL

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

01 The area is predominantly rural in character and it is considered that the further intrusion of building development would be inappropriate, would tend to thicken the existing scatter of development and would detract from the character and visual amenity of the area. Furthermore, an undesirable precedent is likely to be created.(R184)

02 The proposed development is contrary to the following policies contained in the Berkshire Structure Plan.(R235)

02 Policy EN1 (General policies limiting the spread of development- Land outside settlements)(RV18)

02 Policy EN4 (General policies limiting the spread of development- Settlements and their setting)(RV20)

02 Policy EN10 (Landscape requiring special protection- The rivers and canals of Berkshire)(RV25)

02 Policy EN18 (Environment protection and enhancement- Flooding)(RV32)

03 The proposal will be prejudicial to the preparation of the Loddon Area Local Plan and the decisions thereon.(R166)

04 The District Planning Authority are advised by the Thames Water Authority that the site is within a flood plain and that the proposal would be likely further and materially to impede the flow of flood

continued/-

Application 32114 continued

water, increase the risk of flooding elsewhere and add to the resident population in an area liable to flood.(R220)

Date.....

.....
Planning Officer

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

19 DEC 1988

Planning Inspectorate
Department of the Environment
Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct Line 0272-218927
Switchboard 0272-218811
GTN 1374

WOKINGHAM DISTRICT COUNCIL
14 SEP 89
ACKD

Messrs C A Lennon Associates
Oxford House
2A Oxford Road East
WINDSOR
Berks SL4 1EF

Your reference
MHC
Our reference
T/APP/H0330/A/89/117440/P4
Date
13 SEP 89

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MRS J BOULTING
APPLICATION NO: 32114

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. This appeal is against the decision of the Wokingham District Council to refuse planning permission for the erection of a side addition comprising drawing room and library, with bedroom and bathroom over, and extension to kitchen, at St Patrick's Lodge, Thames Drive, Charvil. I have considered the written representations made by you, the Council, and interested persons. I have also considered those representations made directly by interested persons to the Council which have been forwarded to me. I inspected the site on 27 June 1989.

2. From my inspection of the site and its surroundings, and my examination of the written representations I consider that the main issues in this case are: whether the proposed extensions to a house on the site would detract substantially from the rural character of the locality, and whether the proposal would be likely to increase the risk of flooding.

3. On the first issue St Patrick's Lodge is located in a very attractive setting overlooking the River Thames. It is the end property in an isolated group of riverside dwellings on Thames Drive which appear to date from the interwar period. The relevant policies of the approved Revised Berkshire Structure Plan make it clear that permission will not normally be granted for development which increases the visual intrusion of buildings into the countryside, and in this case the riverside setting. Although there are exceptions to these policies, none are applicable in this case. These policies are reflected in the Loddon Area Local Plan although that has not yet been adopted. While the Local Plan is still in its

early stages it states that major extensions which have an adverse impact on the rural environment will generally not be approved.

4. The proposed extension to the existing house is not a minor extension. The Council estimate that it more than doubles the present floor area which you dispute. My judgement is that the extension is large and I will consider it in its context and on its individual merits. The view of the extended property from Thames Drive would be mainly obscured by the thick hedges along the roadside. The main impact of the proposed extensions to the building would be along the riverside. The river appears to be a popular leisure cruising facility. The property would be visible from boats passing along the river and from the open field beyond. Apart from the buildings in Thames Drive, the area around and along the River Thames is set in very attractive open countryside. The considerable increase in size of the extended structure would certainly increase its visual intrusion into the countryside. By its significantly increased size the proposal would permanently adversely affect the character and rural setting of the river in this location. I therefore consider that the proposed extension to the house on this site would detract substantially from the rural character of the locality.

5. On the second issue the approved Structure Plan policy resists development which would impede the flow of flood water or restricts the ability of the flood plain to store it. Thames Water, Rivers Division have commented that the site was flooded in 1947 and is within an area where new development is to be strictly controlled. In this case, as there would be a substantial increase in the ground covered area, they advise against the proposed extension. However the impedance of flood water by the proposed building would be minimal, in the context of the width of the washlands at this point and the major works which you say have taken place in recent years to alleviate flooding. My opinion is that the proposal would not be likely to increase the risk of flooding in the area to an extent which would influence my decision in this case. This does not outweigh the unacceptable impact of the proposal on the countryside.

6. Your comments about extensions to other properties are noted but these examples do not justify your proposal which is judged on its merits. I have taken into account all other matters referred to in the representations but none are so material as to affect the considerations leading to my decision.

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

I am Gentlemen
Your obedient Servant

DONALD W T WALTERS BA(Hons T&CP) DipLA(Birm) FRTPI FRSA
Inspector

MTC

64163

H L

11 DEC 2002

DOC FILE

Our ref: MFT/382/02

Ms H Lynch
Development Control Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Madam

Re: Planning Application Number - F/2002/6847
Herons Creek, Thames Drive, Charvil, Reading
Proposed Erection of One Replacement Dwelling

I refer to the Environment Agency's request for a Flood Risk Assessment and attach a Flood Risk Assessment Revised to take into account the additional information requested by the Agency with the level information related to Ordnance Datum.

You will see that the building is above the existing flood level advised by the Agency of 35.06m and there is no loss of flood storage or a flood flow and therefore as this is an existing dwelling among other existing dwellings being replaced there is no sustainable ground for refusing the application on flood risk.

Yours sincerely

Michael F Thomas

Enclosure

cc D Mead Esq.

Michael Thomas Consultancy LLP
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Tel (01638) 560514 Fax (01638) 660516 Email office@mtceng.co.uk
Partners M. F. Thomas P. E. Thomas

MTC

Ms S Paxman
Development Planning Officer
Environment Agency
Swift House
Frimley Business Park
Camberley
Surrey
GU16 7SQ

Our ref: MFT/382/02

6 December 2002

Dear Ms Paxman

Re: Erection of One Replacement Dwelling
Herrons Creek, Thames Drive, Charvil, Reading
Planning Application Number - F/2002/6847

I refer to our previous correspondence about the above replacement dwelling and enclose a revised Flood Risk Assessment which shows that the building is above the flood level advised by the Agency, that it has no detrimental effect on flood storage or flood flow, and that the redevelopment of the existing dwelling should be approved. I would be grateful if you would advise the District Council accordingly.

Yours sincerely

Michael F Thomas

Enclosure

cc D Mead Esq.
Ms H Lynch

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61661

ENVIRONMENT AGENCY

Our Ref : SP/2002/006056-2/1
Your Ref : MFT/382/02

Date : 26 September 2002

PLANNING SERVICES
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District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

6847

PROPOSED ERECTION OF ONE REPLACEMENT DWELLING
FLOOD RISK ASSESSMENT - HERONS CREEK, THAMES DRIVE, CHARVIL

I write with regard to the Flood Risk Assessment (FRA) received from The Michael Thomas Consultancy in regard to the above proposal, in response to the Environment Agency's objection letter of 30 July 2002. Please quote site reference no. SU77NE/12/6 in any correspondence.

The submitted FRA is inadequate in that:

- the submitted site survey is not acceptable - must be surveyed to Ordnance Datum
- flood plain storage issues are not addressed
- flood flow is not addressed
- procedures for evacuation during a flood event not addressed

Flood levels and flow

In a flood event with a probability of 20% or less (1 in 5 years), the site will be completely surrounded by flood waters. During a 1 in 100 year event the site would be inundated (based on the ground levels provided) to a depth of up to 74cm. These flood waters will be flowing at essentially the same speed as the river. The buildings neighbouring the site will not significantly reduce the flood water velocities as suggested in the FRA.

Floodplain storage and ground levels

The applicant has proposed to build the replacement building with solid foundations to a level 300 mm above the floodwater level. This will provide some protection to the building and its contents in the event of a flood. However the applicant must invest in an accurate ground level survey to Ordnance datum to determine the levels required. The submitted survey is not acceptable.

The replacement building should however be constructed with an open void beneath, rather

Environment Agency
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than on a solid floor. This will provide flood plain storage and to some extent maintain flood water conveyance at the site.

Evacuation procedures

Given the location of this site and the likely severity of flooding it will be subject to, it is essential that a suitable flood risk management plan is set in place. This would include details of proposed measures for safeguarding the occupants and property, and evacuation procedures/escape routes during times of flood. The provision of flood warning signs on the site should also be considered.

Flood risk zoning

The conclusion reached by the FRA is incorrect. The raising of buildings above the flood water level does not change the flood risk status of the site in relation to the risk zonings given in paragraph 30 of PPG25. Contrary to the assertion given in the FRA, the site in fact falls into zone **3c) Functional flood plain** of Table 1, which states that 'built development within this zone should be limited to essential transport and utilities infrastructure that has to be there'.

The FRA has not addressed the flooding issues however the site does have established residential use. Therefore the Agency would suggest that in order to remove it's objection the applicant should demonstrate the following:

- that there is no increase in building foot print
- that flood storage is maintained or improved by constructing the dwelling with under floor voids, with proposed floor levels related to Ordnance Datum
- that flood evacuation procedures are in place

The Agency would also draw your Authority's attention to paragraph 9 of PPG25 which states that "....some existing development in more exposed locations may not be sustainable in the longer term and may need to be replaced in safer locations. Local Planning Authorities should consider ways in which the planning system might be used positively to help tackle the legacy of past development in unsustainable locations.....".

The Environment Agency must therefore uphold its objection to this proposal until the above issues have been satisfactorily addressed. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

S Paxman.

SARAH PAXMAN
Development Planning Officer

CC: M.F. Thomas Michael Thomas Consultancy

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

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Wokingham District Council
Planning Department
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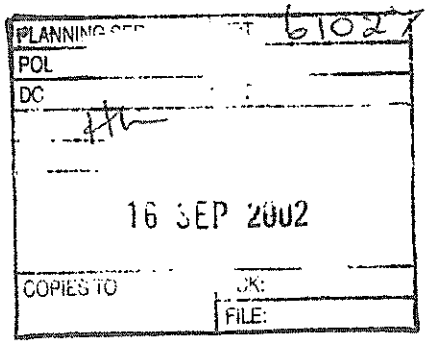

Our Ref: MFT/382/02
Your Ref: F/2002/6847

13 September 2002

Dear Sir,

Re:- Proposed Erection of One Replacement Dwelling, Herons Creek, Thames Drive, Charvil, Reading - Planning Application No: F/2002/6847.

I refer to the above mentioned application made by Campbell Mead Ltd on behalf of the owners and as requested by the Environment Agency enclose two copies of a Flood Risk Assessment on the site.

The Flood Risk Assessment has been sent to the Environment Agency under separate cover with a request that they advise us and yourselves of any comments.

Yours faithfully,

M F Thomas

enc.

cc. Environment Agency.

MTC

J. Marshall
Planning Liaison Officer
Environment Agency
South East Area Office
Swift House
Frimley Business Park
Camberley,
Surrey
GU16 5SQ

Our Ref: MFT/382/02
Your Ref: SU77NE/12/3

13 September 2002

Dear Ms Marshall,

Re:- Proposed Erection of One Replacement Dwelling, Herons Creek, Thames Drive, Charvil, Reading - Planning Application No: F/2002/6847.

I refer to your letter dated the 30th July 2002 to Campbell Mead Ltd and the request for Flood Risk Assessment.

I attach a Flood Risk Assessment which has been prepared for the site using information supplied by the applicant. The applicant's Site Survey is not related to Ordnance Datum, but it does give a level on the River Thames and this has been used in conjunction with data from your Wallingford office for the Shiplake Lock upstream water levels to provide an approximate but pessimistic assumption of an actual Ordnance Level on the site as the River Thames has been assumed to have a flat Water Surface from the Shiplake Lock upstream to the site.

I would be grateful for any comments you would care to make on the Flood Risk Assessment and look forward to receiving your approval to the Flood Risk Appraisal.

Yours faithfully

M F Thomas

enc.

cc. Wokingham District Council.

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Partners M. F. Thomas P. E. Thomas

ENVIRONMENT AGENCY

Our Ref : SP/2002/006056-1/1
Your Ref : f/2002/6847

Date : 30 July 2002

PLANNING SERVICES	HPT 59284
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District Planning Officer
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Council Offices
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Wokingham
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RG40 1WR

Dear Sir/Madam

PROPOSED ERECTION OF ONE REPLACEMENT DWELLING HERONS CREEK, THAMES DRIVE, CHARVIL, READING

Thank you for your letter dated 27 June 2002, received on 1 July 2002. Please quote the following reference in any correspondence: SU77NE/12/3. The Environment Agency has the following comments:

The Environment Agency **OBJECTS** to the proposed development for the following reasons:

REASON: This proposal is within the functional flood plain and in an area where development is to be strictly controlled. No Flood Risk Assessment has been submitted with this planning application and the Environment Agency has therefore not been reassured that there will not be a significant threat of flooding to the development and its residents, or increases the risk of flooding elsewhere in the river catchment.

Flooding/Land Drainage

This site is within the 1947 and modelled 1 in 100 year floodplain of the River Thames. The 1 in 100 year flood water level at this site is estimated at 35.06 metres above Ordnance Datum (Newlyn).

The proposed development site lies within flood zone 3, as described in paragraph 30 of PPG25 "Development and Flood Risk". No inappropriate development should take place within the floodplain and the applicant should undertake a flood risk assessment (FRA) as recommended by PPG25.

We are becoming increasingly concerned that development in certain areas within the floodplain at particularly high risk of flooding is unsustainable. Planning Policy Guidance Note 25 (PPG25) para 9 states:

"It should also be recognised that climate change is expected to increase flood risk, and some

Environment Agency
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existing development in more exposed locations may not be sustainable in the longer term and may need to be replaced in safer locations. Local planning authorities should consider ways in which the planning system might be used positively to help tackle the legacy of past development in unsustainable locations....".

In accordance with Planning Policy Guidance Note 25: Development and Flood Risk (PPG25), the applicant should be requested to carry out a Flood Risk Assessment (FRA), to ascertain the potential and likelihood of any flooding at the site. Paragraph 30 of PPG25, (specifically table 1), recommends that FRAs, are carried out for all development proposals in all floodplains up to the 1 in 1000 year event (0.1% annual probability). Appendix F, of this PPG provides guidance that relates to the commissioning and undertaking of FRA studies at particular sites.

Full details can be found in Appendix F of PPG25. As a minimum, all FRAs need to address the requirements summarised as follows:-

1. A location plan at an appropriate scale that includes geographical features, street names and identifies relevant watercourses, surface water sewers or other bodies of water in the vicinity.
2. A plan of the site and proposed development, showing levels related to Ordnance Datum, both current and following development.
3. An assessment of the source of potential flooding - rivers, tidal, coastal, groundwater, surface flow or any combination of these.
4. A plan of the site showing any existing/known information on extent and depth of past flood events.
5. A cross-section of the site showing finished floor levels or road levels, or other relevant levels relative to the potential source of flooding.
6. An assessment of the likely rate or speed of surface water run-off with which flooding might occur either to the property or to others.
7. An assessment of the residual risks after the construction of any necessary flood proofing or defences installed.
8. Plan showing proposed flood protection measures incorporated into the development to reduce flood risk to the development itself and to others.
9. Confirmation of estimated standard of flood protection provided to the development when completed.

I have enclosed a letter to explain how flood information can be obtained from the Environment Agency.

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the River Thames.

If you intend approving the application contrary to our objection, paragraph 65 of PPG25 advises that you re-notify the Agency, to explain why, and to give us the opportunity to make further representations.

If you refuse the planning application and the applicant lodges an appeal, we would be prepared to support you and provide evidence at any public inquiry or informal hearing.

Yours faithfully



JO MARSHALL
Planning Liaison Officer

Direct dial: 01276 454429
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: Campbell Mead Ltd









