

From: Frances and Neil Inglis, Copper Beech House, Hennerton, Wargrave RG10 8PD

To: Wokingham Borough Council, Planning Services Dept., Shute End, RG40 1WH

December 19th 2024

Objections to The Coppers planning application number 242951 : part 2

We respectfully request that you retrospectively refuse application 232500. Below are the reasons for this request.

1. Link to 242951 objection dated 12/12/24

The reason for this document is to amplify point 1.d. of the objection dated 12/12/24.

1.d. reads

- ***Fall back option - Response to WBC manipulation attempt is needed.***

The planning statement makes the case for manipulating Wokingham Planning department into approving the proposed house extension, on the grounds that it is better than the permitted development rights option. There needs to be a new way forward in such cases of deliberate tactics. It is suggested that there is a simple solution, which is to retrospectively withdraw permissions 232500 (indoor pool).

2. Part 2 Introduction

Application 232500 at The Coppers, Penny Lane has been approved by WDC, without any notifications being sent to any neighbours.

The standard format for such assessments has been followed in detail (for example drawing attention to trees under TPO on the site).

The following aspects of assessing a permitted development rights application, would appear to have not been assessed.

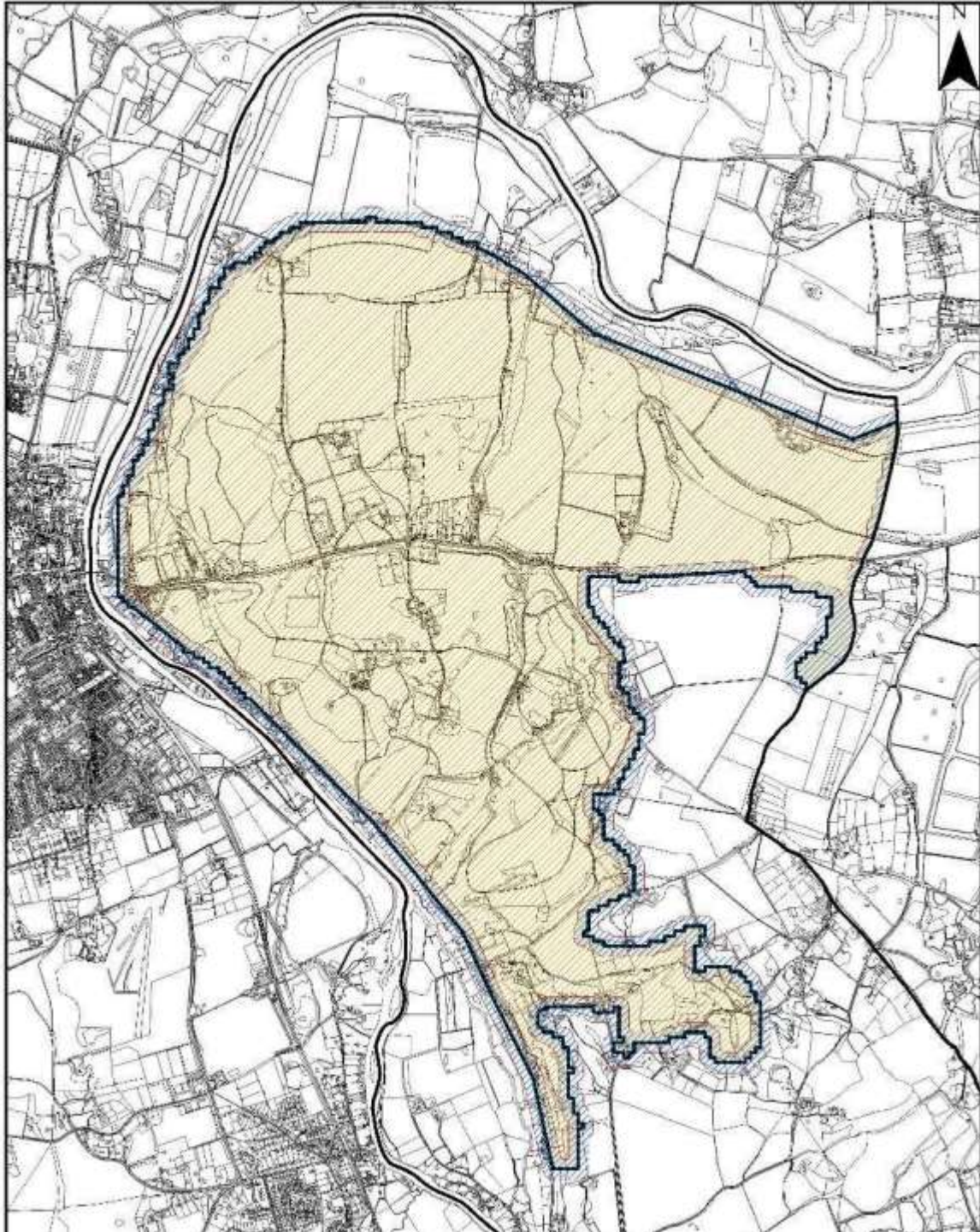
- Visual amenity
- Layout and density of building
- Design, appearance and materials

Given that The Coppers lies within an area of great landscape value and that the building is planned at the base of a very steep wooded chalk slope, it is put to the WFC planning officers, that these aspects warrant assessment.

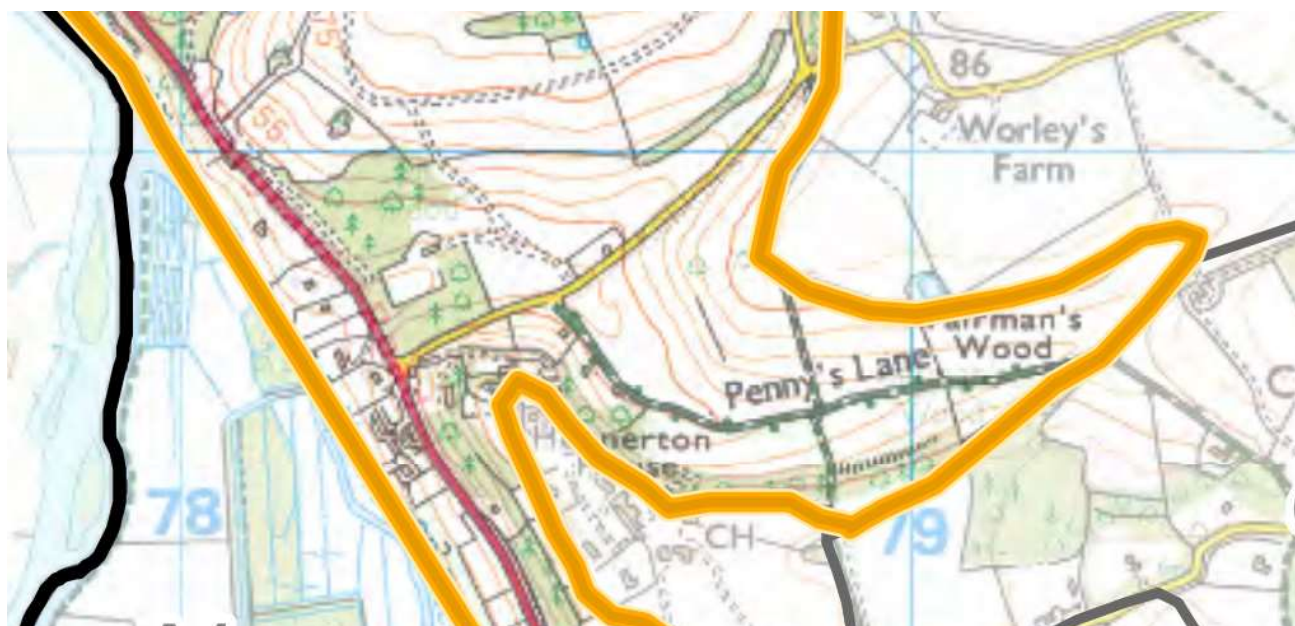
AREA OF GREAT LANDSCAPE VALUE

The location of The Coppers, Penny Lane is within the Chilterns Chalk Valued Landscape.

Chilterns Chalk Valued Landscape



In detail this is **D1: Remenham Wooded Chalk Slopes**



The Wokingham Valued Landscapes assessment states.

“An LLD may also be known as an Area of Great Landscape Value, Special Landscape Area, or Area of Special Landscape Importance. If an area is designated as an AGLV, this restricts development in the area, especially if it will affect the distinctive character or quality of the landscape.

*The LCT is characterised by its chalk geology, leading to an acutely sinuous network of steep chalk slopes and combe valleys with swathes of chalk grassland and scattered blocks of mixed woodland. Winding sunken lanes connect valley edge country houses and parks, situated to take advantage of glimpsed views to the River Thames. Landscape Character Areas The Wooded Chalk Slopes LCT is subdivided into two Landscape Character Areas of which the first is: • **D1: Remenham Wooded Chalk Slopes”***

While it is correct to say that The Coppers is not within an AONB, it is within a locally defined and protected area of great landscape importance.

Many local authorities in England currently use Local Landscape Designations (LLD) to protect locally important landscapes, one of which is Area of Great Landscape Value or AGLV. Others include Special Landscape Areas (SLA) and Areas of Special Landscape Importance (ASLI). In Scotland they are known as Local Landscape Areas (LLA).

An Area of Great Landscape Value (AGLV) is an area of land in England which is considered to be of high landscape quality with strong distinctive characteristics which make them particularly sensitive to development. The designation was established under the Town and Country Planning Act 1947. ***Within ALGVs the primary objective is conservation and enhancement of their landscape quality and individual character.***

It is put to the members of the WDC that the design and appearance of this permitted development does not conserve or enhance the landscape quality and character.

The front of the proposed building is significantly longer than the front of the dwelling house. It seems that no note has been taken of the size of the building or its detrimental impact on the landscape.

(Refer to the plan view under point 4.)

3. The Town and Country Planning (General Permitted Development) (England) Order 2015 Class E

The permitted development has been submitted under The Town and Country Planning (General Permitted Development) (England) Order 2015 class E.

E.2 In the case of any land within the curtilage of the dwellinghouse which is within—

(a) an area of outstanding natural beauty.

(b) the Broads.

(c) a National Park; or

(d) a World Heritage Site,

development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.

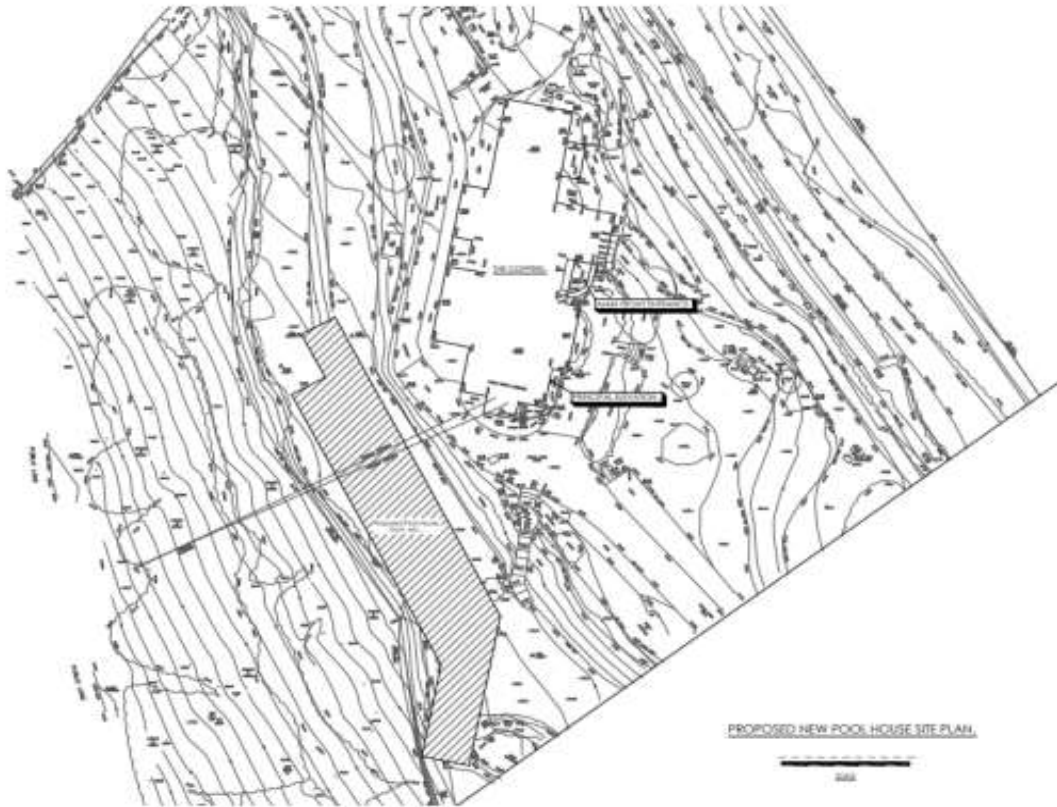
In this case the land is within the local (as opposed to National) ASLI / AGLV.

The proposed games room of the pool hall has a size of 20 m² and is further from the wall of the dwelling house than 20 metres.

It is therefore put to the WDC that this development does not meet the quality of Layout and density required in this area and does not meet the intent of an AGLV as specified under E2.

4. Landscape contours and pool dig out causing risk to hillside structure

No regard appears to have been taken that the wooded chalk slope upon which this development is planned, drops by 20 metres within a distance of 23 metres. It is a very steep slope.



The planned development is set into the side of the hill and requires significant digging out of the pool. This poses a risk to the structure of the hillside, at the top of which is Hennerton Drive serving 13 properties.

At a minimum there needs to be a structural assessment of the hillside slope and impact of the build.

5. Conclusion

Thank you for reading this objection to planning application 242951 The Coppers part 2.

For the reasons cited, we respectfully request retrospective refusal of application 232500.

Frances and Neil Inglis